

**FOR IMMEDIATE RELEASE**

**Construction Industry Council Publishes**  
**Safety Alert No. 001/15 Safety Use of Vertical Transportation at**  
**Construction Sites**

**Hong Kong • 14 January 2015** – The Construction Industry Council (CIC) today released a new publication entitled *Safety Alert No. 001/15 Safety Use of Vertical Transportation at Construction Sites* (Safety Alert). This Safety Alert is aimed at encouraging stakeholder to provide a safe and effective vertical transportation to workers within the construction sites.

**Introduction**

To encourage the construction industry stakeholders to provide a safe and effective vertical transportation to workers within the construction sites, the Task Force on Safety of Lift Shaft Works, under the CIC's Committee on Construction Safety (Com-CSY) has prepared this Safety Alert. It is recommended to provide Builder's Lift (Passenger Hoist/ Builder's Lift within lift shaft) in construction site where high rise building is proposed and built in order to provide a safe and effective vertical transportation to workers within the construction premise.

Relevant stakeholders such as Developer, Architect, Engineer, Contractor and the like should thoroughly consider the feasibility to provide Builder's Lift during design and planning stage; hoisting works should be ensured to have followed the approved method statement; Builder's Lift should only be operated by competent operator; and a clean and safe working environment should be maintained.

**Publication**

Mr. CHEUNG Hau-wai, Chairman of the Com-CSY of the CIC said, "The use of builder's lifts, if properly planned, designed and used, can provide convenient transport of site personnel, reduce travelling time, increase productivity and reduce the risks associated with human fatigue and manual handling operations."

Ms. Ada FUNG, Chairperson of the Task Force on Safety of Lift Shaft Works said, “We urge all parties in the construction sites where high-rise building exceeding 30 meters is proposed and built to take into account the considerations included in this Safety Alert. We hope Developers, Architects, Engineers, Contractors and the like would thoroughly consider the feasibility to provide a safe and effective vertical transportation in construction site during design and planning stage.”

The Safety Alert is available for download on the CIC’s website [www.hkcic.org](http://www.hkcic.org).

### **About the Construction Industry Council**

The Construction Industry Council (CIC) was formed on 1 February 2007 under the *Construction Industry Council Ordinance* (Cap. 587). The CIC consists of a chairman and 24 members representing various sectors of the industry including employers, professionals, academics, contractors, workers, independent persons and government officials.

The main functions of the CIC are to forge consensus on long-term strategic issues, convey the industry’s needs and aspirations to government, provide training and registration for the construction workforce and serve as a communication channel for government to solicit advice on all construction-related matters.

To learn more about the CIC, please visit [www.hkcic.org](http://www.hkcic.org) for further details.

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(The Safety Alert can be found on P.3 to P.6)



**Considerations during Design and Planning Stage:**

- For building exceeding 30 meters in height, it is recommended to provide Builder’s Lift (Passenger Hoist / Builder’s Lift within lift shaft) in construction site in order to provide a safe and effective vertical transportation to workers within the construction site. To meet this purpose, relevant stakeholders such as Developer, Architect, Engineer, Contractor and the like should well consider the feasibility to provide Builder’s Lift during design and planning stage.
- The use of builder’s lifts, if properly planned, designed and used, can provide convenient transport of site personnel, reduce travelling time, increase productivity and reduce the risks associated with human fatigue and manual handling operations.
- Concerned Factors to select suitable Vertical Transportation for the construction sites:

	<b>Passenger Hoist</b>	<b>Builder’s Lift within lift shaft</b>
<b>General Description</b>	Location of passenger hoist on site should be considered in conjunction with the location of tower crane, material hoist, temporary refuse chute, erected scaffoldings, temporary water mains and the associated drainage pipeline and the integrity of the structure to support the lift.	Builder’s Lift is more flexible than other types of lift in operation. It will not be affected by adverse weather especially in typhoon and raining season.
<b>Usage</b>	Solely for lifting or lowering persons for any building height.	Gain efficiency to install for high rise building with 30 floors or above.
<b>Limitation</b>	Less suitable for curve building.	Less effective for building lower than 30 floors.
<b>Key factors to be concerned</b>	i) Contract Arrangement : • Feasibility of Builder’s Lift Provision • Time of availability ii) Effect to Master Construction Programme iii) Block Design : • Availability of external mounting and accessibility • Adequacy of structural design for hoisting, lifting work for Builder’s Lift iv) Efficiency : • Travelling speed • Loading capacity • Weather condition • Frequency of use v) Process Safety Risk : • Consider the hazards and risks associated with the work to be undertaken for specific vertical transportation.	



