

升降機負責人應對惡劣天氣的指引

惡劣天氣可能會導致升降機乘客被困、服務暫停、設施嚴重損壞等，使升降機需要進行大規模維修。另外，在惡劣天氣下 / 颱風吹襲期間或會出現電源不穩或水浸的情況，增加升降機服務暫停和乘客被困的風險，而救援工作亦可能會因天氣影響而延誤。本指引旨在提供建議，讓升降機負責人加強對升降機的管理和採取適當措施，以減低因惡劣天氣而導致升降機損壞和乘客被困的風險。升降機負責人可與升降機保養承辦商商討，檢視可行的改善工程，並考慮在承辦商的協助下，實施以下的相關準備工作 / 措施。

颱風季節來臨前

- 檢查升降機機房和機房門，確保沒有滲水的現象；檢查升降機機房和井道的所有通風口，確保通風口正常，並無破損。
- 檢查升降機機房和周邊去水位無淤塞的情況；檢查和測試升降機井底坑的抽水機及水浸偵測 / 警報裝置(如有)，以確保有關裝置運作正常。
- 如有需要，應立即安排維修。

颱風移近時

- 為升降機井底坑的抽水機及水浸偵測 / 警報裝置(如有)作最後檢查和測試。
- 關閉所有有機會受颱風吹襲的升降機機房和井道的通風口，防止雨水滲入。如有需要，可以適當及穩固的方式用木板圍封。
- 如升降機位處沿海或低窪地區，應把沙包放置在地面或露天層站門外的適當位置，以防止雨水湧入升降機井道。

颱風吹襲期間及惡劣天氣下 (尤其風力達至 颶風程度時)

- 盡量避免使用升降機。
- 為免乘客因供電不穩而被困升降機內和防止雨水湧入井道而浸壞升降機，建議維持最少數目的升降機正常運作(住宅大廈一般可只維持一部升降機運作，以便在緊急情況下使用)，以及把其餘的升降機停泊在井道中層或較高位置，並關閉升降機。
- 確保已關閉停用的升降機機門及 / 或在機廂外設置圍欄，並貼上適當告示，以免乘客誤入升降機機廂。

颱風遠離及惡劣天氣後

- 在安全的情況下，視察升降機機廂、機房及井道是否有被水浸過、損壞或其他異常的跡象。
- 如發現任何上述跡象，切勿啟動升降機，並應立即聯絡保養承辦商處理。強行啟動被水浸過的升降機可能會導致觸電，或令升降機遭受更嚴重的損毀。

Guidelines for Responsible Persons for Lifts on Coping with Adverse Weather Conditions

Adverse weather conditions may lead to trapping of passengers in lifts, lift service suspension, severe damage to lift facilities, etc., which require extensive repair to the lifts. In addition, there is a possibility of unstable power supply or flooding during inclement weather / the passage of typhoon, under which the risk of lift service suspension and passengers being trapped may increase, while rescue operations may also be delayed due to adverse weather. These guidelines serve to provide recommendations so that responsible persons for lifts can enhance the management of lifts and take appropriate measures to reduce the risk of damage to lifts as well as passengers being trapped due to inclement weather. The responsible persons for lifts may discuss with lift maintenance contractors to review the feasible improvement works and consider implementing the following related preparatory work / measures with the assistance of the contractors.

Before Arrival of Typhoon Season

- Check lift machine room and lift machine room door to ensure there is no sign of water ingress. Check all ventilation openings of the lift machine room and lift well to ensure that they are in good condition.
- Check lift machine room and its surrounding area to ensure no blockage of drainage. Inspect and test the sump pump and flood detection / alarm device (if any) in the lift pit to ensure their proper operation.
- Arrange immediate repair if necessary.

When Typhoon is Approaching

- Conduct final inspection and testing of the sump pump and flood detection / alarm device (if any) in the lift pit.
- Close all ventilation openings of the lift machine room and lift well that may be directly hit by the typhoon to prevent seepage of rainwater. Wooden boards may be used to enclose the ventilation openings in an appropriate and secure manner if necessary.
- If the lift is located in a coastal or low-lying area, sand bags should be placed in an appropriate position outside the landing door on the ground floor or in open air to prevent ingress of stormwater into the lift well.

During Passage of Typhoon and Adverse Weather Conditions

*(Especially at Times of
Hurricane Force Winds)*

- Avoid using lifts as far as possible.
- To prevent passengers from being trapped in lifts due to unstable power supply and avoid damage to lifts due to ingress of stormwater into the lift well, it is recommended to maintain normal operation of a minimum number of lifts (residential buildings may normally only maintain operation of one lift for emergency use), while the remaining lifts should be parked in the middle or higher position of the lift well and shut down.
- Ensure the doors of lifts, whose services were suspended, are closed and/or place fences outside the lift car with appropriate notices to prevent passengers from accidentally entering the lift car.

After Passage of Typhoon and Adverse Weather Conditions

- Where it is safe, inspect the lift car, lift machine room and lift well to see if there are signs of flooding, damage or other abnormalities.
- Do not switch on the lift if any of the above signs are identified. Contact the lift maintenance contractor immediately for handling. Switch on a flooded lift forcibly may cause an electric shock or more severe damage to the lift.