

**FLORIDA DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION**

**MEETING OF THE**

**ELEVATOR SAFETY TECHNICAL ADVISORY COUNCIL**

**NOVEMBER 14, 2024**

**COMMENCING AT 9:01 AM**

**HELD AT:**

**CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT ADMINISTRATIVE  
BUILDING**

**1900 HOTEL PLAZA BLVD.**

**LAKE BUENA VISTA, FL**

**MEETING TRANSCRIBED BY:**

**CINDY GREEN, COURT REPORTER**

**MAGNOLIA COURT REPORTING**

## **CALL TO ORDER**

**The Elevator Safety Technical Advisory Council meeting was called to order at approximately: 9:01 a.m. by William (Bill) Snyder, Council Chair.**

### **Members Present**

William (Bill) Snyder, Chair, Private Inspectors

Abel Arabitg, Vice Chair, Labor

Dale Deleacaes, Local Government

David Alekna, Elevator Service, by phone

Michael Lagana, Building Owners & Managers

### **Members Not Present**

Walter Barnes, General Public

Donnie Chappell, Manufacturing

Vacant, Building Design

### **Others Present**

Josh Phillips: Bureau Chief, DBPR, Bureau of Elevator Safety

Juan Calderin, Chief Elevator Inspector, City of Miami

Ken Cross, Business Manager, Tampa, FL

Randy Landis, NEIEP area coordinator

Tom Morrow, Senior Inspector Central Florida Tourism Oversight District

Mike Crawley, IEUC Local 139, Business manager

Tommy Scudero, IUEC Local 71, Elevator instructors

Jay Mohammed, Deputy Chief Broward County

Joey Gan, Chief Elevator Inspector, City of Miami Beach

Scott Davis, State Inspector, DBPR, Bureau of Elevator Safety

Mike Garcia, State Inspector, DBPR, Bureau of Elevator Safety

Woody Rodriguez, Walt Disney World Internal Affairs

Jacob Simpson, Chief Specialties Inspector, Central Florida Tourism Oversight District

Maureen Snyder, Guest

Nicolas Ortiz, Chief Elevator Inspector, Miami-Dade County

William Redmond, Chief Elevator Inspector, Broward County

Jeremy Rodriguez, Building Official Central Florida Tourism Oversight District

THE MEETING WAS OPENED WITH A ROLL CALL.

### **Acceptance of Previous Meeting Minutes**

Chair Bill Snyder called for acceptance of minutes for the June 4, 2024, meeting.

MOTION: Abel Arabitg made a motion to accept the minutes.

SECOND: Dale Deleacaes seconded the motion and it passed unanimously.

### **Bureau of Elevator Safety Report- Josh Phillips, Bureau Chief**

#### **Administrative Update:**

Chief Phillips reported, as of 11/12/2024, the Bureau has 66,820 elevator accounts. There are currently 2,464 licensed technicians and 683 inspectors. Chief Phillips pointed out the continued growth since the last meeting. He further reported, since 7/01/2024, there have been 24,326 inspections of which 7,661 failed. This is a combination of all inspection types, including Bureau inspections and all types of third-party inspections.

Chief Phillips stated the renewal period is open for inspector and mechanic license types. Since the department has pushed for paperless; licensees will renew online and print their own license.

#### **Rule Report:**

Chief Phillips stated the Bureau has no rules be worked on at this time.

#### **Legislative Session Updates:**

Chief Phillips stated the online account rule requirement went into effect July 1, 2024. He further stated the issue of stretcher size in the elevator accessibility requirements was proposed to be addressed in the Florida Building code. The Florida Building Commission wants to increase the size of the elevator cabs to increase the size of the stretcher. This issue has been picked up by the Agency bill.

### **Industry Update**

**Building Design:** vacant.

**Manufacturing:** Donnie Chappell, not present.

**Public:** Walter Barnes, not present.

**Private Inspections:** Represented by Chair Bill Snyder. Mr. Snyder stated the inspectors are performing a lot of inspections and re-inspections.

**Labor:** Represented by Vice Chair Abel Arabitg. Mr. Arabitg stated the industry has a lot of work and the industry looks good with growth. He stated the continued push for safety is resulting in a lot less accidents.

**Local Government:** Represented by Dale Deleacaes. Mr. Deleacaes stated he is receiving a lot of questions with regards to shutting down elevators. He stated he is also hearing of problems with emergency call buttons. Mr. Deleacaes will bring up the topics under New Business in today's meeting.

**Elevator Service Companies:** Represented by David Alekna. Mr. Alekna stated qualified labor remains in high demand and some companies are recruiting from out of state. Mr. Alekna stated DMCs boards are no longer available from their legacy manufacturers. Elevators will run without them, or they will have to be modernized. Mr. Alekna stated the installation of door lock monitoring is ongoing and that he has received feedback that units were not installed properly or inspected properly.

**Building Owners and Managers:** Represented by Michael Lagana. Mr. Lagana stated he has many issues to bring up in new business. Mr. Lagana stated he would like to see a place for residents, managers, and owners to easily identify the status of the elevator license and find out exactly what is holding up the renewal. Mr. Lagana also stated he would like to see assistance and framework on best practices for elevators in terms of hurricanes, whether this comes from the industry itself or regulators. He further stated he would like a one stop link to send to the public so they can see what goes on in meetings and for clients to get info without waiting on industry personnel to disseminate.

