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LAW/RWH

P.L.2015, CHAPTER 21, *approved February 6, 2015*

Assembly, No. 2479 (*Second Reprint*)

1 AN ACT concerning the size of certain elevators and amending  
2 P.L.2001, c.263.

3  
4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6  
7 1. Section 1 of P.L.2001, c.263 (C.52:27D-123.14) is amended  
8 to read as follows:

9 1. Notwithstanding any <sup>1</sup>~~other law or regulation to the~~  
10 contrary, the commissioner shall modify, within 180 days of the  
11 effective date of ~~this act~~ P.L.2001, c.263, the code pertaining to  
12 elevators to require that an elevator, when installed in any newly-  
13 constructed multiple dwelling for which a construction permit is  
14 issued subsequent to the effective date of the regulations  
15 promulgated to effectuate P.L.2001, c.263 (C.52:27D-123.14), be of  
16 adequate dimensions to accommodate an ambulance cart that is 24  
17 inches by 76 inches in the horizontal open position.

18 2. Notwithstanding any<sup>1</sup> law, rule, or regulation to the  
19 contrary, within 180 days of the effective date of P.L. \_\_\_\_\_,  
20 c. (pending before the Legislature as this bill), the commissioner  
21 shall modify the code pertaining to elevators to require that <sup>1</sup>~~an~~ at  
22 least one<sup>1</sup> elevator be <sup>1</sup>~~a minimum of 81 square feet in size~~ of  
23 such an arrangement to accommodate an ambulance stretcher 24  
24 inches by 84 inches in the horizontal, open position with not less  
25 than 5-inch radius corners<sup>1</sup> when installed in any newly-constructed  
26 buildings <sup>1</sup>four or more stories above grade, or four or more stories  
27 below grade plane,<sup>1</sup> for which a construction permit is issued  
28 subsequent to the effective date of the regulations promulgated  
29 pursuant to this section <sup>1</sup>~~,~~. The commissioner shall require such  
30 elevators to bear markings to identify its designation for use by  
31 emergency medical services consistent with national standards for  
32 such markings.<sup>1</sup> <sup>2</sup>This act shall not apply to one- and two- family  
33 residences.<sup>2</sup>

34 (cf: P.L.2001, c.263, s.1)

35  
36 2. This act shall take effect immediately.

37  
38  
39 Requires elevators in new buildings be at least a certain size.

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup>Assembly AHO committee amendments adopted May 8, 2014.

<sup>2</sup>Assembly amendments adopted in accordance with Governor's recommendations September 11, 2014.

# ASSEMBLY, No. 2479

## STATE OF NEW JERSEY 216th LEGISLATURE

INTRODUCED FEBRUARY 10, 2014

**Sponsored by:**

**Assemblyman JOSEPH A. LAGANA**

**District 38 (Bergen and Passaic)**

**Assemblyman JERRY GREEN**

**District 22 (Middlesex, Somerset and Union)**

**SYNOPSIS**

Requires elevators in new buildings be at least a certain size.

**CURRENT VERSION OF TEXT**

As introduced.



(Sponsorship Updated As Of: 3/11/2014)

1 AN ACT concerning the size of certain elevators and amending  
2 P.L.2001, c.263.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. Section 1 of P.L.2001, c.263 (C.52:27D-123.14) is amended  
8 to read as follows:

9 1. Notwithstanding any other law or regulation to the contrary,  
10 the commissioner shall modify, within 180 days of the effective  
11 date of **[this act]** P.L.2001, c.263, the code pertaining to elevators  
12 to require that an elevator, when installed in any newly-constructed  
13 multiple dwelling for which a construction permit is issued  
14 subsequent to the effective date of the regulations promulgated to  
15 effectuate P.L.2001, c.263 (C.52:27D-123.14), be of adequate  
16 dimensions to accommodate an ambulance cart that is 24 inches by  
17 76 inches in the horizontal open position.

18 2. Notwithstanding any law, rule, or regulation to the contrary,  
19 within 180 days of the effective date of P.L. , c. (pending before  
20 the Legislature as this bill), the commissioner shall modify the code  
21 pertaining to elevators to require that an elevator be a minimum of  
22 81 square feet in size when installed in any newly-constructed  
23 buildings for which a construction permit is issued subsequent to  
24 the effective date of the regulations promulgated pursuant to this  
25 section,

26 (cf: P.L.2001, c.263, s.1)

27

28 2. This act shall take effect immediately.