**Disclaimer**

Whilst reasonable efforts have been made to ensure the accuracy of the information contained in this publication, the CIC nevertheless would encourage readers to seek appropriate independent advice from their professional advisers where possible and readers should not treat or rely on this publication as a substitute for such professional advice for taking any relevant actions.

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### **Considerations during Installation Stage:**

- Do not carry out the installation works of a Builder's Lift unless written approval of design of the Builder's Lift has been granted by the Director of Electrical and Mechanical Services.
- Appoint competent persons to conduct job specific risk assessments before the commencement of work.
- Formulate and implement method statements taking into account the results of the assessment.
- Ensure that clear unobstructed and safe access routes should be provided at an appropriate stage for delivery of lift equipment / components to facilitate the installation, alteration of height travel and dismantling of Builder's Lift.
- Provide all necessary information, instruction, training and supervision to personnel involved.
- Ensure that registered examiners<sup>1</sup> shall test and examine Builder's Lift after completion of installation, major alteration or alteration of height of travel.

### **Considerations during Operation Stage (Owners<sup>2</sup> of Builder's Lift):**

#### **In General**

- Make sure that Builder's Lift shall only be operated by competent operator.
- Ensure that Builder's lift is properly maintained and periodically inspected, cleaned, oiled and adjusted by registered contractor.
- Employ registered examiners every six months to test and examine Builder's Lift.
- Ensure only competent workers of registered contractors<sup>3</sup> and workers under their direct supervision shall erect and dismantle Builder's Lift.
- Ensure Builder's Lift shall not be overloaded.
- Provide and maintain sufficient illumination at each landing.
- Provide and maintain power supplies from a fixed source for the sole use by the registered contractor during the Builder's Lift installation and operation period at locations as agreed by the registered contractor.

#### **Within Lift Shaft**

- Provide and maintain adequate strength together with waterproof protective deck inside the lift shaft to protect the Builder's Lift (within lift shaft) and subsequently remove as necessary.
- Provide and maintain protection deck and working deck above the cathead of the Builder's Lift (within lift shaft) to seal off the lift shaft.
- Provide at least one suitable and effective fire extinguisher on the cathead of the Builder's Lift (within lift shaft).



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### **Competent Operator**

- Ensure Builder's Lift shall not be overloaded.
- Ensure no disturbance of safety device when Builder's Lift is in operation.
- Visual inspection shall be made before using Builder's Lift.
- If any debris or damage is found on Builder's Lift, stop work and report to the management personnel immediately.

### **Construction Workers / Site Personnel**

- Maintain a clean and safe working environment at each landing. Water is not allowed inside the lift shaft in any case.
- Do not overload the Builder's Lift.
- Do not carry fire risk materials, explosive materials and wet trade materials when using Builder's Lift.
- Smoking is not allowed in the lift car.
- Do not lean against car doors.
- Do not temper the gate / lift door of the Builder's Lift.

### **Remarks:**

According to Builders' Lifts and Tower Working Platforms (Safety) Ordinance, Chapter 470, Section 2:

1. **Registered examiner**, in relation to lift work, means a person whose name is for the time being on the register of examiners kept under this Ordinance.
2. **Owner** means the owner of a builder's lift or tower working platform or, where it is leased, means the lessee of it, and includes:
  - any agent or person in charge or having the control or management of it; and
  - the contractor who is responsible for the construction site at which it is being used.
3. **Registered contractor**, in relation to lift work, means a person whose name is for the time being on the register of contractors kept under this Ordinance.

