

IS YOUR LIFT SAFE?

Scroll down through our safety questions below. If you answer 'no' to any question, your lift is probably unsafe.

The following is for your general guidance. For detailed information specific to a particular lift, please refer to the [Malta Competition and Consumer Affairs Authority \(MCCAA\)](#) (lifts in residential buildings) or the [Occupational Health and Safety Authority \(OHSA\)](#) (workplace lifts).

Lift accidents can be avoided by proper installation, maintenance and correct use. Lift suppliers are legally obliged to provide safe equipment, parts and installation ([Lift Regulations 2002](#)).

Condominium administrators or, in default, lift owners are obliged under the [Inspection of Lifts Regulations 2007 \(ILR 2007\)](#) to ensure that the installation is certified, registered and regularly inspected and maintained, and that the lift is used appropriately.

Once a lift is put into service, the lift's owners are legally responsible for any accidents due to non-conformity or poor maintenance. The lift owners are ultimately responsible for safety even if an administrator is appointed.

In blocks of apartments, where one or more lifts are shared and are therefore part of the common parts, the administrator becomes the responsible person to ensure lift safety. If no administrator has been appointed, then all the lift owners are jointly responsible for ensuring lift safety.

An unsafe lift is an accident waiting to happen. Responsible providers of support services to lifts ensure that lift installations entrusted to their care are in conformity with regulations. They also draw the attention of lift owners to statutory requirements, such as [Inspection of Lifts Regulations 2007 \(ILR 2007\)](#).

1. Is the lift registered?

If your lift is not registered, it is probably unsafe. Contact the lift owner/s about having the lift registered.

Registered lifts are tested, inspected and certified regularly to ensure they conform to safety regulations.

Unregistered lifts are usually uncertified, are less likely to be well maintained, and are not routinely tested and inspected. This puts passenger's safety and lives at risk.

The lift registration fee is a once-only Eur10 payment. The price is not a barrier to registration, so an unregistered lift is likely to be non-compliant in some way, which means it is intrinsically unsafe.

Once a lift has been installed, it must be inspected by a Notified Body accredited by the [Malta Competition and Consumer Affairs Authority](#). If the lift is compliant with safety requirements, the Notified Body will issue a certificate of conformity.

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A lift cannot be registered without a certificate of conformity to show that it has been installed correctly and tested for safety.

The law requires lifts to be registered with the [Malta Competition and Consumer Affairs Authority \(MCCAA\)](#).

2. Is the lift regularly maintained?

If your lift is not regularly maintained, it is or will become unsafe. Contact the lift owner/s to organize regular maintenance.

Regular servicing and repair are required by law. Servicing and repair must be done by a competent service provider.

EN. 13015 states that all lifts must be subjected to indepth servicing at least at six-monthly intervals, or more frequently if so specified by the lift manufacturers, or by the appointed [Accredited Conformity Assessment Body \(ACAB\)](#) where site conditions require it.

3. Is the lift regularly inspected?

If your lift is not inspected at regular intervals, it is or will become unsafe. Contact the lift owner/s to commission an [ACAB](#) to inspect the lift.

Regular preventive inspection is required by law. It is not an option. The purpose of preventive inspection is to ensure that the lift's regular maintenance is effective and that the lift continues to comply with safety regulations.

In residential buildings, lifts should be inspected annually. In workplaces, inspection should be twice a year.

Preventive inspection is carried out by an [Accredited Conformity Assessment Body \(ACAB\)](#), not by your lift maintenance company. [ACABs](#) are the only service providers who are authorised to carry out preventive inspections of lifts.

The [ACAB](#) should present a copy of the Preventive Inspection report to the lift's owners who should then send a copy to the appropriate registration authority ([OHSA](#) for lifts in the workplace, [MCCAA](#) for lifts in residential buildings).

The [ACAB](#) must be appointed exclusively by the lift's owner, and not by the lift service provider. Click on the certification tab for access to a list of [ACABs](#).

4. Has the lift been subject to a Thorough Examination?

If your lift is six years old (workplace) or 10 years old (residential buildings), and has not been through a Thorough Examination, it is or will become unsafe. The lift owner/s should commission an [ACAB](#) to conduct a Thorough Examination.

All lifts should be subject to a Thorough Examination at least every 10 years in residential buildings and every 6 years in workplaces. Thorough Examination assesses the lift against the minimum lift safety standards in force at the time. Regular Thorough Examination is required by law. It is not an option.

The Thorough Examination Report lists any risks or hazards identified during the examination, and sets deadlines for the completion of remedial works. Compliance periods can range from 48 weeks to 12 years, depending on the severity of each identified risk or hazard.

The Thorough Examination should be done by an [Accredited Conformity Assessment Body \(ACAB\)](#). The [ACAB](#) should present a copy of the Thorough Examination report to the lift owners who should then send a copy to the appropriate registration authority ([OHSA](#) or [MCCAA](#)).

The date for a lift's first Thorough Examination depends on when the lift was first put to use, not when it was registered.

To find out when your lift's Thorough Examination is due, consult the ACAB appointed by the lift owner or administrator, or the [Malta Competition and Consumer Affairs Authority](#) when you hand in your lift's registration application.

5. Is a manned 24/7 passenger rescue service in place?

If your lift is not covered by a manned 24/7 rescue service, passengers' safety is at risk and you could be liable for any consequences, including passenger injury or death. The lift owner/s should engage a reputable 24/7 rescue service provider.

All passenger lifts should be covered by a manned 24/7 rescue service. This is required by law.

According to EU standards (EN. 13015) rescue services should be on site within one hour of receiving a report that a passenger is trapped in the lift.

A permanent two-way voice communication device, activated by pushing the alarm button, is now mandatory in all passenger lifts. The device should be included when a new lift is installed. In established lifts, the device can be retrofitted.

An ordinary phone handset installed in the lift car does not conform to relevant safety directive (Dir.95/16/EC).

6. Are all relevant documents kept in the lift's safety file?

If lift documents are not available, safety procedures are probably incomplete and the lift owners are breaking the law.

Lift owners are obliged by law to maintain a technical file containing all the documents relating to the lift including the lift's:

- registration certificate,
- certification of conformity,
- Preventive Inspection Reports,
- Thorough Examination Reports,
- records of safety modifications and other works including repairs and servicing.

The file should be made available to authorised persons on request.

7. Is the access route to the lift's machine room well lit, clear and safe?

If access is obstructed, or if the machine room is accessed by unauthorised persons, lift passengers' safety is at risk.

Access to a lift's machine room should be well lit, kept free of obstacles, and allow safe transit.

The machine room must be kept locked at all times and access should be permitted ONLY to authorised persons.

MORE INFORMATION

[Lift safety FAQs](#)

[Lift certification](#)

[Malta Lift Association members](#)

CONTACTS

TO REPORT A LIFT'S SAFETY SHORTCOMINGS

Contact the lift's owner and copy the report to the appropriate enforcement body.

Workplace lifts

[Occupational Health and Safety Authority](#)

P 17, Triq Edgar Ferro, Pietà, PTA 1533, Malta.

E ohsa@gov.mt T (356) 21 247 677 / 21 247 678 F (356) 21 232 909

Residential buildings

[Malta Competition and Consumer Affairs Authority](#)

E info@mccaa.org.mt Email subject line: *Attn. Technical Regulations Division*

P Mizzi House, National Road, Blata l-Bajda, HMR 9010, Malta.

T (356) 2395 2224 / 2395 2000 F (356) 21 242 406

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