

THE FLORIDA SENATE  
2017 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/SB 1634 — Residential Elevators**

by Rules Committee and Senator Steube

The Legislature enacted the Erik “Max” Grablin Act in 2016. The act requires that the underside of the platform of an elevator car be equipped with a device that, if the platform of the elevator car is obstructed anywhere on its underside in its downward travel, interrupts the electric power to the driving machine motor and brake and stops the elevator car's downward motion within two inches. The downward motion can only be resumed after the elevator has been manually reset.

The bill removes the requirement that the underside of the platform of an elevator car be equipped with a device that, if the platform of the elevator car is obstructed anywhere on its underside in its downward travel, interrupts the electric power to the driving machine motor and brake and stops the elevator car's downward motion. The bill replaces the current requirement with a new requirement that all new elevator controllers in private residences must:

- Monitor the closed and locked contacts of the hoistway door locking device.
- Cut off any power to the elevator motor and brake if the closed and locked contacts of the landing locks are open while the elevator car is not in the unlocking zone for the hoistway door.
- Not allow the elevator car to restart until the owner or the owner’s agent has checked for obstructions above and below the elevator car, returned the hoistway door locking device contacts to normal operating position, and manually reset the elevator controller with the master elevator key.

The bill provides that a visual indicator must be visible at all landings until the hoistway door locking device has been returned to the normal operating position and the elevator has been manually reset.

The bill also requires the Florida Building Commission to adopt a provision for a hoistway door space guard.

If approved by the Governor, these provisions take effect July 1, 2017.

*Vote: Senate 35-0; House 119-0*