
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1761 Session of
2023

INTRODUCED BY MUNROE, SCOTT, BOROWSKI, SANCHEZ, HADDOCK, GREEN,
RABB, NEILSON, HOHENSTEIN AND GIRAL, OCTOBER 16, 2023

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,
OCTOBER 16, 2023

AN ACT

1 Amending the act of November 10, 1999 (P.L.491, No.45), entitled
2 "An act establishing a uniform construction code; imposing
3 powers and duties on municipalities and the Department of
4 Labor and Industry; providing for enforcement; imposing
5 penalties; and making repeals," in Uniform Construction Code,
6 further providing for adoption by regulations.

7 The General Assembly of the Commonwealth of Pennsylvania
8 hereby enacts as follows:

9 Section 1. Section 301 of the act of November 10, 1999
10 (P.L.491, No.45), known as the Pennsylvania Construction Code
11 Act, is amended by adding a subsection to read:

12 Section 301. Adoption by regulations.

13 * * *

14 (c.1) Standards for elevators in apartment buildings and
15 condominiums.--

16 (1) The department shall, within 180 days of the
17 effective date of this subsection, promulgate regulations
18 requiring a newly constructed apartment building or
19 condominium that is at least two stories above grade to have

1 no less than two elevators within one year from the effective
2 date of the regulations.

3 (2) The regulations promulgated under paragraph (1)
4 shall include a provision that the owner of a newly
5 constructed apartment building or condominium shall ensure
6 that at least one elevator is operational, unless the
7 circumstances that caused the elevators to stop operation
8 were out of the control of the owner.

9 (3) This subsection shall apply to newly constructed
10 apartment buildings or condominiums on or after the effective
11 date of the regulations.

12 (4) As used in this subsection, the following words and
13 phrases shall have the meanings given to them in this
14 paragraph:

15 "Apartment building." A structure, or portion of the
16 structure, that is intended or designed to be occupied or
17 leased for occupation, or is actually occupied, as a
18 residence for three or more households living in separate
19 habitable spaces.

20 "Condominium." As defined in 68 Pa.C.S. § 3103 (relating
21 to definitions).

22 * * *

23 Section 2. This act shall take effect in 60 days.