



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

Number of Licenses: 35,366 (FY 20)

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.

Inspection and Certificate of Compliance

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.

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

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 only by the adopted Safety Code for Elevators, Escalators and Related Equipment (ASME 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. These requirements are to ensure that the homeowner receives a code-compliant piece of equipment.

Installation/Alteration

- Before installing or altering 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 equipment.

Insurance Required

An elevator contractor must maintain general liability insurance at all times during a license period. 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.
- 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. 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.

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/ElevatorSearchApp/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 Application	\$115
Renewal Application	\$115
Revised/Duplicate Registration card	\$25
INSPECTOR REGISTRATION	
Original Application	\$50
Renewal Application	\$50
Revised/Duplicate Registration card	\$25
FILING FEES (PER UNIT OF EQUIPMENT)	
Inspection report	\$20
Late Filing fee - for every 30-day period filed after the required 60th day submission (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 9 members serving staggered 3-year terms, which includes:

- 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.