



# Elevating Devices In Houses

The Building Standards Department issues Builder Tips as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at 905.475.4848 extension 2189

## **9.10.1.3. Items Under Part 3 Jurisdiction**

(1) Tents, air-supported structures, transformer vaults, walkways, elevators and escalators shall conform to Part 3.

## **3.5.2. Elevator Requirements**

### **3.5.2.2. Barrier Free Design**

(1) Passenger elevators shall conform to Appendix E of ASME A17.1/CSA B44, "Safety Code for Elevators and Escalators".

## **3.3.4.7. Stairs, Ramps, Landings, Handrails and Guards for Dwelling Units**

(1) Except as required by Article 3.3.4.8., stairs, ramps, landings, handrails and interior guards within a dwelling unit shall conform to the applicable requirements in section 9.8.

### **Guards 9.8.8.1. Required Guards (See Note A-9.8.8.1.)**

(1) Except as provided in Sentence (2) and except at the leading edge at the top of a flight, every surface to which access is provided including but not limited to flights of steps and ramps, exterior landings, porches, balconies, mezzanines, galleries and raised walkways, shall be protected by a guard on each side that is not protected by a wall for the length where the difference in elevation is more than 600 mm between the walking surface and the adjacent surface within 1.2m.

(2) Guards are not required

- (a) at loading docks,
- (b) at floor pits in repair garages, or
- (c) where access is provided for maintenance purposes only.



### **9.10.13.15. Doors Between Garages and Dwelling Units**

(1) A door between an attached or built-in garage and a dwelling unit shall be tight-fitting and weather-stripped to provide an effective barrier against the passage of gases and exhaust fumes and shall be fitted with a self-closing device.

#### **OBJECTIVE**

The Ontario Building Code does not regulate the actual installation of elevators in residential dwelling units. The Technical Standards and Safety Authority (TSSA) does not directly regulate the installation of residential elevator devices, but the manufacturing, installation and maintenance of the devices must be completed according to the Canadian Standards Association code to ensure the safety of users.(1)

The elevating device must comply with one of the following Canadian Standards Association codes:

- Lifts for Persons with Physical Disabilities CAN/CSA-B355 Private Residence
- Lifts for Persons With Physical Disabilities CAN/CSA-B613
- Private Residence Elevators CAN/CSA-B44 Sec 5.3
- Private Residence Inclined Elevators CAN/CSA-B44 Sec 5.4
- Canadian Electrical Code CAN/CSA-B22.1

CAN/CSA-B44 sentence 5.3.1.7.2 (not enforceable under the provisions of the Ontario Building Code) requires the space between the hoistway door and the elevator car gate or accordion-type folding car door be no more than 5 inches (127 mm). In addition, the clearance between the hoistway doors and the hoistway edge of the landing sill shall not exceed 3 inches (76 mm).

In many elevators, the space between the car gate (often an accordion door or a scissors-type or collapsible gate) and the hoistway door can be as wide as 7 inches (178mm) or greater. This space is wide enough to create a floor space for a child to stand on and become entrapped between the car gate and the hoistway door when the hoistway door closes. The child is then exposed to a dangerous situation should the elevator car move to another floor level. If the clearance exceeds the recommended gap a door baffle shall be considered. (refer to the diagrams below).



In order to achieve compliance with the Ontario Building Code guard requirements Articles 3.3.4.7., 9.8.8.1. and applicable referenced CSA standards, the building inspector will be requesting a document from a TSSA certified elevator installer confirming that the installed elevating device complies to the applicable CSA Standard and manufacturer's installation details.

(1) Note: As per O. Reg. 209/01 Elevating Devices, the owner may request in writing to the TSSA that they inspect the elevating device. The Elevating Devices Act Part 2(a) states that the Act does not apply to elevating devices in or in connection with private dwelling houses used exclusively by the occupants thereof and their guests unless the owner of the device requests that this Act be applied to it.

