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Time Lines for Repairs

I've been asked a lot of questions about how long will Building Owners get to correct major and minor violations. Below are some basic guidelines.

In the event of an immediate safety hazard, the violation will need to be corrected as soon as possible with the immediate shut down of the equipment until the repairs are complete.

Please understand that this is a partial list and is meant to be used only as a guide line for getting violations corrected. If you have any questions, please give me a call

Guide Lines for time to correct:

1. Fire service upgrade or addition: 5 years or by January 1, 2020
2. Controller replacements: 5 years or by January 1, 2020
3. Jack replacements: 5 years or by January 1, 2020
4. ADA upgrades: 3 years
5. Car door restrictors: 60 days
6. Fire service signage: 60 days
7. Pit light repair or install: 60 days
8. Maintenance logs including fire service, and oil usage logs: 60 days
9. Maintenance control program: 60 days
10. Move pit ladder or pit emergency stop switch and pit light switch to same wall: 60 days
11. Telephones or two way communications: 30 days
- 12. Traction annual and 5 year tests overdue: 30 days**
- 13. Hydraulic relief valve test overdue: 30 days**
14. No fire extinguisher: 30 days
15. Tripping hazards in elevator: repair as soon as possible
16. Machine room lighting: 30 days
17. Cover on sump pump: 30 days

18. Clean pits, car tops, and machine room: 30 days
19. Remove stored materials from machine room: 30 days
20. Replace flex hose on pump unit to piping: 30 days
21. Door edges: replace immediately if malfunctioning

Gary Brewer
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