

The Inspection of Lifts Regulations

Am I obliged to inspect and maintain a lift that I am responsible for?

When you say that this regulation is applicable to all lifts what do you mean?

What is an ACAB?

What is the difference between a thorough examination and a periodic inspection?

When should a thorough examination be performed?

How frequent should the preventive inspections be?

Is the responsible person required to keep any documents?

I live in a condominium, in which some of the apartments are used for business purposes. Is the lift in the condominium to be considered as a lift situated at a workplace?

Relevant Legislation

Am I obliged to inspect and maintain a lift that I am responsible for?

Yes, the L.N. 231 of 2007 on “Inspection of Lifts Regulations” clearly spells out that **all** lifts irrespective of their location and age must be registered with the Malta Standards Authority, and then be periodically inspected. The inspections to be performed on the lift must be performed by an ACAB (Authorised Conformity Assessment Body) and can take one of two forms: a thorough examination or a periodic inspection.

Depending on whether the lift has been put into service before or after 1st July 2002, the registration is to be performed by the responsible person or installer, respectively. The registration of lifts put into service after 1st July 2002 is required as from 1st January 2008. On the other hand, the registration of lifts put into service before 1st July 2002, is required as from 1st January 2009.



When you say that this regulation is applicable to *all* lifts what do you mean?

By all lifts we mean that all lifts that fall within the scope of the Lifts Directive fall under this regulation, irrespective however to the location and age of the lift. To clarify, the following types of lifts are not covered by the inspection of lifts regulation:

- lifts intended for the transport of goods only with a car that is inaccessible to persons and
- lifts intended for the transport of goods with a car that is accessible to persons for the purpose of loading and unloading goods but with controls that are outside the car and cannot be reached from within the car,
- work platforms used for access to positions at a height that are not designed to transport persons from one level to another.



Such types of lifts do not fall under the Inspection of Lifts regulation, however still inspection and maintenance should be carried out as instructed by the manufacturer.

What is an ACAB?

An ACAB is a body designated by the Malta Standards Authority to carry out thorough examinations and periodic inspections, as specified in the “Inspection of Lifts Regulations”. ACABs are required to be accredited (or at least be in the process of becoming accredited), technically competent and must follow a special training course organized by the Malta Standards Authority.

What is the difference between a thorough examination and a periodic inspection?

A thorough examination is a systematic and detailed examination of the lift by the ACAB, with the aim of improving the safety of the lift. During a thorough examination a risk analysis is performed in order to identify serious risks which require immediate attention and those risks which can be avoided by upgrading the lift and its safety features.



On the other hand, a preventive inspection has the aim of inspecting the safety features of the lift, and ensuring their proper functioning, while detecting any defects that develop during the use or misuse of the lift.

When should a thorough examination be performed?

First of all, thorough inspections are to be performed as from 1st January 2009. If your lift has been installed after 1st July 2002, in accordance with the Lifts regulations, then your lift can be considered to have already performed a thorough examination as at the date of putting into service.

If however the lift has been installed before 1st July 2002 then the lift must perform the first thorough inspection within a certain time frame, depending on the date of installation of the lift as given below:

<i>Put into service</i>	<i>Execution of thorough examination</i>
Up to 31 st December, 1969	At the latest until 31 st December, 2009
From 1 st January, 1970 up to 31 st	At the latest until 31 st December, 2010

December, 1979	
From 1 st January, 1980 up to 31 st December, 1999	At the latest until 31 st December, 2012
From 1 st January, 2000 up to 1 st July, 2002	At the latest until 31 st December, 2013

After this first thorough examination, a thorough examination is to be performed every 6 years for lifts located at workplaces and every 10 years for lifts not located at workplaces. Alternatively, thorough examinations are to be performed when an accident or important modification to the lift occurs.

How frequent should the preventive inspections be?

Preventive inspections have to be performed every 6 months on lifts installed in workplaces, while for lifts not installed at workplaces, the preventive inspection shall be performed every 12 months.



Is the responsible person required to keep any documents?

Yes, the responsible person is required to keep the following documents in a safety file at the disposal of the ACAB;

- (a) the EC declaration of conformity, where applicable;
- (b) an instruction manual for the safety components of the lift, so that the necessary maintenance can be carried out effectively and without danger and for use by the ACAB during thorough examinations and preventive inspections of the lift ;
- (c) documentation including an instruction manual containing the plans and diagrams necessary for normal use and relating to maintenance, inspection, repair and periodic checks;
- (d) the certificate of registration of the lift;
- (e) the report of the thorough examination; and
- (f) the report of the preventive inspection.

I live in a condominium, in which some of the apartments are used for business purposes. Is the lift in the condominium to be considered as a lift situated at a workplace?

Yes, the lift is considered to be a lift situated at a workplace. This is due to the fact that the workers have access to the lift in the course of their employment, irrespective of the lift being private or public.

Therefore the lift will have to be preventively inspected every 6 months and be thoroughly examined every 6 years.



Relevant Legislation

The Inspection of Lifts Regulations, 2007 - LN 231 of 2007

Regolamenti ta' l-2007 dwar Spezzjoni ta' Liftijiet – LN 231 of 2007