

# The high cost of elevators in the United States

Center for Building in North America

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Local Governemnt Interim Committee, 69th Montana Legislature

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# Elevators in the United States are extremely expensive...

Prices for 5- and 6-stop elevators in Western Europe vs. the United States...

Flanders, Belgium  
2020

Orona 3G  
MRL electric traction

€25,700 + €5,397 VAT  
\$51,195

Île-de-France, France  
2019

Otis Gen2  
MRL electric traction

€31,000 + €6,200 VAT  
\$62,839

Pennsylvania, USA  
2021

Schindler 3300  
MRL electric traction

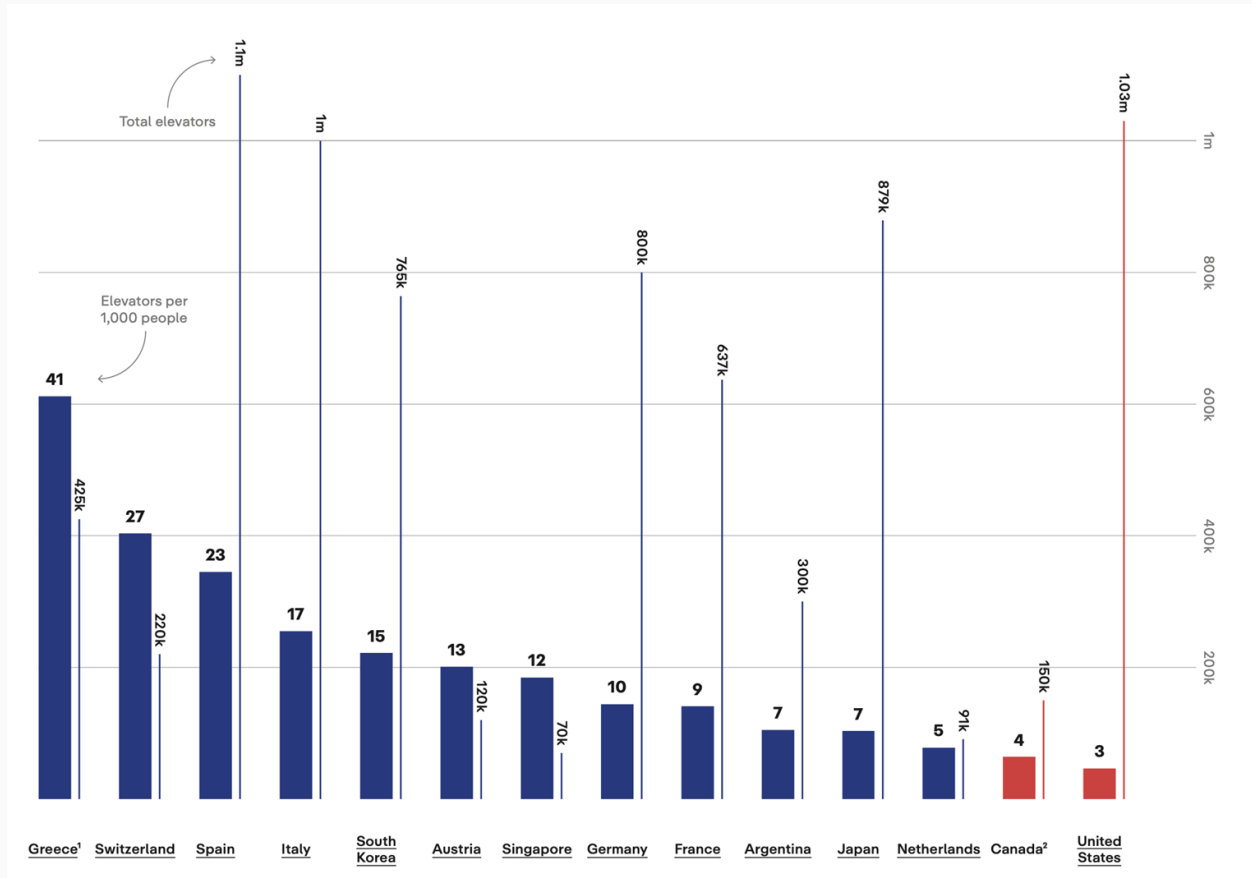
