機電工程署 EMSD

香港特別行政區政府 機電工程署
香港九龍啟成街 3 號

Electrical and Mechanical Services Department
Government of the Hong Kong Special Administrative Region
3 Kai Shing Street, Kowloon, Hong Kong
www.emsd.gov.hk

Our reference 本署檔號 :
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Your reference 來函檔號 :

Telephone 電話號碼: 2808 3861

Facsimile 圖文傳真: 2504 5970

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All Registered Lift Contractors and Registered Lift Engineers

Dear Sirs,

Circular No. 11/2010
Braking System of Lift

This circular serves to remind you of the importance to the proper setting and maintenance of the braking system of lifts in order to ensure that all lifts maintained by you are operated in safe working condition.

As you are aware, in the event that the braking system has not been properly set or maintained, there will either be insufficient braking force or intermittent delay on brake application. This may cause the lift car moving away in an uncontrolled manner from a landing position with both car door and landing door opened. As the lift car may move freely under its own weight or that of the counterweight, the situation will be highly dangerous to lift passengers as well as lift workers.

In this connection, you are urged to thoroughly check the condition of the braking system on each of your regular maintenance. The areas of your checking should include, but not be limited to, the correct setting of the system for providing adequate braking force (i.e. spring and lining setting), and that the operation of the brake should be smooth with moving parts free from rust and debris. You should also pay particular attention to the mechanical components of those brakes which were applicable to lift installations with tendering date before 1 March 2002 and equipped with a single solenoid plunger. This design is NOT up to the latest requirement stipulated in the Section E Part 1 Clause 8.4.2.1 of the Code of Practice on the Design and Construction of Lifts and Escalators (Design Code). You are also advised to thoroughly check the related electrical components closely if a closed-loop control system for the brake mechanism has NOT been provided to guarantee a successful changeover of holding a lift car at a stationary position from the electric lift motor to the mechanical brake during a normal stop of the lift car at a landing.

With a view to enhancing lift safety, you are advised to consider upgrading the braking system with built-in redundancy and self-monitoring for correct operation.

Yours faithfully,

(George Ling)
for Director of Electrical and Mechanical Services

thn/wsc/khl

cc. Director of Housing
Director of Architectural Services
The Lift and Escalator Contractors Association
The Registered Elevator and Escalator Contractors Association Limited
The International Association of Elevator Engineers
The Hong Kong General Union of Lift and Escalator Employees
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