

# Kelley Lift Helps Retirement Community Maintenance Staff Prevent Injuries While Moving Equipment & Supplies

## Equipment Focus: Kelley KLT Series Scissor Lift Table

Oftentimes, simple solutions turn out to be the best solutions. For a coastal retirement community in Virginia Beach their simple solution was actually four decades in the making.

Over the past 40 years, the maintenance staff at Westminster-Canterbury on Chesapeake Bay had to manhandle heavy boiler room equipment and supplies up and down a short, but awkward flight of five concrete steps.

While primarily relying on a hand truck for such items, making sure the equipment and supplies made it to their destination without injury to staff was a constant worry.

### Safety is the primary concern

Even though the boiler room stairway is only 36 inches high from the upper landing to the ground floor, the overall height, and the steps themselves presented a serious safety challenge.

Westminster-Canterbury's boiler room is a key responsibility for the retirement community's maintenance staff overseen by Jim

Shackett, Maintenance Manager, and Luis Davila, Maintenance Supervisor.

The boiler room serves as the brains for the retirement community's complete residential water supply with two hot water boilers, a fire suppression system with associated pumps, and a closed-loop water treatment system.

*(continued)*



1612 Hutton Drive, Suite 140  
Carrollton, Texas 75006  
[Kelley@4FrontES.com](mailto:Kelley@4FrontES.com)  
[www.kelleydocksolutions.com](http://www.kelleydocksolutions.com)



## Impacts & Results



### End User Focus: **Easy Operation**

On-board lift control allows one person to easily operate the lift.



### Key Impact: **Increased Safety**

Much safer movement of heavy equipment and supplies.



### Financial Benefit: **Accident Prevention**

Helps to minimize risk of staff injuries resulting in lost work time or workers' compensation insurance claims.

# Kelley Lift Helps Retirement Community Maintenance Staff Prevent Injuries While Moving Equipment & Supplies

The entire operation services the complex's residents who reside in 442 independent living apartments (including the community's East and West Towers as well as Villas).

***“Transporting heavy equipment and supplies, even down a short set of stairs, is actually a very dangerous operation.”***

Luis Davila, Maintenance Supervisor  
Westminster-Canterbury on Chesapeake Bay

The Westminster-Canterbury boiler room's HVAC system resides on a second-level mezzanine that includes large air handlers and two chillers.

According to Davila, the boiler room experiences a high volume of weekly activity, such as chemical supply deliveries arriving in 55-gallon drums, ongoing heavy motor maintenance and repairs as well as emergency back-up equipment storage, such as pumps in case of sudden failure. He pointed out that equipment in the boiler room can weigh as much as 900 lbs.

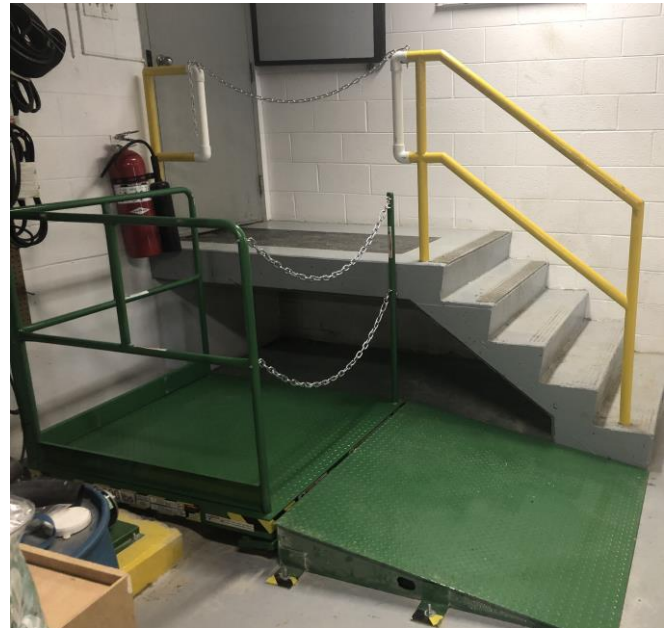
Equipment and supplies first reach the boiler room through a steel roll-up door at one of the retirement community's loading docks and then through a pedestrian door at the top of the short boiler room stairway. “Transporting heavy equipment and supplies, even down a short set of stairs, is actually a very dangerous operation,” Davila stressed.

## A simple yet highly effective solution

While visiting Westminster-Canterbury to inquire about the retirement community's lift rental equipment needs, Andrew Payne, Territory Manager at [Atlantic Lift Systems \(Norfolk\)](#), was approached about the need for a scissor lift table in the boiler room.

Payne recommended a [Kelley KLT Series \(KLT 29-2\) scissor lift table](#) with a 2,000 lb. weight capacity.

For added safety, an integrated electric toe guard eliminates the pinch point when the lift table is level with the stationary ramp. Also, an upper limit switch keeps the lift from rising above the upper stairway landing preventing another pinch point.



Payne and Atlantic Lift Systems also cut out a portion of the railing on the stairway landing and retrofitted it with PVC pipe so that equipment and supplies could easily pass through to the lift.

Davila pointed out that even though the Kelley lift is a very simple adjustment to the maintenance staff's work routine, it's a great solution overall. “Our facility's boiler room is an environment that calls for constant preparation in case of equipment operational issues or other problems,” he said. “Our scissor lift is an important component that ensures everything in the boiler room keeps performing as it should for our residents.”

Davila further mentioned that the scissor lift table is used three to four times per week and works well, especially for the amount of weight it handles. “Even if the lift was only used once every week or two, it would be more than worth it for the safety it provides which was our main goal from the start.”

***“Our scissor lift is an important component that ensures everything in the boiler room keeps performing as it should for our residents.”***

Luis Davila, Maintenance Supervisor  
Westminster-Canterbury on Chesapeake Bay