### **Relevant Reference:**

- Builders' Lifts and Tower Working Platforms (Safety) Ordinance, Chapter 470., EMSD Hong Kong Special Administrative Region (HKSAR).
- Code of Practice on the Design and Construction of Builder's Lift., EMSD Hong Kong Special Administrative Region (HKSAR).
- Circular Letters for Builder's Lifts and Tower Working Platforms., EMSD Hong Kong Special Administrative Region (HKSAR).



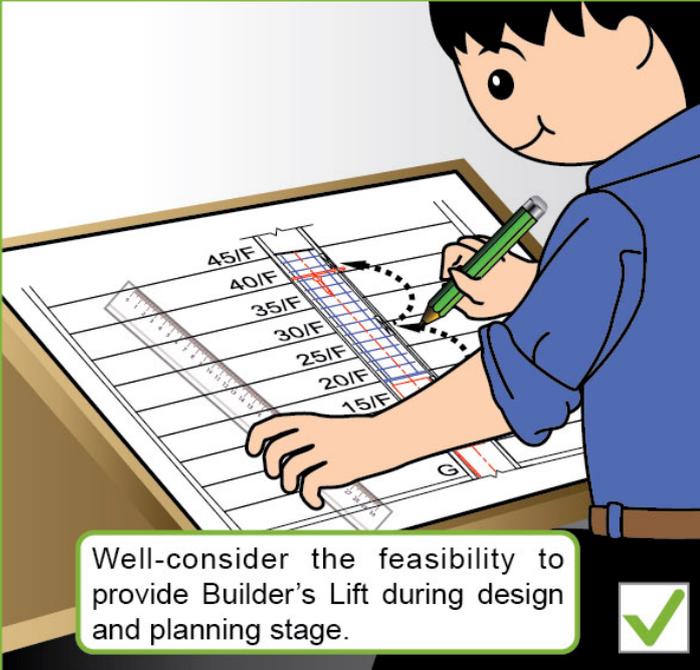
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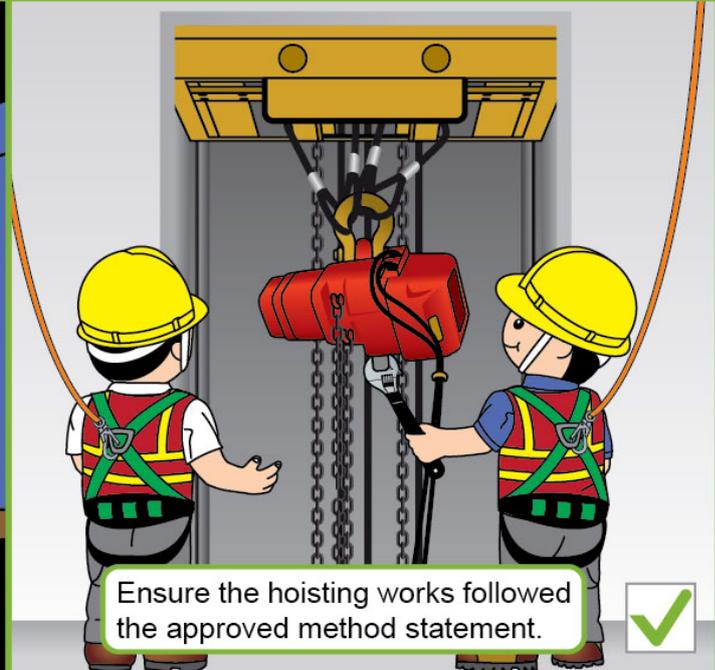
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Well-consider the feasibility to provide Builder's Lift during design and planning stage.



Ensure the hoisting works followed the approved method statement.



**MAX. NO OF PERSONS INCLUDING OPERATOR: 11**  
最高可載人數包括操作員：  
**MAXIMUM WEIGHT: 900kg**  
最高載重：

THIS MACHINE SHALL BE OPERATED BY A COMPETENT OPERATOR ONLY  
本裝置祇能由合資格操作員操作

EMERGENCY SERVICE  
緊急服務  
☎2100 9000 / 5555 5555  
Registration No. RC0064  
註冊編號

Make sure that Builder's Lift shall only be operated by competent operator.



Maintain a clean and safe working environment.



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