29

30

31

#### STATEMENT

32

33 This bill requires the Commissioner of Community Affairs to  
34 promulgate regulations requiring that an elevator installed in any  
35 newly constructed building be at least 81 square feet in size. This  
36 size would improve the safety of any person living or working in a  
37 newly constructed building. Current law establishes no such size  
38 requirement.

**EXPLANATION** – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT  
COMMITTEE

STATEMENT TO  
**ASSEMBLY, No. 2479**

with committee amendments

**STATE OF NEW JERSEY**

DATED: MAY 8, 2014

The Assembly Housing and Community Development Committee reports favorably Assembly Bill No. 2479 with committee amendments.

This bill requires the Commissioner of Community Affairs to promulgate regulations requiring that in any newly constructed building four or more stories above grade, or four or more stories below grade plane, at least one elevator must be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches in the horizontal, open position with not less than 5-inch radius corners. The bill also directs the commissioner to require such elevators to bear markings to identify its designation for use by emergency medical services consistent with national standards for such markings. These standards reflect requirements in Chapter 30 (Elevators and Conveying Systems) of the International Building Code, 2012 Edition.

While current law requires elevators in newly constructed multiple dwellings for which a permit was issued after the effective date of P.L.2001, c.263 to be of adequate size to accommodate a stretcher that is 24 inches by 76 inches in the horizontal, open position, there is currently size requirement for elevators in buildings that are not multiple dwellings. The sponsors believe that the minimum elevator size requirement would improve the safety of any person living or working in a newly constructed building.

COMMITTEE AMENDMENTS:

The committee amended the bill to:

- (1) require the Commissioner of Community Affairs to promulgate regulations establishing minimum size requirements for at least one elevator in every newly constructed building; and
- (2) require such elevators in newly constructed buildings to bear markings identifying it for use by emergency medical services.

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

[First Reprint]

**ASSEMBLY, No. 2479**

# **STATE OF NEW JERSEY**

DATED: JUNE 26, 2014

The Senate Community and Urban Affairs Committee reports favorably Assembly Bill No. 2479 (1R).

This bill would require the Commissioner of Community Affairs to promulgate regulations requiring that in any newly constructed building four or more stories above grade, or four or more stories below grade plane, at least one elevator must be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches in the horizontal, open position with not less than 5-inch radius corners. The bill also directs the commissioner to require such an elevator to bear markings to identify its designation for use by emergency medical services consistent with national standards for such markings. These standards reflect requirements in Chapter 30 (Elevators and Conveying Systems) of the International Building Code, 2012 Edition.

While current law requires elevators in newly constructed multiple dwellings for which a permit was issued after the effective date of P.L.2001, c.263 to be of adequate size to accommodate a stretcher that is 24 inches by 76 inches in the horizontal, open position, there is currently no size requirement for elevators in buildings that are not multiple dwellings.

This bill is identical to Senate Bill No. 2153, which the committee also reported on this date.

# SENATE, No. 2153

## STATE OF NEW JERSEY 216th LEGISLATURE

INTRODUCED JUNE 9, 2014

**Sponsored by:**

**Senator JEFF VAN DREW**

**District 1 (Atlantic, Cape May and Cumberland)**

**Senator SANDRA B. CUNNINGHAM**

**District 31 (Hudson)**

**Co-Sponsored by:**

**Senators Ruiz and Gordon**

**SYNOPSIS**

Requires elevators in new buildings be at least a certain size.

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 7/1/2014)**



1 AN ACT concerning the size of certain elevators and amending  
2 P.L.2001, c.263.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. Section 1 of P.L.2001, c.263 (C.52:27D-123.14) is amended  
8 to read as follows:

9 1. Notwithstanding any **【**other law or regulation to the  
10 contrary, the commissioner shall modify, within 180 days of the  
11 effective date of this act the code pertaining to elevators to require  
12 that an elevator, when installed in any newly-constructed multiple  
13 dwelling for which a construction permit is issued subsequent to the  
14 effective date of the regulations promulgated to effectuate  
15 P.L.2001, c.263 (C.52:27D-123.14), be of adequate dimensions to  
16 accommodate an ambulance cart that is 24 inches by 76 inches in  
17 the horizontal open position.**】** law, rule, or regulation to the  
18 contrary, within 180 days of the effective date of P.L. ,  
19 c. (pending before the Legislature as this bill), the commissioner  
20 shall modify the code pertaining to elevators to require that at least  
21 one elevator be of such an arrangement to accommodate an  
22 ambulance stretcher 24 inches by 84 inches in the horizontal, open  
23 position with not less than 5-inch radius corners when installed in  
24 any newly-constructed buildings four or more stories above grade,  
25 or four or more stories below grade plane, for which a construction  
26 permit is issued subsequent to the effective date of the regulations  
27 promulgated pursuant to this section. The commissioner shall  
28 require such elevators to bear markings to identify its designation  
29 for use by emergency medical services consistent with national  
30 standards for such markings.

