

ELEVATOR 101 MAINTENANCE

Elevator and escalator maintenance isn't a matter of if, but when.

Unexpected breakdowns are always a possibility, but staying on top of maintenance and watching for clues of wear can go a long way toward prevention.

Hydraulic elevators

Focus on fluids

- Check your oil reservoir regularly for impurities or degradation
- Use oil designed for your equipment
- Replace oil per the manufacturer's recommendations
- Check for a burnt-oil smell—this might mean you need an oil cooler

Prioritize pistons

- Check for scratched or worn pistons
- Check for cylinder leakage
- Check associated parts for wear (jack packing and synchronization cables or chains)
- Install a piston-gripper or a burst valve to prevent free falls

Traction elevators

Stay smooth

- Maintain proper lubrication
- Check sheave grooves and regroove, repair or replace as needed
- Check to ensure adequate brake lining

Ready the ropes

- Inspect ropes for wear, fraying or oxidation (rouging)
- Measure rope diameter with a go/no-go rope gauge
- Lubricate traction ropes regularly
- DO not lubricate governor ropes—if lubrication or leakage occurs, replace them

Hoist way, pit areas and overheads

Keep things clean

- Clean pit areas
- Watch for debris and spilled oil
- Ensure all rails and guides for the car and counterweight are clean and solid

Secure safely

- Buffers must be secured in position.
- Check traveling cables and ensure cable attachments are secured in place
- Ensure the presence and operation of smoke detectors and sprinklers

When to replace

Here are a few key parts that commonly need replacement—and how to know when it's time.

Replace rollers if ...

- They make noise
- You notice poor mechanical door action

Replace the door clutch if ...

- It doesn't engage the hoist doors properly
- The door restrictor is not functioning

Replace the door gibs and fire tab if ...

- They are missing or worn

Replace fixture buttons if ...

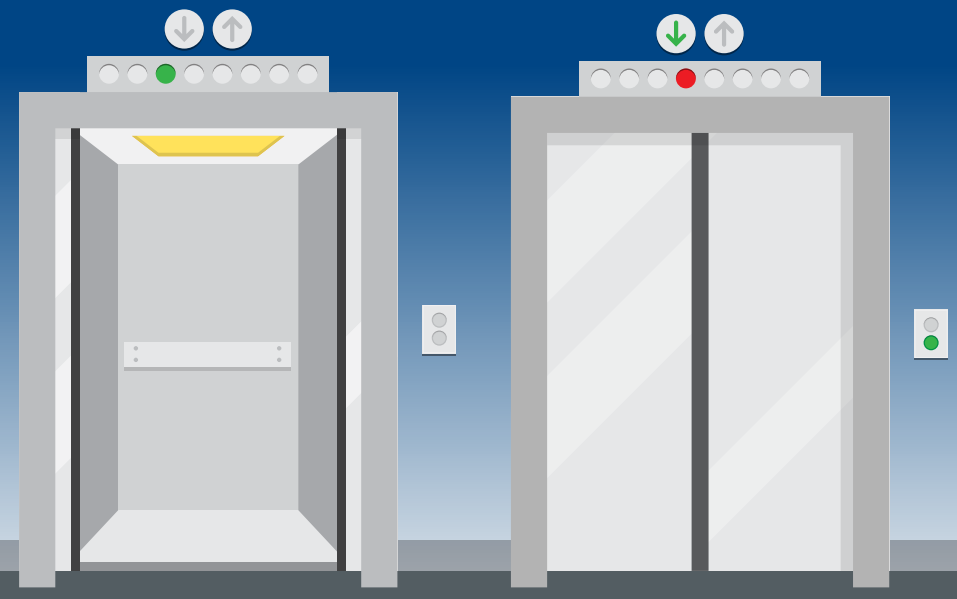
- They are worn to the point of illegibility
- They do not light

Replace jack seals if ...

- There is leakage
- If there is "grabby" action

Replace car guide shoes

- They are worn or missing



Hoist way and car doors, operators and car top

Mind the doors

- Inspect the door gibs for wear or damage
- Ensure doors operate smoothly without excessive noise
- Check car door opening and closing speed
- Ensure closing force complies with local codes
- Hoist way doors must close completely (ensure spirators or other closing devices are working correctly)
- Inspect door operator arms and linkage and door clutches, relating cables and pulleys for wear and damage
- Ensure proper operation of door restrictors and hatch door interlocks

Keep up with car top

- Ensure a proper car-top maintenance station
- Ensure all car-top buttons and work light bulbs are functional
- Ensure proper latching of car-top exits (from the top side only)

Hallway Fixtures Car Operating Panel

Keep things lit and legible

- Buttons must be functioning—illuminated when pressed and not stuck in place
- Ensure labels are clearly visible
- Position indicators and lanterns should illuminate and display correctly
- Key switch lock plate labels should be present and legible; check for debris in key slots

Audit audio equipment

- Ensure the emergency communication device is properly labeled and functioning
- Check the audio messaging unit if so equipped



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