



LEIA Safety Information Sheet

Demolition and Dismantling of Lifts

Prepared by the LEIA Safety and Environment Committee



Contents

PREAMBLE.....	3
INTRODUCTION.....	3
Decommissioning.....	3
Dismantling and removal.....	3
REFERENCES:.....	4

PREAMBLE

This Information Sheet is one of a series produced by the LEIA Safety and Environment Committee on topics relevant to the Lift and Escalator Industry. Whilst every effort has been taken in the production of these sheets, it must be acknowledged that they should be read in conjunction with the relevant legislation, codes of practice etc. They should not be taken as an authoritative interpretation of the law but guidance to it.

INTRODUCTION

LEIA is concerned about the poor management of risks involved in the dismantling or demolition of lifts in buildings due for refurbishment or demolition. Recent accident investigations, including fatalities, have suggested that poor work practices are commonplace during this activity. Decommissioning, dismantling and removal work is very often carried out without the involvement of lift companies who are best placed to appreciate the hazards involved.

Decommissioning

Where a lift is no longer required and is taken out of service but not removed, e.g. still attached to its means of suspension with the possibility of falling, or where the landing doors have been left in place, there are clearly certain hazards. The risks from these, without attention, will increase over time.

Some of these risks can be mitigated e.g. landing doors can be bolted shut to avoid misuse and unauthorised access into the lift well or lift cars can be lowered onto their buffers to prevent falling. However, other hazards might still be present e.g. risk of falling if the car or lift well is still accessible or falling of the counterweight if the car is buffered, or uncontrolled movement. Even where action has been taken, residual risks could remain. Where these risks are present, as identified by the building owner's or responsible person's risk assessment, it is recommended that the lift should have at least caretaker maintenance cover provided (typically two visits per year) and be subject to Thorough Examination as given in S9 of the Lifting Operations and Lifting Equipment Regulations (LOLER).

Dismantling and removal

BS 7255 Code of practice for safe working on lifts includes the following:

E.7 Dismantling

Before an installation is dismantled, a risk assessment should be carried out to determine the risks and a method statement agreed to control those risks. Items of equipment should always be lowered under control and should not be allowed to free-fall.

Even after decommissioning, many hazards remain and the risks can be greatly increased with an inappropriate sequence for dismantling. The methods used to remove the old lift equipment is likely to have their own hazards. The old lift equipment may have hazards, other than the generic hazards associated with lifts, and they should be covered by the owner's safety file which should be reviewed. The risk assessment should take into account the characteristics of the lift equipment, the intended method for dismantling, the constraints of the particular site.

lift dismantling and removal must only be undertaken by a suitably qualified contractor and after site specific risk assessment.

When dismantling, all of the lift equipment should be removed and the lift well and machinery spaces made safe. Any disused equipment not removed presents potential hazards and if a new lift is to be installed, redundant equipment will have to be removed.

For any clarification on this information sheet contact LEIA or your lift maintenance contractor and your own source of competent Health and Safety Advice

REFERENCES:

HSE General Safety Notice FOD 1-2013 Poor standards of health and safety in the demolition and dismantling of lifts:

<http://www.hse.gov.uk/safetybulletins/demolition-dismantling-lifts.htm>

British Standard BS7255:2012: Code of Practice for Safe Working on Lifts

<https://shop.bsigroup.com>