



BUILDINGS BULLETIN 2010-024

Technical

Supersedes:	None
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Purpose:	This document clarifies the requirement for an elevator in readiness in buildings undergoing construction or demolition
Related Code/Zoning Section(s):	BC 3303.12 BC Chapter 30 BC 3318
Subject(s):	Elevator in readiness, construction; Elevator in readiness, demolition; Temporary elevator or hoist

Section BC 3303.12 establishes the requirement for elevator in readiness in buildings undergoing construction or demolition:

“Whenever construction or demolition work reaches a height greater than 75 feet (22 860mm), at least one elevator meeting the requirements of Chapter 30, or a hoist meeting the requirements of Section 3318 shall be kept in readiness at all times for Fire Department use. The maximum distance between the **highest accessible floor** from a temporary elevator or hoist and the **working deck** of the building under construction or demolition shall be no more than 75 feet (22 860mm) or seven floors. In concrete construction, the working deck is the floor being formed. In steel construction the working deck is the floor where the metal decking and steel components are being placed before concrete is poured.” (emphasis added)

This bulletin serves to clarify the meaning of “the maximum distance between the highest accessible floor from a temporary elevator or hoist and the working deck of the building” referred to in the above section and when an elevator or hoist is required to serve as an elevator in readiness.

For the purpose of this bulletin, “highest accessible floor” shall be interpreted to mean the highest floor reachable by an elevator meeting the requirements of Chapter 30, or a hoist meeting the requirements of section BC 3318.

1. **Building undergoing construction and has not been issued a Temporary Certificate of Occupancy (TCO) or Final Certificate of Occupancy (CO).** A temporary elevator or hoist is required to serve as an elevator in readiness when the working deck is higher than 75 feet above grade (See Dimension A in figure below). Such elevator/hoist is not required to reach the working deck, however, such working deck shall be within 75 feet and seven stories from the highest accessible floor reachable by elevator or hoist (See Dimension B in figure below).

A personnel hoist in compliance with section BC 3318 or a passenger elevator in compliance with BC Chapter 30 may serve as an elevator in readiness.

2. **Building undergoing construction and portion(s) of the building has been issued Temporary Certificates of Occupancy (TCO).** A temporary elevator or hoist is required to serve as an elevator in readiness in accordance with Item 1 above.

A passenger elevator shall serve all floors that have been issued a TCO. Such passenger elevator must possess a Service Equipment Certificate of Compliance.

Either a personnel hoist in compliance with section BC 3318 or a passenger elevator in compliance with BC Chapter 30 may serve as an elevator in readiness.

3. **Completed building that has been issued a Temporary or Certificate of Occupancy or Final Certificate of Occupancy for the entire building.** In buildings where construction work has been completed and a TCO or CO has been issued to the entire building, only passenger elevators may serve as elevators in readiness unless otherwise approved by the Department.
4. **Building undergoing demolition.** In buildings undergoing demolition, whenever demolition work takes place at a height greater than 75 feet, a temporary elevator or hoist is required to serve as an elevator in readiness. Such elevator/hoist is not required to reach the top floor of the building undergoing demolition, however, such top floor shall be within 75 feet and seven stories from the highest accessible floor reachable by elevator or hoist.

A personnel hoist in compliance with section BC 3318 or a passenger elevator in compliance with BC Chapter 30 may serve as an elevator in readiness.

Once the demolition reduces the height of the building to 75 feet or less, the elevator in readiness is no longer required.

(See figure on next page)

