



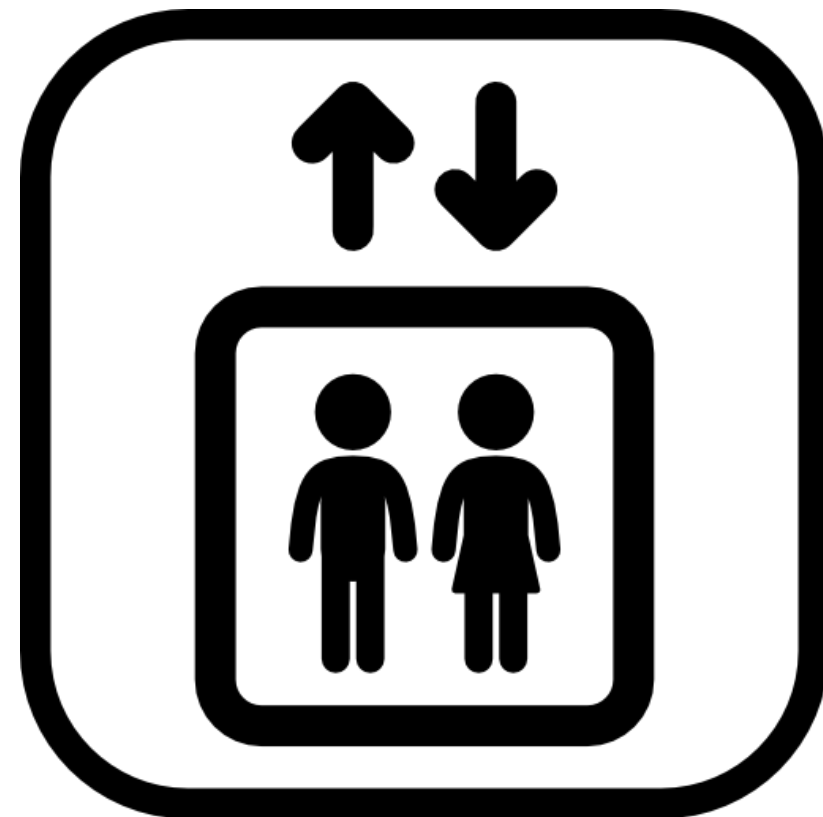
# Safety of Lifts

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*Technical Regulations Division*

# Basic Principles

- Newly installed lifts must be safe in accordance with the technical regulations laid down in Directive 2014/33/EU.
- The **installer** is obliged to follow these regulations. Usually, the installer is not the same as the developer. Under Directive 2014/33/EU, the developer does not have obligations.
- Under this Directive, the installer is obliged to carry out or to have carried out by a third-party expert a conformity assessment. The purpose of the conformity assessment is to assess whether the newly installed lift conforms to the requirements of the Directive.
- The MCCAА does not perform conformity assessments. The Authority has a risk-based surveillance programme to check that lifts installed in Malta has been subject to a conformity assessment.
- When a lift is found to be non-compliant, the Authority is obliged by law to require the installer to take an action to mitigate or eliminate the risk. If the lift is unsafe for use, the installer is usually required to switch the lift off.



# Inspection of Lifts

- Further to Directive 2014/33/EU, Malta has a national law which regulates the inspection of lifts by authorised third-party bodies (called ACABs) throughout the lift's lifetime. Several other countries have similar rules.
- Under the national law, every lift must have a responsible person. The responsible person may be the condominium administration company.
- The responsible person is obliged to appoint an ACAB to perform a preventive inspection on the lift every year and a thorough examination every ten years.
- If the ACAB finds that the lift is unsafe, he is obliged to inform the responsible person to switch off the lift.
- Sometimes, the ACAB determines that the lift requires modernisation works.
- Some works, such as a change in the speed of the lift and increased floor levels, may render the lift as 'new'. In these cases, the affected parts and systems of the lift must undergo a fresh conformity assessment according to the requirements that are currently in force. These may not necessarily be the same as the ones when the lift was installed.
- These laws are intended to ensure the safety of the lift's users and not to regulate dispute resolution and redress.



THANK YOU