



Technical Standards and Safety Authority

Minutes of the Elevating Devices Advisory Council

Meeting on November 29th, 2023

Minutes of the Elevating Devices Advisory Council meeting of the Technical Standards and Safety Authority (TSSA) held by teleconference at 1:00 p.m. on the 29th day of November, 2023.

Present: Mack Cszasz, UCEL Inc; Richard Gérard, KONE; Doug Guderian, Elevator One; Jay Jackson, Consumers Advisory Council; Lisa Konnry, Schindler Elevator Corporation; Jim Miller (Chair), International Union of Elevator Constructors (IUEC Local 50); Derek Petri, York Region District School Board; Hugh Richards, Otis; Michael Sentenai, AMCO & Del Property Management

Alexandra Campbell, VP, Communications and Stakeholder Relations; AJ Kadirgamar, Director, ED/AD/SKI program; Ammara Khan, Manager, Stakeholder Relations; Rob Kremer, Manager, Engineering, Elevating Devices Safety Program; Dean McLellan, Regional Supervisor; Ajay Raval, VP Operations; Olga Sousa-Dias and Kathy Pearsall, TSSA Advisory Council Support

1. Welcome and Constitution of Meeting

The Chair, J. Miller, called the meeting to order at 1:00 p.m. He is sitting in for K. Leitch.

a) Safety Moment

For the safety moment, Council was shown a video about fire safety at home during the holidays.

2. Adoption of the April 19, 2023 Agenda

Council adopted the agenda as presented.

3. Approval of Minutes of November 24, 2023 Meeting

Council approved the minutes as presented.

4. Review Action Items from Last Meeting

R. Isabelle has renewed his membership on Council.

R. Kremer will speak about the Operator Licensing Gap at today's meeting.



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5. Chair's Update

The Acting Chair did not have an update.

6. Council Administration

Carmine Fusaro, TTC has joined Council representing Manufacturers and Contractors – Institution.

P. Yeung has renewed his membership.

There are vacancies on Council for Manufacturers and for Large Contractors - greater than 2,000 devices.

J. Jackson has replaced A. Hussein from the Consumers Advisory Council (CAC). A. Campbell clarified that the CAC meets collectively, but each member sits on one industry advisory council. J. Jackson is on the CAC and also joins the ED Advisory Council.

7. Issue Prioritization

A. Campbell spoke to this item.

The new five-year Strategic Plan will focus on finishing what has been started, making TSSA a great place to work, and improving ease of doing business. Council members are encouraged to bring new asks forward for prioritization and to submit the Agenda Item Request Form well ahead of each meeting.

Effort is being made toward national harmonization of standards and code adoptions.

A list of cross-sector priorities was shared.

D. Guderian noted there was a strong ask from industry to follow codes as published and asked how this was arrived at. A. Campbell said it was discussed by most councils. D. Guderian said it is not so much a case of following the codes as published as it is to stop making recommendations in the CAD. A. Campbell agreed. The intent is to streamline and adopt codes more quickly.

8. Drop Test Requirement

R. Kremer said the goal is to coordinate and communicate with contractors and their inspectors to reduce the onerous three-month frequency.



D. McLellan said contractors are being encouraged to tie in the drop test with periodic inspections and to ensure that inspectors are clear.

R. Kremer said it was put into the CAD that if a drop test is required, but a six-month period is imminent, the operator can delay the test until the inspector is present. TSSA will arrive when the hoist is at full height.

R. Kremer said TSSA needs drop test incident data.

9. Operator Licensing Requirements

R. Kremer said when the Mast Climbing Transport Platform was published it produced a training guide for construction hoists. A wallet card is issued to recognize the training, letting them know that the CAD requirement is being fulfilled.

M. Csarszar asked for confirmation that TSSA has the regulatory authority to issue operator training requirements, but lacks authority to license them. R. Kremer confirmed that TSSA does not provide licenses, but can adopt codes for training. M. Csarszar asked if it is possible to include mechanics and owners so both would fall under TSSA authority. R. Kremer noted that freight handlers not licensed, but an owner could be taken to court for failing to provide training.

D. Guderian said the freight handler training system is broken, too, though not as much as construction hoist training. When directions are not written, no actions are taken, and owners will not be charged.

M. Csarszar said it could take years to lobby the government to address this safety concern. CECA members are interested in getting this started and would like to get a letter of support from TSSA if possible. A. Campbell said TSSA will get back with a response. [ACTION]

M. Csarszar suggested adding an action item to the next council meeting agenda on how to resolve the issue for freight handlers. [ACTION]

R. Kremer said TSSA would be willing to look at the CECA training program and consider supporting it.



10. Agenda Item Requests

a. Expedited Service

D. Guderian said industry is looking for a mechanism to prioritize Mods and New construction when timelines cannot wait 8-12 weeks. R. Kremer said contractors should call the TSSA engineering administration staff to expedite service.

