



Technical Standards and Safety Authority

Minutes of the Elevating Devices Advisory Council

Meeting on April 24, 2024

Minutes of the Elevating Devices Advisory Council meeting of the Technical Standards and Safety Authority (TSSA) held in hybrid format at 9:00 a.m. on the 24th day of April, 2024.

Present: Mack Csaszar, UCEL Inc; Doug Guderian, Elevator One; Rob Isabelle, KJA Consultants; Jay Jackson, TSSA Consumer Advisory Council; Stan Jones, BOMA & Northham Realty; Jim Miller (Chair), I.U.E.C Local 50; Derek Petri, York Region District School Board; Michael Sentenai, AMCO & Del Property Management

TSSA: Alexandra Campbell, VP, Communications and Stakeholder Relations; AJ Kadirgamar, Director, ED/AD/SKI Program; Kristian Kennedy, Manager, Government Relations; Rob Kremer, Manager, Engineering, Elevating Devices Safety Program; Dean McLellan, Regional Supervisor; Ajay Raval, VP Operations; Olga Sousa-Dias and Kathy Pearsall, TSSA Advisory Council Support;

Guests: Sean Cowan, Field Advisory Committee; Chris Locken and Vijay Rajagopoalan, KONE

Actions:

AJ Kadirgamar: How many clarifications for significant operations are processed? ED electrical and mechanical sets of questions are typically not batched in the interest of saving time.

1. Welcome and Constitution of Meeting

The Chair, Jim Miller, called the meeting to order at 9:08 a.m.

a) Safety Moment

For the safety moment, K. Kennedy highlighted five outdoor safety tips for spring.

2. Adoption of the April 24, 2024 Agenda

Council adopted the agenda as presented.

3. Approval of Minutes of November 29, 2023 Meeting

Council approved the minutes as presented.

4. Chair's Update

The Chair thanked Doug for bringing the Agenda Item Request Forms forward.
He thanked those who reconvened the FAC.
He thanked Rob Kremer who is retiring soon.



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There was discussion at the plenary about moving in-camera sessions into the advisory council meetings and this will be addressed at today's meeting.

5. Council Administration

Jim Miller has renewed his membership.

There are outstanding vacancies for a Large Contractor greater than 2000 and a Manufacturer.

K. Kennedy said Trevor Doell has expressed interest in rejoining the council. R. Isabelle said he supports T. Doell's return.

K. Kennedy said association membership on the council is encouraged because it provides economies of scale.

6. Revised CAD Review

R. Kremer said the first edition of the CAD contained errors and emissions of a non-technical nature, with nothing for engineering to worry about. His goal is to have a short consultation with council and post it by May 1.

Questions and Comments

J. Miller asked for clarification on the hoist revision. R. Kremer said when the original code was written in 1987 the authors did not imagine drives with more than two pinions. There are three pinions today. The revision states that when there are three pinions one can fail while the remaining two pinions will hold the load. This aligns with what the industry is doing.

7. Elevator Availability/Outage Update

Owners and licensees of elevators in residential buildings and long-term care homes are required to report elevator outages lasting more than 48 hours to TSSA within 30 days from the day the elevator is returned to service.

AJ Kadirgamar reviewed the elevator availability reported through the portal. There were 211 outages in 2022, 311 in 2023, and 23 as of March 2024.

TSSA has no authority to enforce reporting, but wants to make owners aware of the regulatory requirement. TSSA is asking that contractors inform owners of their requirement to report.

Questions and Comments



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R. Isabelle said contractors are not necessarily in touch with owners. Asking them to inform owners places a burden on contractors. He suggested that TSSA inspectors put up notices to inform owners. AJ Kadirgamar said inspectors will be asked to do so, where possible.

Portal data show that only eight outages were reported last year due to modernizations.

R. Isabelle said it may be unclear to owners that they must report on outages for planned modernizations. He noted the data are misleading if owners are not reporting.

AJ Kadirgamar said there are approximately 22,000 condos and 1,500 long-term care homes of which 700 to 900 need to be modernized.

J. Jackson suggested allowing tenant boards and others to report outages in the interest of obtaining more reliable data.

M. Sentenai said, on behalf of the Association of Condo Managers of Ontario, there have been improvements in the service and quality of service received lately. Elevators are usually restored within a week.

8. Turnaround Times & Accounts Payable Issues

AJ Kadirgamar said from January to March 2024 average elevator turnaround times were less than seven business days when submissions were properly done. This is a considerable improvement from previous years.

He noted that when incomplete documents are re-submitted they go to the back of the queue. Regarding Skills Passports, the training must be signed off by the supervisor as soon as it is done. A Certificate of Completion is mandatory. There is a check list on the website.

Questions and Comments

M. Csaszar said with respect to hoists, the plant view of the drawing will include the as-designed tie as well as an alternate. Frequently, the alternative installation does not work. Submitting for an alternative with a turnaround of more than a week makes it impossible on a construction site.

