



ELEVATORS, ESCALATORS & RELATED EQUIPMENT

AT A GLANCE

Statutes: Chapter 754, Health and Safety Code

Rules: Title 16 T.A.C. Chapter 74

Practice Act? No

Title Act? No

Webpage: www.tdlr.texas.gov/elevator

Number of commercial and other non-residential elevator certificates: 43,683 (FY 25)

Number of Elevator Contractors: 358

Number of Elevator Inspectors: 176

Overview:

TDLR regulates elevators, escalators and related equipment to ensure the safety of passengers. TDLR also regulates contractors and inspectors who work with elevators, escalators, and other related equipment. TDLR does not regulate elevators or escalators located inside the City of Houston city limits.

Inspection and Certificate of Compliance

Approximately 175 third-party inspectors perform inspections of elevators and escalators in Texas.

Elevators and related equipment must be inspected every 12 months. The inspection report and all required documents and fees must be submitted to TDLR to receive a Certificate of Compliance. The building owner is responsible for obtaining a Certificate of Compliance for each elevator and escalator in the building, and for posting it in a conspicuous place. (Texas Health and Safety Code § 754.019(a), 754.019(a)(3), and [T.A.C. 74.67b](#)).

Every five years, a Category 5, full-load test must be performed. Category 5 testing is required only on Electric (a.k.a. traction) elevators by the adopted Safety Code for Elevators and Escalators (American Society of Mechanical Engineers (ASME) Code A17.1).

Equipment installed in single-family dwellings is not regulated by TDLR except for provisions in Section 754.0141 that require an inspection by a registered TDLR inspector after it is installed.

Repeat Violations

TDLR opens Enforcement cases against all building owners who are cited with a repeat violation.

Installation/Alteration

- Before installing an elevator or escalator, the registered elevator contractor must submit detailed plans to TDLR and obtain approval of the plans.
- If an elevator or escalator is being altered, the registered elevator contractor must submit a written description of the scope of work, on company letterhead, describing each alteration to be performed.
- Installation or alteration of elevators and escalators must conform to ASME Code A17.1.

“Incident” vs. “Accident”

An “incident” is any injury that happens from riding elevator or escalator equipment. An “accident” is an incident where the injured party dies or sustains serious bodily injury from riding the elevator, escalator and related equipment.

Insurance Required

A contractor must maintain general liability insurance at all times during a license period (T.A.C. 74.40 (a)(1)-(2)). The required general liability insurance must be not less than:

- \$1,000,000 for each single occurrence of bodily injury or death; and
- \$500,000 for each single occurrence of property damage.

Safety Measures

- Door restrictors are devices that prevent the elevator cab doors from opening when an elevator is not within its “landing zone” and they are installed for one primary reason: to prevent serious injury or death. They keep people from opening the doors of a stalled elevator car and attempting to crawl out. For safety reasons, any passenger elevator in Texas without door restrictors OR found to have non-working door restrictors must be immediately removed from service. The elevator will not be placed back into service until it is inspected and has all required safety features verified by a registered elevator inspector.
- TDLR recommends that homes equipped with a home elevator have a door guard that fills in gaps between the elevator door and the wall. A part that costs less than \$100 can keep children from being killed or severely injured if they become trapped in that space.
- Firefighters’ service is a special operating mode for elevators that protects the public by sending elevator cabs to a safe floor for exiting. To make buildings safer during a fire, the law requires all passenger elevators to be equipped with firefighters’ service. Any passenger elevator in Texas without firefighters’ service OR found to have non-working phase one firefighters’ service must be immediately removed from service.

TDLR has the authority to protect the public from dangerous conditions that may exist due to an elevator or escalator operating improperly.

Inspection history for elevators or related equipment is available on the TDLR website (www.tdlr.texas.gov/Elevator_SearchApp/Elevator) or at (800) 803-9202.

File a complaint against a building owner, elevator inspector or elevator contractor on the TDLR website (www.tdlr.texas.gov).

CONTRACTOR REGISTRATION

Original or Renewal Application	\$115
Revised/Duplicate Registration card	\$25

INSPECTOR REGISTRATION

Original or Renewal Application	\$50
Revised/Duplicate Registration card	\$25

FILING FEES (PER UNIT OF EQUIPMENT)

Inspection report	\$20
Late Filing Fee – Assessed on the 61st day after the inspection date, and for every 30-day period thereafter until filed (see Elevator Late Fee Calculator for information on how to determine your late filing fees.)	\$10
Revised/Duplicate Certificate of Compliance	\$25
Waiver/Delay Application - each violation per unit of equipment requested to be waived or delayed	\$50

ELEVATOR/ESCALATOR PLAN REVIEW (INSTALLATION OR ALTERATION)

Standard Review	\$200 per unit, max. fee \$5,000
Expedited Review	\$1,000 per unit, no max. fee
Amending previously-approved plans	\$100 per unit, max. fee \$2,500

VARIANCE OR APPEAL FEES FOR NEW TECHNOLOGY

Variance New Technology Application	\$2,500
Appeal New Technology Application Denial	\$200

NOTE: All fees submitted are non-refundable

The **Elevator Advisory Board** has nine members serving staggered three-year terms, including:

- a representative of the insurance industry or a registered elevator inspector;
- a representative of equipment constructors;
- a representative of owners or managers of a building having fewer than six stories and having equipment;
- a representative of owners or managers of a building having six stories or more and having equipment;
- a representative of independent equipment maintenance companies;
- a representative of equipment manufacturers;
- a licensed or registered engineer or architect;
- a public member; and
- a public member with a physical disability.