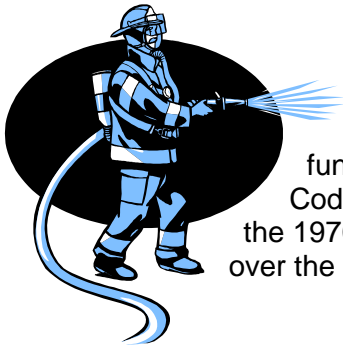


FIREFIGHTER’S SERVICE

WHAT IS FIREFIGHTER’S SERVICE?

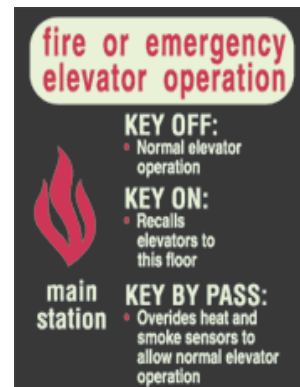


Firefighter’s service is a combination of automated controller circuitry and manual key switches that allow firefighter’s to utilize the elevator for many important functions in the event of a fire. The A.N.S.I. Elevator Safety Code has required this special feature on new elevators since the 1970’s and many changes and improvements have taken place over the years. Firefighter’s service operates as follows:

Phase I (Hall key switch)

- Automatically returns elevator non-stop to the safe designated level
- Hall key switch can either activate or reset firefighter’s service

The primary function during phase 1 operation is to quickly remove the elevator from service as soon as a smoke detector is tripped. Upon activation, the elevator will automatically return non-stop to the “designated level”, usually the main or lobby level. The elevator doors will then automatically open and the elevator will remain parked at that floor with the doors open. The elevator will not operate again until reset with a special BFD#1 key. **This operation assures that passengers are promptly removed from the elevator without becoming trapped.** In case of a smoke detector system failure the Phase I service can be activated manually by turning the hall key switch to the “ON” position.



Note: If the smoke detector trips at the “designated level” the elevator will be automatically sent to an “alternate” floor.

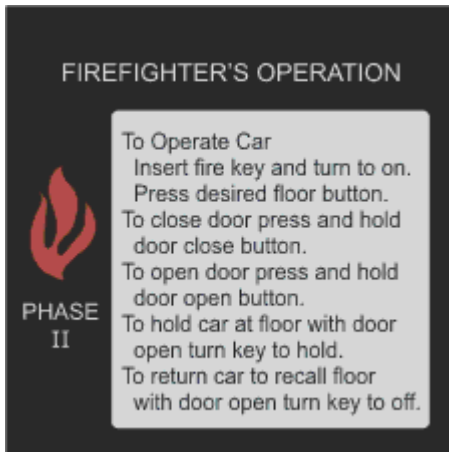
Phase 2 (Car key switch, audible/visual signal and call cancel button)

- Allows firefighter’s to directly control the elevator from the car operating panel
- Includes key switch, audible/visual fire symbol, call cancel, door open & close buttons

It is standard operating procedure for firefighter’s to use an elevator not only to carry equipment but also to dispense fire personnel to non-fire floors during a fire emergency. **The primary function during phase 2 operation is to allow firefighter’s to take direct control of an elevator by using the car key switch and call cancel button.**

Turning the car key switch to the “On” position allows full control of the elevator by the firefighter inside the car and deactivates operation of the hall push buttons. Once at a floor the key switch can be set to the “HOLD” position to permit the firefighter to leave the car without the danger of someone taking the car to another floor. Turning the switch to the “OFF” position would automatically cause the elevator to return to the main floor for use by later arriving firefighters.

Phase 2 (In Car Operation)



Building Requirements (Provided by building owner)

- Dedicated smoke detectors at each elevator entrance and in machine room
- Connection of elevator firefighter's service to the building fire panel. A dedicated elevator fire panel will need to be provided if the building system is obsolete.
- Hoistway heat detector, smoke detector and shunt trip breaker if the building has a sprinkler system.

SAFETY AND LIABILITY ISSUES

Elevators without Phase 1 service may continue to respond to car and hall button calls during a fire. The concern is that either a floor button is pushed or heat causes a hall button or wiring to melt. The elevator could then stop at the fire floor with passengers inside. Also, power failure can happen at any time during a fire causing passengers to become trapped at or between floors.

Elevators without Phase 2 service do not allow firefighter's to have direct and safe control of the elevator to help extinguish a building fire and evacuate people trapped in the building. This is especially a concern with elderly, handicapped or injured persons trying to escape. **Building owners that do not upgrade obsolete elevators with this common and readily available safety feature greatly increase their risk exposure in the event of a building fire.**

ARE YOU REQUIRED TO UPGRADE EXISTING ELEVATORS?

Not yet but legislation will require compliance in the future. The Connecticut Department of Public Safety requires that all new elevators have firefighter's service. Existing elevators are "grandfathered" and do not currently need to be upgraded with firefighter's service unless the elevator is in the process of being altered or upgraded.

Many states including Massachusetts and Rhode Island have already made it mandatory that existing elevators be upgraded for compliance. Inevitably, the State of Connecticut will adapt similar legislation in the near future.

LONSDALE ELEVATOR POLICY

Since the Department of Public Safety currently does not require existing elevators to be upgraded we will continue to maintain obsolete equipment that does not have firefighter's service operation. Elevators with firefighter's operation are tested annually by Lonsdale Elevator. The building manager should test operation on a monthly basis.

OUR RECOMMENDATION

It is our recommendation that obsolete elevators be upgraded with firefighter's service as soon as you have funds available. Elevator related costs are escalating at a much higher rate than inflation and it simply makes sense to be proactive and reduce your risk exposure.