

Co-op Coalition Survey: Elevator Performance (6-2021)

11 co-ops responded.

Sent: Tue, Jun 8, 2021 2:43 pm

Subject: CO-OP SURVEY - ELEVATOR PERFORMANCE (REP) (DUE 6/25)

A coalition member wants to know about building elevator performance, with separate responses for passenger and service elevators. Please reply by 6/25/2021.

Thanks in advance for helping another Coalition member. See background and questions below:

Our co-op has expended substantial funds over the past 2-3 years to renovate the mechanics, and in some instances the electronics, of our 12 elevators. We are concerned that, despite our renovation efforts, our elevators are requiring professional servicing 4-5 times per month. At least monthly, an elevator is out-of-service for 2-48 hours. To understand if the performance of our elevators is atypical, we would be most grateful for comparable information on the performance of your elevators, in the context of installation and mechanical reconditioning age. We request separate answers for passenger and service elevators as follows:

1. How many passenger elevators does your facility have?
2. Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018?
3. How often do you call for service to address a functional problem with a passenger elevator?
4. How many service elevators does your facility have? [If the answer is zero, skip the next two questions.]
5. Of the service elevators, how many were newly installed or functionally reconditioned since 2018?
6. How often do you call for service to address a functional problem with a service elevator

Best regards,

Janet Sten, Director

DC Cooperative Housing Coalition

You are receiving this email blind-copied to protect your privacy.

<40 units	We do not have an elevator.
<40 units	<ul style="list-style-type: none">• How many passenger elevators does your facility have? 1• Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018? 1• How often do you call for service to address a functional problem with a passenger elevator? Several times per year at most.• How many service elevators does your facility have? [If the answer is zero, skip the next two questions.]. 0

<40 units	<ul style="list-style-type: none"> • How many passenger elevators does your facility have? One • Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018? None (installed 2011) • How often do you call for service to address a functional problem with a passenger elevator? Less than once a year • How many service elevators does your facility have? [If the answer is zero, skip the next two questions.] Zero
<40 units	<ul style="list-style-type: none"> • One passenger elevator • which was 'modernized' (replaced everything but the shaft) in 2014. • We have a service contract to provide preventive maintenance on the passenger elevator with one monthly visit. We call about a non-functioning elevator only once or twice per year, and also occasionally call if the door is noisy when closing (functional, but irritating). • We have one vintage service elevator that is manually operated - more than 100 years old. We restrict operators to avoid problems, since any replacement parts must be machined to fit. • Most frequent service call is when an operator has dropped too low into the pit and service must manually crank the elevator back up to basement level, which happens once or twice each year. <p>I would be happy to provide a referral to our elevator company.</p>
40-150 units	<ul style="list-style-type: none"> • We have two elevators, a lobby elevator and a service elevator. • The lobby elevator is about 40 years old • And we have about one service call a month. • The service elevator had been manual, so we replaced it with a new elevator a few years ago. • We have had a few service calls since then.
40-150 units	<ul style="list-style-type: none"> • How many passenger elevators does your facility have? Two • Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018? Zero • How often do you call for service to address a functional problem with a passenger elevator? Routine maintenance twice a year. Very rarely need to call for emergency service. • How many service elevators does your facility have? [If the answer is zero, skip the next two questions.] Zero
40-150 units	<ul style="list-style-type: none"> • How many passenger elevators does your facility have? - ONE • Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018? - ONE • How often do you call for service to address a functional problem with a passenger elevator? - ONCE A QUARTER • How many service elevators does your facility have? [If the answer is zero, skip the next two questions.] - ZERO
40-150 units	<ul style="list-style-type: none"> • How many passenger elevators does your facility have? 2 • Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018? None • How often do you call for service to address a functional problem with a passenger elevator? Approximately 3 time per year • How many service elevators does your facility have? [If the answer is zero, skip the next two questions.] None
150+ units	<ul style="list-style-type: none"> • How many passenger elevators does your facility have? 4 • Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018? 0

	<ul style="list-style-type: none"> • How often do you call for service to address a functional problem with a passenger elevator? 2-3 times a month. • How many service elevators does your facility have? [If the answer is zero, skip the next two questions.] 2 • Of the service elevators, how many were newly installed or functionally reconditioned since 2018? 0 • How often do you call for service to address a functional problem with a service elevator 3-4 times a month
V150+ units	<ul style="list-style-type: none"> • 4 passenger • zero • Maybe once or twice a month • 2 freight elevators, one trash elevator, and a wheelchair lift • zero • Maybe once a month
150+ units	<ul style="list-style-type: none"> • How many passenger elevators does your facility have? 10 • Of the passenger elevators, how many were newly installed or functionally reconditioned since 2018? None • How often do you call for service to address a functional problem with a passenger elevator? Weekly • How many service elevators does your facility have? [If the answer is zero, skip the next two questions.] 5 • Of the service elevators, how many were newly installed or functionally reconditioned since 2018? None • How often do you call for service to address a functional problem with a service elevator Weekly