31 (cf: P.L.2001, c.263, s.1)

32

33 2. This act shall take effect immediately.

34

35

36

#### STATEMENT

37

38 This bill requires the Commissioner of Community Affairs to  
39 promulgate regulations requiring that in any newly constructed  
40 building four or more stories above grade, or four or more stories  
41 below grade plane, at least one elevator must be of such size and  
42 arrangement to accommodate an ambulance stretcher 24 inches by  
43 84 inches in the horizontal, open position with not less than 5-inch  
44 radius corners. The bill also directs the commissioner to require  
45 such elevators to bear markings to identify its designation for use

**EXPLANATION** – Matter enclosed in bold-faced brackets **【thus】** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 by emergency medical services consistent with national standards  
2 for such markings. These standards reflect requirements in Chapter  
3 30 (Elevators and Conveying Systems) of the International Building  
4 Code, 2012 Edition.

5 While current law requires elevators in newly constructed  
6 multiple dwellings for which a permit was issued after the effective  
7 date of P.L.2001, c.263 to be of adequate size to accommodate a  
8 stretcher that is 24 inches by 76 inches in the horizontal, open  
9 position, there is currently no size requirement for elevators in  
10 buildings that are not multiple dwellings. The sponsor believes that  
11 the minimum elevator size requirement would improve the safety of  
12 any person living or working in a newly constructed building.

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### SENATE, No. 2153

# STATE OF NEW JERSEY

DATED: JUNE 26, 2014

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 2153.

This bill would require the Commissioner of Community Affairs to promulgate regulations requiring that in any newly constructed building four or more stories above grade, or four or more stories below grade plane, at least one elevator must be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches in the horizontal, open position with not less than 5-inch radius corners. The bill also directs the commissioner to require such an elevator to bear markings to identify its designation for use by emergency medical services consistent with national standards for such markings. These standards reflect requirements in Chapter 30 (Elevators and Conveying Systems) of the International Building Code, 2012 Edition.

While current law requires elevators in newly constructed multiple dwellings for which a permit was issued after the effective date of P.L.2001, c.263 to be of adequate size to accommodate a stretcher that is 24 inches by 76 inches in the horizontal, open position, there is currently no size requirement for elevators in buildings that are not multiple dwellings.

This bill is identical to Assembly Bill No. 2479 (1R), which the committee also reported on this date.

**ASSEMBLY BILL NO. 2479**  
**(First Reprint)**

To the General Assembly:

Pursuant to Article V, Section I, Paragraph 14 of the New Jersey Constitution, I am returning Assembly Bill No. 2479 (First Reprint) with my recommendations for reconsideration.

This bill would amend State law governing the construction of elevators in multiple dwellings by increasing the size of the conforming elevators, by requiring the marking of those elevators as capable for use by emergency medical services, and by limiting the requirement for the construction of larger elevators to structures four or more stories above grade or below grade plane. I fully support the underlying objectives of these sensible reforms.

The bill, however, extends its application beyond "multiple dwellings" to any newly constructed "buildings," requiring all new buildings to have a conforming elevator if they meet the four-story threshold. Under current law, one- and two-family residences are not included in the definition of "multiple dwellings," and thus are not required to have conforming elevators. By expanding the elevator requirement to all "buildings," this bill would potentially require certain one- and two-family residences to have large elevators capable of accommodating stretchers. Such a requirement on private homeowners is neither reasonable nor necessary.

Therefore, I am recommending that the bill be revised to clearly state that one- and two-family residences are not subject to the bill's elevator requirement. With this amendment, the bill will still accomplish its intended goals without imposing unreasonable requirements on private homeowners.

Accordingly, I herewith return Assembly Bill No. 2479  
(First Reprint) and recommend that it be amended as follows:

Page 2, Section 1, Line 32:

After "markings." insert  
"This act shall not  
apply to one- and two-  
family residences."

[seal]

Respectfully,

/s/Chris Christie

Governor

Attest:

/s/ Christopher S. Porrino

Chief Counsel to the Governor