

## Maintenance Control Program

by John Koshok

This article has been adapted from *Maintenance on New Equipment Designs – Application of the Maintenance Control Plan to Machine-Room-Less Elevators*, a new book from John Koshok available in May 2010 from ELEVATOR WORLD.

### Learning Objectives

After reading this article, you should have learned about:

- Maintenance control programs (MCPs) and what they entail
- The importance of scheduled interval maintenance
- How interval maintenance should be scheduled
- What check charts are and what they do
- Applicable components and where a list of them can be found
- What maintenance records include and where they should be located
- Code data plates
- Jumper control programs
- Critical operating circuits
- The importance of cleaning and housekeeping in the field

A section in the code for maintenance has existed since the first code was published<sup>1</sup> in 1921. With years of experience, expanding this section had to consider customary maintenance methods, new maintenance methods and the changing technology of equipment. One difficulty was determining how many requirements were enough and how to provide requirements for documentation that maximized the safety of elevator personnel and users. The code is an evolving document and still contains some inconsistencies, which over time will be interpreted and changed. However, it will ensure a minimum level of safety when the conveyance conforms to it.

As maintenance items became more numerous in the code, they converged into a maintenance program. The present language specifies an MCP and is performance and prescriptive based. Since it is in the code and required for existing conveyances<sup>2</sup>, when a jurisdiction adopts the ASME A17.1b-2003 addenda and later codes, the MCP is required and must be in place for each conveyance. This is the framework all elevator personnel

should use when performing maintenance, inspections, tests, repairs, replacements and adjustments. Below are the specific requirements with some explanation.

### A17.1a-2008

**8.6.1.2.1** A written Maintenance Control Program shall be in place to maintain the equipment in compliance with the requirements of 8.6.

"In place" does not require that the entire MCP be on the job. Currently there are differing interpretations within the industry of what this requirement mandates; this book [Maintenance on New Equipment Designs, ©2010] will serve as a starting point upon which to build.

The entire program consists of subcomponents 8.6.1.2.1(a)(1) through 8.6.1.2.1(a)(4), as elaborated below:

**8.6.1.2.1(a)** The Maintenance Control Program shall consist of but not be limited to:

(1) examinations, maintenance, and tests of equipment at scheduled intervals in order to ensure that the installation conforms to the requirements of 8.6. The maintenance procedures and intervals shall be based on:

*Continued*



**Value: 2 contact hours  
(0.2 CEU)**

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# Elevator Maintenance Control Program

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Committee on Appropriations.  
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## **Elevator Maintenance Control Program:**

*Official Gazette of the United States Patent and Trademark Office*, 1991      **Field Employees' Elevator Testing Manual** Robert L. Seymour, 2010      **Publications of the National Institute of Standards and Technology 1988 Catalog** Rebecca J. Pardee, National Institute of Standards and Technology (U.S.), 1989      **Publications of the National Institute of Standards and Technology ... Catalog** National Institute of Standards and Technology (U.S.), 1991      **USAF Formal Schools** United States. Department of the Air Force, 1987      **Treasury, Postal Service, and general government appropriations for fiscal year 1984** United States. Congress. House. Committee on Appropriations. Subcommittee on the Treasury, Postal Service, and General Government Appropriations, 1983      **Commerce, Justice, Science, and Related Agencies Appropriations for 2011** United States. Congress. House. Committee on Appropriations. Subcommittee on Commerce, Justice, Science, and Related Agencies, 2010      Publications United States. National Bureau of Standards, 1989      **Bureau of Ships Journal**, 1958      *Maintenance Management, Class A Offices* United States Postal Service, 1978      **Treasury, Postal Service, and General Government Appropriations for Fiscal Year 1984: United States Postal Service** United States. Congress. House. Committee on Appropriations. Subcommittee on the Treasury, Postal Service, and General Government Appropriations, 1983      **Bureau of Ships Journal** United States. Navy Department. Bureau of Ships, 1958      Naval Ship Systems Command Technical News, 1958      *California. Court of Appeal (2nd Appellate District). Records and Briefs* California (State)., Number of Exhibits 14 Received document entitled APPENDIX OF EXHIBITS TO PETITION FOR WRIT      *Washington Administrative Code*, 2015      **Facility Manager's Maintenance Handbook** Bernard Lewis, Richard Payant, 2007-05-09 An Updated Guide to Establishing Cutting Edge Operations and Maintenance Procedures for Today's Complex Facilities An essential on the job resource Facility Manager's Maintenance Handbook presents step by step coverage of the planning design and execution of operations and maintenance procedures for structures equipment and systems in any type of facility This career building reference provides the tools needed to streamline facility management processes reduce operational costs and ensure the effective utilization maintenance repair and renovation of existing physical assets Now with 40% new information this Second Edition includes brand new chapters on emergency response procedures maintenance operations benchmarking capital and operational budgets management boiler and steam plant operations and other vital topics The only book of its kind to cover both operations and maintenance the updated Facility Manager's Maintenance Handbook features Updated information on mechanical equipment and systems maintenance The latest fire protection procedures A comprehensive account of building codes Guidance on hazardous materials handling Excellent preparation for the IFMA Certified Facility Manager CFM qualification Inside This State of the Art Facility Management Resource Part 1 Organizing for Maintenance Operations Part 2 Facility Operations and Maintenance Operations Plans Maintenance Plans Part 3 Equipment and Systems Operations Maintenance o Part 4 Facilities

Emergency Preparedness o Part 5 Capital Investment      **Prevention of Dust Explosions in Grain Elevators** United  
States. Department of Agriculture. Office of the Special Coordinator for Grain Elevator Safety and Security,1980      *District*  
*of Columbia appropriations for fiscal year 1980* United States. Congress. Senate. Committee on Appropriations.  
Subcommittee on District of Columbia,1979      *COMMITTEE ON APPROPRIATIONS HOUSE OF REPRESENTATIVES* ,1983  
*The Mobility Forum* ,2000

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