



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

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RE: Pneumatic Elevator Devices in Residences

This letter is intended to address concerns regarding potential installations of an alternative elevator devices in residences, specifically one that is pneumatically driven.

As you may be aware, there was a 2012 letter from the Elevator Safety Unit providing a variation process for the possible installation of these devices; this letter was reaffirmed in 2021 via email. However, as of September 6, 2022, the State of NJ adopted the 2021 International Building Code (IBC), and this included the 2019 ASME A17.1, as part of the elevator safety subcode. This adoption did not include the ASME A17.7, which is the performance standard referenced in the letter and email. Following this adoption, the Department has reevaluated its former guidance to better reflect the requirements of the International Building Code; consequently, devices which do not meet 2019 ASME A17.1 are not recognized as elevator devices in the State.

The Department recognizes that prior to the adoption on September 6, 2022, the guidance established a procedure to submit a variation request for the installation of such a device. This process was intended to be job-specific and approved at the discretion of the local enforcing agency. However, that process has been reassessed with the adoption of the 2021 IBC, which supersedes the older guidance. A potential course of action would be for installers to provide their clients with other device options that would meet their needs, and which comply with Standard A17.1 for elevators, and construction offices should be aware of this new process when receiving permit applications for residential elevator devices.

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Director
Division of Codes and Standards