



**14 20 00**  
**ELEVATORS**

**1. GENERAL**

- A. Related sections:
  - i. 01 77 00 – Project Closeout
- B. Elevator control systems of proprietary design or that use a separate device for troubleshooting are not acceptable. Contractor shall submit complete information to the Design Professional and Project Manager demonstrating the universal servicing capability of the proposed system.

**2. PRODUCTS**

- A. Acceptable manufactures and / or installers:
  - i. Otis Elevator Company
  - ii. Premier Elevator Co., Inc.
  - iii. Thyssenkrupp
- B. Microprocessor and Control Systems
  - i. The system shall be of a non-proprietary design. The equipment shall be maintainable by any elevator maintenance company employing certified elevator mechanics without the requirement to purchase, lease, rent, or borrow additional diagnostic devices, special tools, instructions, etc. from the original equipment manufacturer.
    - a. Microprocessor and control systems basis of design is GAL Manufacturing Corp., Bronx, New York.
  - ii. The equipment shall be provided with on-site capability to diagnose faults of all components, parts, circuit boards, etc. of the solid state controls. If the equipment requires a separate, detachable device / tool for fault diagnostics or adjustments, that device / tool shall be incorporated as a permanent part of the equipment and provided to Owner as a part of the installation.
  - iii. The device / tool shall become the property of the Owner and shall be provided with complete troubleshooting guides and all technical information including passwords, addresses, etc. to completely adjust the elevator. The device / tool shall be of the perpetual type (never need recharging or reprogramming).
  - iv. The equipment manufacturer must agree to sell any and all parts, printed circuit boards, programmed chips, transducers, controller power supplies, etc. to any elevator maintenance contractor providing services to the Owner for this location.
  - v. Equipment installed not meeting these requirements shall be removed and replaced with equipment as specified at no cost to the Owner.
- C. Signals and Fixtures
  - i. All signals, fixtures and fasteners shall be vandal-resistant. Communications device shall be self-dialing, vandal resistant, push to talk. For all devices requiring key operation, Contractor shall provide Best Access Systems key switches that are compatible with Owner's keying system.
    - a. Signals and Fixtures basis of design is PTL Equipment MFG., Inc., Toccoa, Georgia.



D. Door Detector

- i. The leading edge of the car door shall be provided with an electronic infrared detector.

3. EXECUTION

A. Elevator Contractor Qualifications

- i. The Elevator Contractor shall be competent and experienced in the field of elevator installation, maintenance, and modernization with a minimum of five years prior experience on comparable or more complex elevator equipment and currently have service contracts on similar specified equipment. The Elevator Contractor must demonstrate the ability to answer a service call within one (1) hour of notification by telephone.

B. Wiring Diagrams

- i. Contractor shall furnish three complete sets of full sized As-Built wiring diagrams at closeout. Contractor shall laminate and securely mount one complete set of the wiring diagrams on the wall of the elevator machine room.
- ii. All block diagrams including input and output signals and all diagnostic and troubleshooting guides of a technical level shall be included to completely adjust the entire elevator system.
- iii. Contractor shall provide two sets of "As-Built" wiring diagrams on compact disk with read-write access by AutoCAD 2007 or later.

C. Parts Manuals

- i. Contractor shall furnish three sets of replacement parts manuals covering all of the equipment and components installed for this location.

D. Maintenance Service

- i. Contractor shall furnish maintenance and callback service for twelve (12) months after Material Completion, as part of the Cost of the Work or Bid. This service shall include adjustments, lubrication, cleaning, supplies, and parts to keep the equipment in proper operation. Contractor shall provide a sign-in sheet to be dated and signed by the technician conducting the maintenance service. Overtime callbacks shall be included in maintenance service at no cost to the Owner.

E. Warranty

- i. Contractor shall correct any defects not due to ordinary wear which may develop within twelve (12) months from the date of Material Completion. Contractor and Elevator Contractor response time shall be one (1) hour maximum from the time notification is made to Contractor.