
NOTICE

Attention: General Contractors, Elevator Contractors, Elevator Mechanics, and Third-Party Qualified Elevator Inspectors.

Elevator Final and Alteration Inspection Notice

As a result of a change in the law, Ch. 337 Acts of 2018, the provision requiring third party pre-inspections prior to the State inspection was eliminated. This has resulted in an increasing percentage of final and alteration inspections failing, which in turn is causing a backlog of State inspector availability. This backlog is increasing wait times for re-inspections to unacceptable levels, which is negatively affecting owners, general contractors, and the elevator industry. Some units have required up to 5 re-inspections, overburdening the scheduling of inspections and delaying building openings, causing accessibility issues for the public.

Increasingly, state inspectors are finding that final and alteration inspections requested by elevator companies are not ready for inspection, as required by the elevator code. Examples of this include, but are not limited to, incomplete elevator installations; lack of testing weights on site; incomplete installation of fire alarm devices; lack of permanent lighting; incorrect sprinkler locations; and incomplete mechanical rooms. Some of these items are out of the control of the elevator company requesting the inspection, however, they need to ensure that this work is complete and in compliance with the code before scheduling the inspection.

A failed inspection must be rescheduled for the next available opening. This wastes State inspection resources, delays overall job completion for the general contractor, delays opening for the owner, and results in additional inspection fees. In order to address this inefficiency, State inspectors will begin visually verifying that the units are ready for inspection before beginning the testing of the equipment.

If the unit is not ready for inspection, no portion of the elevator unit will be partially inspected. The inspector will fail the unit and exit the premises to proceed to the next job location ready for inspection.

It is imperative that all parties work together to ensure elevators are installed safely and timely, and inspections are scheduled when units are ready. Together we can drastically reduce this backlog by simply calling to reschedule State final/alteration inspections at least 24 hours before the scheduled inspection.

Please email Chief Inspector Kaese Dillman at ralph.dillman@maryland.gov if you have any questions.