R. Kremer said there was a similar situation with elevators. He suggested creating a generic set of options to eliminate having to assess every time.

M. Csaszar said when equipment going to a site needs to change, the TSSA process is set up to address traction elevators. Sometimes the model or the serial number of the equipment needs to change, and this leads to delays and machines being put out that are not fully repaired. R. Kremer said further discussion is needed to address this issue.

9. Advisory Council Meeting Location

A. Campbell asked council if they prefer to meet in person, virtually, or in a hybrid format.



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Council members agreed that in-person meetings are preferable, interspersed with virtual meetings. Hybrid meetings are less desirable.

K. Kennedy asked if there is value in in-camera sessions added to the council meetings. Council said yes.

A. Campbell said she will poll all councils in a few weeks' time.

10. Issue Prioritization Recap & Discussion

Recap of Priorities

AJ Kadirgamar said the Drop Test item is now closed.

On the Operator Licensing Requirement item, TSSA would be willing to look at the CECA training program and consider supporting it. R. Kremer said TSSA can only mandate that hoist operators be trained. It cannot mandate a curriculum and cannot give them a designation.

M. Csaszar said the root issue is not curriculum or lack of training. It is the lack of enforcement and professionalism. Individuals being sent to receive the job of Operator are being pressured by their employers to decline and deny all safe operating procedures, regardless of being trained not to so, so they can keep their jobs.

M. Csaszar asked that the TSSA endorse a lobby effort whereby hoist operators would be regulated by the TSSA as mechanics are regulated. AJ Kadirgamar said he would take the point back.

New Issues

a) Increase efficiency by previewing regulatory instruments

D. Guderian said it is better to have one interaction at higher levels than to have 50 interactions at the inspector-adjuster level. Getting contractor input from this advisory council ahead of time would go a long way to fine-tuning the process. A draft stage of a Director's Offer could be put out, for example.

S. Jones said he would very much like to get on board with this TSSA has added this issue to the priorities tracker.

b) Transparency in status of submission approval during a time of very slow processing

D. Guderian said contractors send in submissions and have no idea how to verify their status. Processing continues to be very slow. Gaps, errors, and lost submissions are not discovered until contractors follow up days before an anticipated inspection date. They are hesitant to follow up earlier because they don't want to make things slower or be seen as a nuisance. An automated system or portal that would provide submission status visibility would be very helpful. AJ



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Kadrigamar said a change was made in January whereby contractors can get the status immediately when they call. The system will become seamless when the portal is up and running in May and TSSA will invite feedback at that time.

M. Csaszar said when a drawing is submitted a contractor will often receive issues with unmet codes or modifications. These will be addressed, then the second revision will bring up other issues unrelated to the first set. This extends the waiting time. He requested a policy that any TSSA issue with a drawing is brought up at the first stage. AJ Kadrigamar said this is good feedback for the harmonization process.

D. Guderian said things are better now on the ED side for capturing clarifications on electrical and mechanical issues. AJ Kadrigamar said TSSA will capture all clarifications as part of the harmonization process. TSSA will let contractors know what is repetitive.

R. Kremer said ED electrical and mechanical sets of questions are typically not batched in the interest of saving time. D. Guderian asked if there is a sense of how many clarifications for significant operations go through. AJ Kadrigamar said he can find out. [ACTION]

c) Inconsistent/poor application of pre-inspection checklist

D. Guderian said contractors want to do 99% of the inspections except for a couple of items. It is a chaotic time and this will increase efficiency. D. McLellan said this is a good item to take back to supervisors for discussion. S. Cowan added that contractors get different responses from different inspectors. AJ Kadrigamar said he would take it back to his team.

d) Consistency training for inspectors and procedure for inspectors to provide guidance to deliver consistent inspections

D. Guderian said the industry was surprised to hear that inspector consistency training had been paused and not resurrected. AJ Kadrigamar said a small organizational change will take place next month. R. Karavas will take over the role of training manager and will look at inspector consistency and sharing of best practices. D. Guderian asked if there is a mechanism for R. Karavas to understand what the biggest inconsistencies are. AJ Kadrigamar said there will be, as data and feedback of real examples are received. D. Guderian asked to make this feedback a priority item.

e) FAC field operational concerns

S. Cowan said the Field Advisory Committee met on April 4, 2024. It was the first meeting of the committee since TSSA indicated it would no longer support its operation. There was discussion on submissions being received and timelines from TSSA not being known or available; there is a need for clarity and process in tracking notifications. The new systems are creating consistency issues between inspectors and industry. There was a request that the TSSA engineering department consider holding a submitter's meeting to discuss new processes with stakeholders.



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S. Cowan said he reached out to D. McLelland and R. Karavas to see if they would continue their memberships. It is hoped that the committee will get two members and two alternates to represent TSSA.

11. Adjournment

The meeting adjourned at 10:45 a.m.