After discussion, council decided to bring up additional items under new business.

### **Old Business:**

#### **Florida Statute Chapter 399.035 Stretcher Size**

Chief Phillips reported this has been selected as part of the next Agency proposal bill for the Department. Chief Phillips asked council to present any other issues they would like to see taken up this legislative session.

Council briefly discussed eliminating the two-stop exemption and residential elevators.

### **Code Adoption for 2026**

Chair Snyder stated some ESTAC members have been reviewing codes to discuss which codes to recommend to the Florida Building Commission for adoption.

Chair Snyder and Mr. Ortiz discussed their findings with council and identified the changes in the 2022 version of the A17.1 code.

Council discussed many of the changes.

MOTION: Mr. Alekna made a motion to end the discussion.

SECOND: A voice seconded the motion, but Mr. Alekna rescinded.

MOTION: Mr. Alekna made a motion for ESTAC to take a vote to move forward with recommending the adoption of the A17.1 ASME 2022 edition to the Florida building code.

SECOND: Mr. Arabitg seconded the motion, and it passed after a 4-1 vote.

### **Generator Testing with Licensed Technicians**

Chief Phillips presented two versions of the bulletin that can be communicated to the industry detailing which personnel (mechanic, technician, generator personnel, etc.) must be present for each type of testing.

MOTION: Unidentified speaker made a motion for the council to recommend to the state for the release of the more detailed version to the elevator industry.

SECOND: Mr. Arabitg seconded the motion, and it passed unanimously.

### **Annual Fire Testing**

Mr. Gan stated his concern with alarm companies not being able to test fire alarm initiating devices because there is not a fire service key provided to them. Mr. Gan stated the importance of testing all safety equipment.

After discussion: Mr. Alekna asked Mr. Deleacaes to research the fire requirement for elevator recall smoke detectors and testing. Mr. Deleacaes agreed.

### **Direct Entry Residential Elevators**

Chief Phillips stated there are elevators that open directly into a private residence and the machine room is only accessible through the private residence. Chief Phillips stated they have to look at defining codes in statute.

After brief discussion, no action was taken.

### **Temporary Operating Inspections**

Chief Phillips stated there is currently no limit in statute to the number of temporary operating inspections an elevator may have. Chief Phillips asked if council has a recommendation on limitations.

After discussion, council will address at a future meeting.

### **Repeal of 2 Stop Exemption**

Chief Phillips stated council agrees that the two-stop exemption needs to be repealed.

No discussion was taken.

### **Door Lock Monitoring Stakeholder Updates**

Chief Phillips asked for feedback from the people in the field about the state of compliance with the due date coming up on August 1, 2025. Council members discussed the ongoing steps toward compliance and the consequence of non-compliance.

After discussion, no action was taken.

### **Jumpers**

Chief Phillips stated this bulletin serves as a reminder because jumpers are used in testing of door lock monitoring. Chief Phillips further stated this bulletin can be ready for distribution.

MOTION: Mr. Arabitg made a motion for the council to recommend to the state for the release of the bulletin in Jumper Do's and Don'ts.

SECOND: Mr. Lagana seconded the motion, and it passed unanimously.

### **MCP Documentation location**

Chief Phillips stated some locations with MRLs put the documents on the car top. Chair Snyder stated the code separates MCP from onsite documentation.

After discussion, council will address at a future meeting.

## **Elevator Key Boxes**

Chief Phillips stated rule may need to be readdressed in regard to the requirement of elevator owners to have key boxes for all elevator related keys.

After discussion, council will address at a future meeting.

## **New Business**

### **Main Egress Restrictions**

Chief Phillips stated he received a request to have certain elevators that use software to restrict how the elevator operates based off use of a key fob, specifically to restrict entry and exit from inside the car. Council members stated this software and restrictions already exist in federal elevators in a US Embassy and detention centers.

After brief discussion, no action was taken.

### **Destination Oriented Elevators as an Accessible Means of Egress**

An unidentified speaker stated this issue is about an elevator that is controlled by a kiosk and has no control in the car other than bell and phone.

After brief discussion, no action was taken.

### **Door Lock Monitoring and Code/Alteration Data Tags in Florida**

Chair Snyder stated the code should be followed so, if the tag does not give the code edition that the alternation was performed under, it fails.

After brief discussion, no action was taken.

## **Open Discussion**



Chair Snyder requested council members send topic items to the Bureau far enough in advance of meeting that the agenda can be formed in a way that is manageable in size for the meeting. Chief Phillips agreed it would help clarify and speed things up if more preparation can be had in advance.

Mr. Rodriguez asked for clarity and ruling based on codes. Chair Snyder stated council provides guidance and makes recommendations. Interpretations of code should come from the AHJ.

Council discussed the various reasons elevators are being shut down around the state by owners and elevator service companies.

After brief discussion, no action was taken.

### **Upcoming Meetings**

The Council discussed the date of the next meeting: Tentatively scheduled for February 27, 2025, location to be determined.

**ADJOURNMENT:** There being no further business to come before the Committee, the meeting was adjourned at approximately 12:50 pm.