

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2023

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SENATE BILL 527
Commerce and Insurance Committee Substitute Adopted 4/25/23
Third Edition Engrossed 4/27/23

Short Title: Safety Requirements for Elevators.

(Public)

Sponsors:

Referred to:

April 4, 2023

1 A BILL TO BE ENTITLED
2 AN ACT TO CHANGE ELEVATOR SAFETY REQUIREMENTS FOR CERTAIN
3 RESIDENTIAL RENTAL ACCOMMODATIONS AND TO AMEND THE NORTH
4 CAROLINA STATE BUILDING CODE ACCORDINGLY.

5 The General Assembly of North Carolina enacts:

6 SECTION 1. G.S. 143-143.7 reads as rewritten:

7 "§ 143-143.7. Elevator safety requirements for certain residential rental accommodations.

8 (a) Notwithstanding the requirements of G.S. 143-139(d), any elevator in a private
9 residence, cottage, or similar accommodation subject to taxation under G.S. 105-164.4F shall
10 meet the following requirements:

11 (1) The gap between the hoistway face of the landing ~~door~~ door, the door space
12 guard, or the door baffle and the hoistway face of the car door shall not exceed
13 4 inches, as well as the door of the car or gate itself must meet the following
14 requirements:

15 a. Horizontal sliding car doors and gates shall be designed and installed
16 such that the total of the gap between the hoistway face of the landing
17 door, the door space guard, or the door baffle and the hoistway face of
18 the car door or gate, after the car door or gate has been subject to a
19 force of 75 pounds applied horizontally on an area four inches by four
20 inches at right angles to and at any location on the car door or gate
21 when fully closed, shall be no more than four inches.

22 b. Folding car doors shall be designed and installed such that the total of
23 the gap between the hoistway face of landing door, the door space
24 guard, or the door baffle and the hoistway face of the car door, after
25 the car door has been subject to a force of 75 pounds applied
26 horizontally using a four-inch diameter sphere at any location within
27 the folds of the door when fully closed, shall be no more than four
28 inches.

29 c. When the same 75-pound force is applied in the same manner(s) to the
30 horizontal sliding car door or gate or to the folding car door, there shall
31 be no permanent deformation of the door or gate, there shall be no
32 deflection exceeding three-quarters of an inch, and the door or gate
33 shall not be displaced from its guides or tracks.

34 (2) ~~Elevator doors or gates shall meet the following requirements:~~



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1 a. ~~Horizontal sliding car doors and gates shall be designed and installed~~
2 ~~to withstand a force of 75 pounds applied horizontally on an area 4~~
3 ~~inches by 4 inches at right angles to and at any location on the car door~~
4 ~~when fully closed without permanent deformation, without exceeding~~
5 ~~a deflection of three quarters of an inch, and without displacing the~~
6 ~~door or gate from its guides or tracks.~~

7 b. ~~Folding car doors shall be designed and installed to withstand a force~~
8 ~~of 75 pounds applied horizontally using a 4 inch diameter sphere at~~
9 ~~any location within the folds of the door without permanent~~
10 ~~deformation, without exceeding a deflection of three quarters of an~~
11 ~~inch, and without displacing the door from its guides or tracks.~~

12 (b) If any property subject to this section has an elevator that does not comply with
13 subsection (a) of this section, the landlord shall prevent the operation of the elevator until the
14 elevator has been brought into compliance by meeting the following requirements:

15 (1) If the elevator does not comply with sub-subdivision a. or b. of subdivision
16 (1) of subsection (a) of this section, then the landlord shall install a hoistway
17 door space guard, a full height door baffle, or a door baffle that is at least 31.75
18 inches in height, each of which shall be nonremovable and shall be designed
19 and installed to withstand a force of 75 pounds applied horizontally using a
20 ~~4 inch~~ four-inch diameter sphere at any ~~location without permanent~~
21 ~~deformation.~~ location, until the maximum gap is in compliance with
22 sub-subdivision a. or b. of subdivision (1) of subsection (a) of this section.

23 (2) If the elevator door or gate does not comply with sub-subdivision c. of
24 subdivision ~~(2)~~ (1) of subsection (a) of this section, then the landlord shall
25 replace it with a door or gate that complies with sub-subdivision c. of
26 subdivision ~~(2)~~ (1) of subsection (a) of this section.

27 (c) Upon installation of a door baffle, door space guard, door, or gate meeting the
28 requirements of subdivision (1) or (2) of subsection (b) of this section, the landlord shall provide
29 the Commissioner of Insurance with one of the following:

30 (1) A statement signed by a professional elevator installer certifying installation
31 of the door baffle, door space guard, door, or gate meeting the requirements
32 of subsection (b) of this section.

33 (2) A receipt for purchase of the door baffle, door space guard, door, or gate
34 meeting the requirements of subsection (b) of this section, a signed statement
35 by the landlord stating the date of installation, and photographs depicting the
36 door baffle, door space guard, door, or gate as installed.

37 (d) For purposes of this section, "elevator" means a hoisting and lowering mechanism
38 equipped with a car or platform which moves in guides, and which serves two or more floors of
39 a building or structure.

40 (e) Any person who violates subsection (b) of this section by permitting the continued
41 operation of an elevator that does not comply with subsection (a) of this section shall be guilty
42 of a Class 2 misdemeanor."

43 **SECTION 2.(a)** Definitions. – As used in this section, "Council" means the North
44 Carolina Building Code Council, and "Code" means the current North Carolina Building Code
45 collection, and amendments to the Code, as adopted by the Council.

46 **SECTION 2.(b)** Code Amendment. – Until the effective date of the Code
47 amendments that the Council is required to adopt pursuant to this section, the Council and Code
48 enforcement officials enforcing the Code shall follow the provisions of subsection (c) of this
49 section as it relates to elevators and platform lifts under Section R321 of the 2018 North Carolina
50 Residential Code.

1 **SECTION 2.(c)** Implementation. – Notwithstanding any provision of the Code or
2 law to the contrary, for the purposes of the elevators and platform lifts requirements under Section
3 R321 of the 2018 North Carolina Residential Code, the Council and Code enforcement officials
4 shall follow rules consistent with 2016 ASME A17.1 sections 5.3.1.8.2 and 5.3.1.8.3, except
5 where those sections are superseded by G.S. 143-143.7, as amended by this act.

6 **SECTION 2.(d)** Additional Rulemaking Authority. – The Council shall adopt a rule
7 to amend Section R321 of the 2018 North Carolina Residential Code consistent with subsection
8 (c) of this section. Notwithstanding G.S. 150B-19(4), the rule adopted by the Council pursuant
9 to this subsection shall be substantively identical to the provisions of subsection (c) of this
10 section. Rules adopted pursuant to this section are not subject to Part 3 of Article 2A of Chapter
11 150B of the General Statutes. Rules adopted pursuant to this section shall become effective as
12 provided in G.S. 150B-21.3(b1), as though 10 or more written objections had been received as
13 provided in G.S. 150B-21.3(b2).

14 **SECTION 2.(e)** Effective Date. – This section is effective when it becomes law.

15 **SECTION 2.(f)** Sunset. – This section expires on the date that rules adopted pursuant
16 to subsection (d) of this section become effective.

17 **SECTION 3.** Section 1 of this act becomes effective June 30, 2024. Except as
18 otherwise provided, this act is effective when it becomes law.