



Economic Impact Analysis Virginia Department of Planning and Budget

18 VAC 50-30 – Certified Accessibility Mechanics
Department of Professional and Occupational Regulation
June 10, 2011

Summary of the Proposed Amendments to Regulation

The Board for Contractors proposes to amend its regulations to include “Certified Accessibility Mechanics” among its regulant population. The proposed amendments include adding a definition of “Certified Accessibility Mechanics”, the criteria for such certification, the fees associated with such certification, the continuing education associated with such certification, prohibited acts, and the jurisdiction of the Board over such regulants. The proposed amendments also include an endorsement for “limited use/limited application” elevators.

Result of Analysis

The benefits likely exceed the costs for all proposed changes.

Estimated Economic Impact

The proposed regulations define certified accessibility mechanic as “an individual who is certified by the board who is engaged in erecting, constructing, installing, altering, servicing, repairing, testing or maintaining wheelchair lifts, incline chairlifts, dumbwaiters with a capacity limit of 300 pounds, and private residence elevators.” The proposed accessibility mechanic certification is essentially a subset of the existing elevator mechanic certification. In other words, a certified elevator mechanic may do all the work that a certified accessibility mechanic would be legally permitted to do, but a certified accessibility mechanic would not be legally permitted to do all the work that a certified elevator mechanic can do.

The proposed regulations define limited use/limited application endorsement as “an addition to the certification record of a certified accessibility mechanic authorizing the certificate holder to erect, construct, install, alter, service, repair, test, or maintain limited use/limited

application elevators as defined by the Uniform Statewide Building Code.” The proposed accessibility mechanic certification with the additional limited use/limited application endorsement is still a proper subset of the existing elevator mechanic certification. So a certified elevator mechanic may do all the work that a certified accessibility mechanic with the limited use/limited application endorsement would be legally permitted to do, but a certified accessibility mechanic limited with the use/limited application endorsement would not be legally permitted to do all the work that a certified elevator mechanic can do.

The requirements to become a certified accessibility mechanic are less burdensome than the requirements to become a certified elevator mechanic, with or without the limited use/limited application endorsement. Thus, for the individuals and firms who are only engaged in the activities permitted under the certified accessibility mechanic definition, the proposed new certification creates a significant benefit. The requirements for the new certification are still substantial and relevant, and will likely be sufficient to ensure public safety. Therefore the proposed amendments are very likely to produce a net benefit for the Commonwealth.

Businesses and Entities Affected

Firms that employ labor who are engaged in erecting, constructing, installing, altering, servicing, repairing, testing or maintaining wheelchair lifts, incline chairlifts, dumbwaiters with a capacity limit of 300 pounds, and private residence elevators will be affected by the proposed regulations. The Department of Professional and Occupational Regulation forecasts that there will be approximately 150 to 300 applications for accessibility mechanic certification and limited use/limited application endorsement.

Localities Particularly Affected

The proposed amendments do not disproportionately affect particular localities.

Projected Impact on Employment

The proposal amendments are unlikely to significantly affect total employment.

Effects on the Use and Value of Private Property

The creation of the accessibility mechanic certification may moderately reduce costs for firms that employ labor who are engaged in erecting, constructing, installing, altering, servicing, repairing, testing or maintaining wheelchair lifts, incline chairlifts, dumbwaiters with a capacity

limit of 300 pounds, and private residence elevators. Thus the value of these firms may moderately increase.

Small Businesses: Costs and Other Effects

The creation of the accessibility mechanic certification may moderately reduce costs for firms that employ labor who are engaged in erecting, constructing, installing, altering, servicing, repairing, testing or maintaining wheelchair lifts, incline chairlifts, dumbwaiters with a capacity limit of 300 pounds, and private residence elevators.

Small Businesses: Alternative Method that Minimizes Adverse Impact

The proposed amendments do not adversely affect small businesses.

Real Estate Development Costs

The creation of the accessibility mechanic certification may moderately reduce costs for firms that employ labor who are engaged in erecting, constructing, installing, altering, servicing, repairing, testing or maintaining wheelchair lifts, incline chairlifts, dumbwaiters with a capacity limit of 300 pounds, and private residence elevators. Real estate that is being developed with buildings or structures that include these elements may find their costs slightly reduced.

Legal Mandate

The Department of Planning and Budget (DPB) has analyzed the economic impact of this proposed regulation in accordance with Section 2.2-4007.04 of the Administrative Process Act and Executive Order Number 14 (10). Section 2.2-4007.04 requires that such economic impact analyses include, but need not be limited to, the projected number of businesses or other entities to whom the regulation would apply, the identity of any localities and types of businesses or other entities particularly affected, the projected number of persons and employment positions to be affected, the projected costs to affected businesses or entities to implement or comply with the regulation, and the impact on the use and value of private property. Further, if the proposed regulation has adverse effect on small businesses, Section 2.2-4007.04 requires that such economic impact analyses include (i) an identification and estimate of the number of small businesses subject to the regulation; (ii) the projected reporting, recordkeeping, and other administrative costs required for small businesses to comply with the regulation, including the type of professional skills necessary for preparing required reports and other documents; (iii) a

statement of the probable effect of the regulation on affected small businesses; and (iv) a description of any less intrusive or less costly alternative methods of achieving the purpose of the regulation. The analysis presented above represents DPB's best estimate of these economic impacts.