

## **Recommended Changes to the Houston Water Sensor Amendment by the Texas State Elevator Inspector and Houston Elevator Department**

*Underlines and strikethroughs show proposed changes to Houston Building Code amendment Sections 3003.4 and 3003.4.1 for elevator water sensors.*

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**3003.4 Emergency hoistway water sensor.** Each elevator hoistway and/or each connected bank of elevator hoistways within a structure located within the 100-year and 500-year floodplain, and elevators located outside the floodplain where elevator cabs travel to floor levels below grade level, shall include a water sensor installed in the hoistway below the landing of the lowest floor served by the elevator.

1. The water sensor shall be installed to automatically override and limit the elevator controls to prevent the elevator(s) and elevator equipment, including counterweights where provided, from descending into flooded areas and cause automatic removal of the elevator from service at a designated floor level approved by the fire code official when the hoistway is flooded and where the elevator shall remain~~limit the lowest level of elevator cab travel to a designated floor approved by the fire code official~~ until the flooding has receded and the elevator(s) is manually reset in compliance with 3003.4 Item number 3.
2. ~~The a~~Activation of the automatic water sensor override shall activate visual or audio notification to the building's management. When an off-site monitoring service is utilized, they shall immediately notify building management of activation of the override system.
3. Return to normal automatic operation of the elevator control systems shall require a means of manual reset. The means of manual reset shall be accessible only by a Texas licensed elevator contractor.
4. ~~The is code~~ provisions of Section 3003.4 Item number 1 through 4 shall be retroactive and applicable to all existing and annexed structures having elevators that do not already comply with the exception found in Section 3003.4.1.

**3003.4.1 Compliance timeline for existing and annexed structures.** On or before December 31, 2026, or within five years after the date of annexation of a building into the *jurisdiction* after April 1, 2022, each elevator hoistway and/or bank of connected elevator hoistways shall be equipped with an emergency hoistway water sensor system installed in accordance with Section 3003.4.

**Exception:** This section shall not apply to existing elevator systems containing water sensors installed in the hoistway below the landing of the lowest floor level served that automatically remove the elevator from service to a designated floor level approved by the *fire code official* when the hoistway is flooded. These specific systems shall also require a manual reset to return to normal operation as specified by Section 3003.4 Item number 3 of this code.

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*\*Includes updates to Section 3003.4, Item #2 that are recommended by Houston BOMA and the City of Houston.*