H. Richards agreed that the 8–12-week timeframe is challenging.

D. Guderian said TSSA staff have been accommodating, but 60-70 per cent of the submissions are still delayed too long. AJ Kadirgamar said TSSA is investing in more administration support and that the delays will soon be reduced.

R. Kremer said too many rushes are being paid for by contractors. TSSA has a strategy to address this. On the TSSA website it is stated that rushes will not be accepted unless there is good reason.

A. Campbell said TSSA wants to avoid a change in process. It will be a priority in 2024 to review all engineering processes to streamline, harmonize, and automate submissions to reduce upfront administration time.

b. Inspection: Scheduling delays, communication, consistency, and incident reporting procedures

D. Guderian said industry is asking for a one-stop solution where inspections can be scheduled in short order.

AJ Kadirgamar said as of April/May of 2023 the one point of contact has been the workforce planning team. They have done well with getting 24-hour turnaround times. There has been an engineering challenge in terms of lead time from first inspection. The western Ontario workload has increased considerably, and the solution is to relocate inspectors from areas with shorter lead times. He advises calling the workforce planning team, not the inspectors.

D. Guderian said a 24-hour turnaround from the workforce planning team is frustrating. AJ Kadirgamar said 75% of the time an agent on the phone will be able to schedule an inspection right away. The challenge is that inspectors tend to go with customers they like. He invited those with complaints to reach out to the supervisor or to himself.



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c. Accounts Payable Issues

A. Campbell said robust processes have been put in place to clear up the issues and asked if Council members are seeing improvement.

D. Petri said some owners are still paying for periodic inspection fees that are included in the licensing fees. A. Campbell said the system should not allow this. She will take this issue outside the Council meeting as a training/monitoring item. [ACTION]

d. Fees and Services

A. Campbell said contractor licensing and fees have increased significantly but that the same total revenue is being collected from the ED sector.

e. FAC and Technical Feedback

D. Guderian said the Field Advisory Committee (FAC) has been effective in the past in bringing consistency to inspector/adjuster issues. CECA will take the lead in making this happen. The Chair commended D. Guderian's effort as head of CECA and said he looks forward to participating in the FAC.

A. Campbell said TSSA will report at the next meeting on engineering inspections on turnarounds, inspection scheduling times, and accounts payable issues discussed in Items a, b, and c. [ACTION]

11. Other Business

M. Sentenai spoke on behalf of the Association of Condominium Managers of Ontario. He noted a new requirement as of January 1, 2023 that managers must report any elevator outage lasting more than 48 hours. He also noted there is a portal on the TSSA website where owners and residents can see the outages. He asked how much traffic there has been and if any fines have been imposed.

A. Campbell said have been approximately 300 outages reported since the website tool launched in July 2022. Website stats are reported quarterly to the government and will be shared with council members. TSSA has the authority to apply monetary penalties, but has not yet done so.

M. Sentenai asked if any major changes have been made to the Maintenance Control Program.

D. McLellan said the biggest change for a condominium is monthly fire checks.



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M. Sentenai asked about two-way video communication for elevator retrofits.

D. McLellan said the code requires video cameras on all new installations. Inspectors are being trained and things are going well.

R. Kremer said if a passenger elevator is turned into a freight elevator or a change is made in motion control or to emergency operation and signalling devices, the video requirement would apply. Alterations would not retroactively require the video.

D. Guderian said approximately 80% of modernizations require cameras. It is slow to get them going as most work gets pushed through under the old code. There are no monitoring solutions yet. The challenge is that there are 5-8 product suppliers and no one knows how to monitor all of them. Owners will need their own monitoring contracts which will significantly increase their costs. He said the 300 outgages reported so far seems very low. He questioned if the inspectors are closing the loop when they do an alteration inspection and if appropriate data are being collected.

A. Campbell acknowledged the comments and will bring an update to the next Council meeting. [ACTION]

f. Video Monitoring (last-minute Action Item)

D. Guderian said it is concerning that the code committee never looks at cost/benefit analysis or whether upgrades/enhancements are worthwhile. Video monitoring may not be preventing problems, yet are very costly to install and monitor. He noted that Nova Scotia did not adopt video monitoring.

A. Campbell said the video monitoring concern will be brought to a future Council meeting. [ACTION]

The Chair said it would also be nice to discuss certificate renewals and exam approvals at timing at a later meeting. [ACTION]

12. Adjournment

The meeting adjourned at 2:10 p.m.