



Report on the lift in City Hall

An estimate was received in 2021 to upgrade the lift controller and associated wiring in City Hall for €50,000. The decision was made not to proceed based on the condition of the controller and the fact that none of the major electronic components have failed and replacement parts are still available. It is envisaged that the costs for this work will have risen by at least 30%. Electrical services are of the opinion this upgrade was not warranted at that time.

Their recommendation is to monitor the lift performance for the next 6 months and then review.

Breakdown History in 2022.

- 11/5/2022 – Lift out of service (OOS) due to door mechanism pick-ups fault, mechanism adjusted & lift returned to service same day.
- 31/5/2022 – Lift OOS due to door mechanism lock fault, mechanism adjusted and returned to service same day.
- 2/8/2022 – Lift OOS due to Auto dialler fault, auto dialler re-calibrated & lift returned to service same day.
- 20/6/2022 – Lift OOS due to fault on power board in machine room. Power board and pressure switch for valve block replaced. Lift returned to service 28/6/2022.
- 14/10/2022 – Lift OOS due to landing door contact fault, locks adjusted and returned to service same day.
- 5/11/2022 – Entrapment of member of public. Issue identified as blown fuse. Lift returned to service same day.

Maintenance visits in 2022

- 2/2/2022
- 22/3/2022
- 2/6/2022
- 26/10/2022
- 7/11/2022

Electrical services have conducted a detailed analysis of the breakdowns this year and acknowledge that the lift has had a high number of breakdowns.

The majority of the breakdowns have been minor consumable parts, which have a limited life span. We assess this as normal wear and tear of an electro-mechanical piece of equipment that is in daily use.

Electrical services are of the opinion the controller upgrade would not have prevented the breakdowns this year.

Electrical Services have had a meeting with the lift maintenance provider and have identified a number of additional preventative maintenance measures to improve the lift reliability going forward, see below:

- Auto dialler - The auto dialler has given issues this year, a new auto dialler has been installed.
- Car Doors and operator – This system has caused some issues this year, the lift maintenance provider has conducted additional maintenance on this system as requested.
- Landing Doors – This system has caused some issues this year, the lift maintenance provider has conducted additional maintenance on this system as requested.
- Machine Room – We have requested the lift maintenance provider to assess the condition of the valve block seals. The lift maintenance provider has advised they are in good working condition.

The additional maintenance outlined above will improve the reliability of the lift going forward. The lift maintenance provider has attended site recently and completed the additional maintenance outlined.

Our department is of the opinion at this time the lift is in good condition for its age and does not require an upgrade.

Electrical services would preliminarily estimate the replacement of the lift would be in excess of €250,000.

Stephen Fitzsimons
Executive Engineer
Electrical Services