

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer



Ref. No. MCHI/CEO/16-17/135

March 2, 2017

Sub: Recommendations in operation of Car Lifts

Dear

This is to apprise all, about a tragic incident which occurred with one of CREDAI-MCHI's Developer-Member, few months ago, wherein he lost his teenage son, in a car lift accident. This was an untimely and unfortunate incident, but Mr. Aiyub Patel of Dudhwala Developers has requested to forward this note/ representation to all concerned Authorities so that such tragedies in future can be averted. Herein below are some observations and recommendations, to safe guard the installation, maintenance and operation of car lifts in the buildings is as under; to avoid and prevent Disaster:

- The Design for car lift should be done in advance very carefully considering that car lift will be transporting the car with person and not empty . The lift doors should be provided fully or partly transparent and Car lift should be designed in such way that doors of the lift opens only if the car lift is present on that particular level and Automatic barricade could be provided near the call sensor so that it opens only when the lift door opens.
- To provide Green /Red light indicators showing the position of the elevator. Extra care should be taken when opting for door panels and strong door or supports for lift door panels could be considered. Wheel stoppers to be provided inside the lift, so that car does not bang the lift and also to provide automatic rescue devices and have enough light and ventilation in case of emergency rescue. The flooring material provided should be of rough finished and also to provide reverse slope in front of car lifts near the opening and also to provide the manual for the operation and maintenance of car lifts and shafts to everyone concern including the users.
- The basic instructions in diagram for the operation and maintenance for the car lifts in the lifts and in the machine room as well as in the society's office premises should be provided and a log book/ field book recording the attendance of authorized person while attending the complaints and report while carrying out the regular maintenance and servicing.
- There should be proper Alarm system which should indicate any mishandling or banging or accident and should last until it is being attended. Regular user programs should be conducted with the residents by the lift maintenance Company to guide the members of the society on the safety measures to be followed.
- An annual 3rd. party audit must be done to check the health and safety of the lifts. Maintenance/ Breakdown logs should be recorded on separate log cards by the

society. The Children should be guided about not playing in the lift lobby area and also knowledge about the pros and consequences about the car lift.

- It is important that mock trials to be carried out in the presence of existing users and also their drivers must participate in such trial so that the higher level of awareness will reduce the chances of the accident to zero level. The Suppliers should inspect all the lifts to a significantly greater level of detail regularly.

The above safety points are made keeping in mind the fatality and irreparable loss which has been suffered by one of our member family, more safety and precautionary measure can be adopted if all come together and suggest the way forward and which can be very useful and also would avoid the future accidents and whereby save the life of the innocent.

Yours



(S. S. Hussain)

To,
Shri Ajoy Mehta (I.A.S.)
Municipal Commissioner,
Municipal Commissioner of Greater Mumbai,
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