

## TEXAS DEPARTMENT OF LICENSING AND REGULATION

### INSTALLATION AND OPERATING CONDITION OF DOOR RESTRICTORS AND FIREFIGHTERS' SERVICE

To prevent serious injury or death to elevator passengers, registered elevator contractors and registered elevator inspectors finding passenger elevators: (1) without Door Restrictors or Firefighters' Service; or (2) with non-working Door Restrictors or non-working Phase One Firefighters' Service, must request the owner immediately remove the unsafe elevators from service. Building owners are required to place unsafe elevators out of operation until the equipment complies with Health and Safety Code Chapter 754, 16 Texas Administrative Code Chapter 74, and the adopted standards and codes ("Texas Elevator Law") as explained in this policy statement and notify TDLR within 24 hours of the discovery.

#### Door Restrictors

Door restrictors prevent serious injury or death. Therefore, the Texas Elevator Law requires all passenger elevators be equipped with Door Restrictors. In the event that an elevator stops, serious injury or death can occur if passengers try to get out when the elevator is stuck between floors. Door Restrictors secure elevator doors to keep them closed until help arrives. Consistent with the Texas Elevator Law, and in order to protect the public, any passenger elevator in Texas without Door Restrictors or found to have non-working Door Restrictors must be immediately removed from service.

#### Firefighters' Service

To make buildings safer during a fire, the Texas Elevator Law requires all passenger elevators be equipped with Firefighters' Service. In the event of a fire, elevators that are not equipped with Firefighters' Service will continue to operate as usual, possibly opening at the floor on fire, which could lead to serious injury or death. Firefighters' Service protects the public by sending elevators to a safe floor for exiting the building. Consistent with the Texas Elevator Law, and in order to protect the public, any passenger elevator in Texas without Firefighters' Service or found to have non-working Phase One Firefighters' Service must be immediately removed from service.

#### Responsibilities of Inspectors and Contractors

Effective immediately, registered elevator contractors and registered elevator inspectors who find any passenger elevator in Texas: (1) without Door Restrictors or Firefighters' Service; or (2) with non-working Door Restrictors or non-working Phase One Firefighters' Service, must request the owner to immediately remove these non-compliant, unsafe elevators from service. When registered elevator contractors or registered elevator inspectors find a non-compliant, unsafe elevator, they must notify TDLR within 24 hours of the discovery.

#### Responsibilities of Owners

To avoid risk and unsafe exposure to tenants and customers, building owners are urged to take action before the annual inspection is due. To ensure compliance with the installation and proper operation of Door Restrictors and Firefighters' Service, building owners are encouraged to immediately contact their elevator servicing company (registered elevator contractor). Do not wait for the annual inspection to discover elevators: (1) without Door Restrictors or Firefighters' Service; or (2) with non-working Door Restrictors or non-working Phase One Firefighters' Service.

#### Enforcement

Failure to comply with this policy may result in enforcement proceedings against the building owner, the registered elevator contractor, and/or the registered elevator inspector.

**THIS POLICY STATEMENT IS EFFECTIVE IMMEDIATELY. If you have any questions regarding this policy statement, contact TDLR Customer Service by telephone at (512) 463-6599 or (800) 803-9202 (toll free in Texas) or by email at [CS.Elevators.Escalators@tdlr.texas.gov](mailto:CS.Elevators.Escalators@tdlr.texas.gov)**