

17TH August 2018

SAFETY ALERT

SUBJECT: Hazard regarding Lifts with Single Point of Failure Type Brake

HAZARD:

A number of our Members and Lift Service Providers both here and overseas have reported serious incidents involving lifts with a single point of failure type brake design and assembly i.e. those with a single brake plunger or single tension rod for brake pads. In some of these incidents, the brakes have failed resulting in the lift running upwards uncontrolled with the doors open whilst passengers were attempting to enter or exit the Lift Car. This can expose Passengers and Technicians to a potentially fatal hazard.

These incidents have all involved older Lifts of original design that do not have secondary safety devices fitted which can prevent uncontrolled or upward run-away movement occurring in the event of a brake failure. While ongoing and regular servicing of these Lifts conducted in line with the original design and manufacturing requirements and specifications should mitigate the chance of this occurring, the single point of failure type brake design and assembly means there is no contingency in the event of a brake malfunction. These single point of failure type brake designs do not meet the safety standards that are in place today and are recognised by the AEA and Manufacturers as having a heightened risk of failure and the possibility of uncontrolled movement (runaway) of the Lift whilst the doors are open.

SOLUTION / RECOMMENDATION:

The AEA asks that Owners and Managing Agents check with their current Service Provider to determine if the Lifts they are operating are of this single point of failure type brake design, and whether or not they have additional safety devices installed. Where additional safety devices are not fitted, the AEA strongly recommends that owners and operators engage with their Service Provider to determine what remedial options may be available to improve the level of safety and mitigate the risk of brake failure and uncontrolled movement. This may include the option of installing a new hoist machine with built-in upward runaway protection and or the installation to existing machines of UCM (Uncontrolled Movement) protection.