

Elevator Door Monitoring System Compliance Deadline

Effective January 1, 2020 all automatic passenger and freight elevators must be in compliance with the retroactive requirements found in Appendix K Chapter K3 Section 3.10.12 of the New York City Building Code.

To assist property owners and the industry in expediting these jobs, the Department has modified rules allowing testing and inspections of Door Lock Monitoring (DLM) work to be performed by approved elevator agencies in the presence of a witnessing agency.

For additional information, please refer to [1 RCNY 101-02](#) and [1 RCNY 101-07](#).

Category 1 Inspections & Tests

An Applicant/Approved Elevator Agency submitting required annual inspection/test results in DOB NOW: *Safety* must report a defect if the DLM is not working or installed and notify the Department by email to elevatorDLM@buildings.nyc.gov.

Report a Defect in DOB NOW: *Safety*

1. Navigate to **Device Details** for the respective elevator device and click on + *Add Defect*.
2. Select **All Types** for *Elevator Part* and **Entire Device** for *Elevator Sub-Part*.
3. Select either **DLM Not Working** or **DLM Not Installed** as the *Violating Condition*.
4. Select **Install** or **Repair** accordingly for *Suggested Remedy*.

Enforcement

The Department will issue OATH summonses to building owners for elevator devices that are not in compliance with DLM requirements after the January 1, 2020 deadline. These devices will be subject to follow-up inspections and additional violations if they remain non-compliant.

The Department will take enforcement actions against non-compliant owners based on different types of inspections, including but not limited to:

- Category 1 inspection and tests
- Periodic inspections (PVT)
- Complaint inspections
- Acceptance inspection and tests