

TITLE 524: BOARD OF ELEVATOR REGULATIONS  
CHAPTER 35:00: SAFETY CODE FOR ELEVATORS AND ESCALATORS A17.1-  
2004 AND  
THE MASSACHUSETTS MODIFICATIONS OF THAT CODE

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**SECTION 5.3 PRIVATE RESIDENCE ELEVATORS**

**5.3.1.1 Construction of Hoistway and Hoistway Enclosure.** Delete entire section 5.3.1.1 and substitute: "Hoistways and machine rooms shall conform to 2.1.1.1 and 2.7.1.1."

Add new 5.3.1.1.1. ~~"Machine rooms shall be enclosed with materials of the same fire rating as that required for the hoistway in the building in which they are installed; said machine rooms shall be kept locked at all times."~~

Each residential elevator shall have its own machine room, control space, or control room. Such machine room, control space or control room shall meet the following requirements:

- (1) it shall be enclosed with materials of the same fire rating as that required for the hoistway in the building in which they are installed;
- (2) it shall be kept locked at all times when not being accessed by licensed or authorized personnel;
- (3) it shall not be located within, or at the top of, the hoistway;
- (4) it shall be provided with self-closing, self locking doors not less than 30 inches wide by 6 feet 6 inches high equipped with spring-locks that can be opened by hand from the inside of the machine room, control space or control room;
- (5) elevator controller and main line voltage disconnect equipment located within the control space shall conform to the NFPA 70 code regulation in effect at time of installation;
- (6) it shall be located at a maximum distance of 10 feet from the hoistway;
- (7) minimum equipment clearances within 524 CMR and the National Electric Code may be calculated and obtained with the machine room, control space, or control room doors in the fully open position with flexible cords that adhere to NEC 400.4 to all external connections so equipment may be repositioned to meet the clear working space requirements of NEC 110.26(A);
- (8) all doors shall be identified with a sign that reads "ELEVATOR CONTROL SPACE"; and,
- (9) it shall have a light fixture(s) containing a minimum illuminance of 19 foot candles measured at floor level.