

OWNER'S GUIDE · ELEVATORS

Elevator Modernization Planning Guide

What to plan for beyond the elevator contract: building work, downtime, lead times and code upgrades, so your modernization stays on budget.

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Written for: Owners of institutional, commercial and multi-residential buildings, and their property managers.

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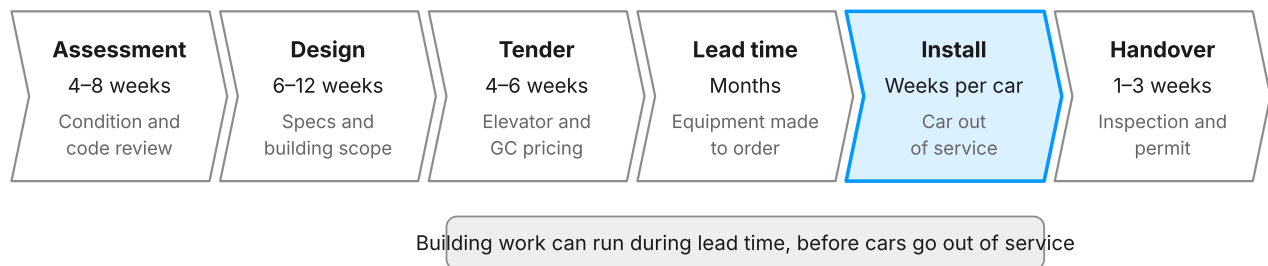
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What a modernization really involves

An elevator modernization is more than an elevator contract. The elevator contractor replaces the controller, machine and fixtures. The building usually has to bring the pit, machine room, power, fire alarm and accessibility up to current code around it.

Owners who plan only for the elevator contract are often surprised by the building work, the downtime and the lead times. This guide covers what to plan for.

Typical project phases



Plan for one to two years from first assessment to the last car back in service

Durations are indicative and vary with the equipment, number of cars and supplier lead times. Confirm current lead times with your elevator contractor.

Building work owners often miss

Area	What may be needed	Usually done by
Pit	Sump and pump to current code, waterproofing, pit ladder, lighting, stop switch	GC and trades
Machine room	Ventilation or cooling for new equipment, lighting, fire-rated door, removal of unrelated equipment	GC and mechanical
Power	New feeders and disconnects sized for the new machine, car lighting circuits	Electrical
Fire alarm	Recall interface, smoke and heat detection in machine room and hoistway, sprinkler shunt-trip	Electrical and fire alarm
Hoistway	Openings and entrances, fire-rated doors and frames, venting, cleaning and repair	GC and elevator
Accessibility	Car and hall fixtures, signage, communication device	Elevator, with GC finishes
Hazardous materials	Asbestos in older machine rooms, brake linings or hoistway finishes	Abatement contractor

Keeping the building running

SINGLE-ELEVATOR BUILDINGS

- Plan accessible alternatives for residents, staff and visitors before the car goes out
- Schedule installation during your quietest season
- Arrange temporary stair-climbing assistance or relocation where needed
- Tell occupants dates early, and update them weekly

MULTI-CAR BUILDINGS

- Modernize one car at a time so service continues
- Expect slower service and longer waits during each phase
- Protect lobby and hoistway finishes along the delivery route
- Coordinate fire alarm work so the building is never left unprotected

Owner's planning checklist

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| ☐ Condition assessment done by an independent elevator consultant | ☐ Equipment lead time and installation duration confirmed in writing |
| ☐ Code upgrades triggered by the alteration identified | ☐ Occupant communication and accessibility plan in place |
| ☐ Building work scoped alongside the elevator scope, not after it | ☐ Elevator permit and inspection responsibilities assigned |
| ☐ Budget includes building work, consultant fees and contingency | ☐ Maintenance contract terms for the new equipment agreed before award |

Planning a modernization?

Boald handles the building side of elevator modernizations — pits, sumps, machine rooms and finishes — working alongside your elevator contractor. Call us early, and we'll help you scope it properly.

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