\$160,000  
\$176,037

New Jersey, USA  
2022

Schindler 3300  
MRL electric traction

\$172,200  
\$178,264

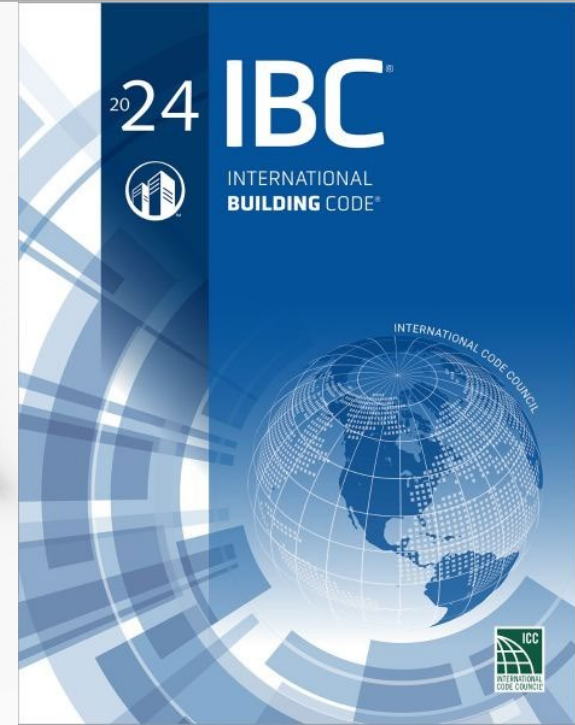
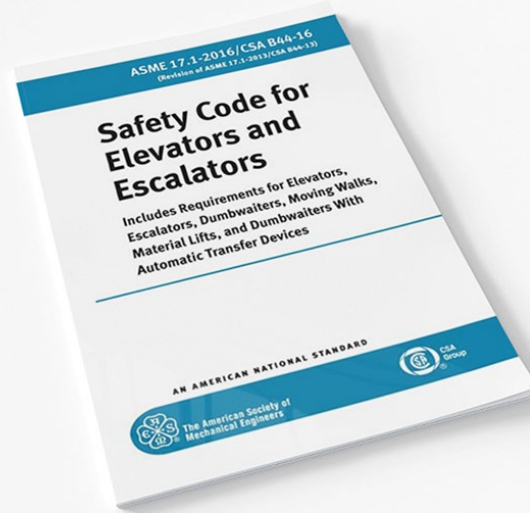
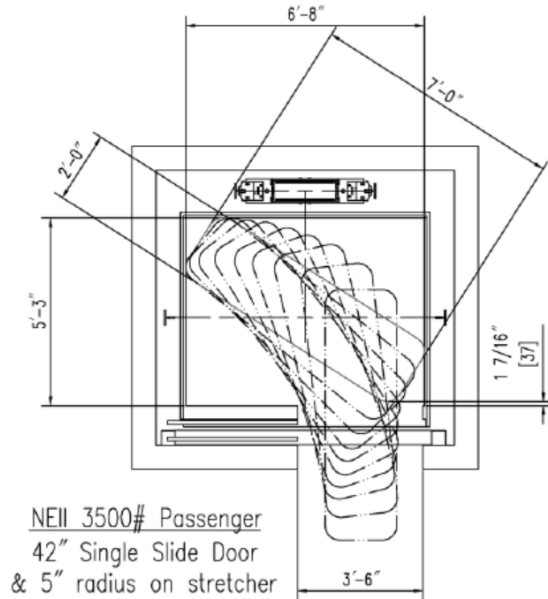
...and as a result of this cost, relatively rare



Buildings that in Western Europe would have elevators instead are walk-ups in the U.S.



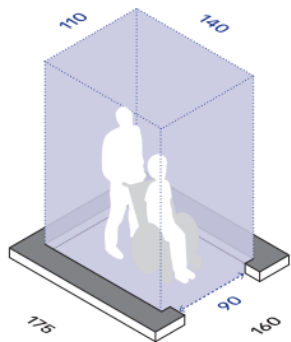
# Three major policy problems: cabin size, technical standard, and other building code items



# Cabin sizes in the U.S. are huge...

## Standard wheelchair

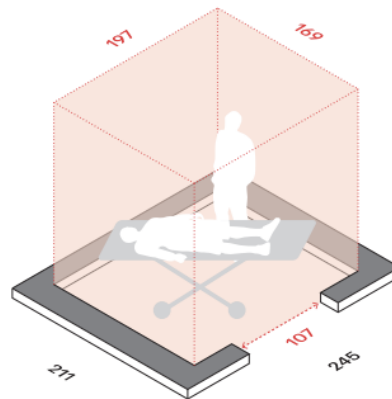
Europe



630 kg  
1,389 lbs.

## Stretcher (IBC)

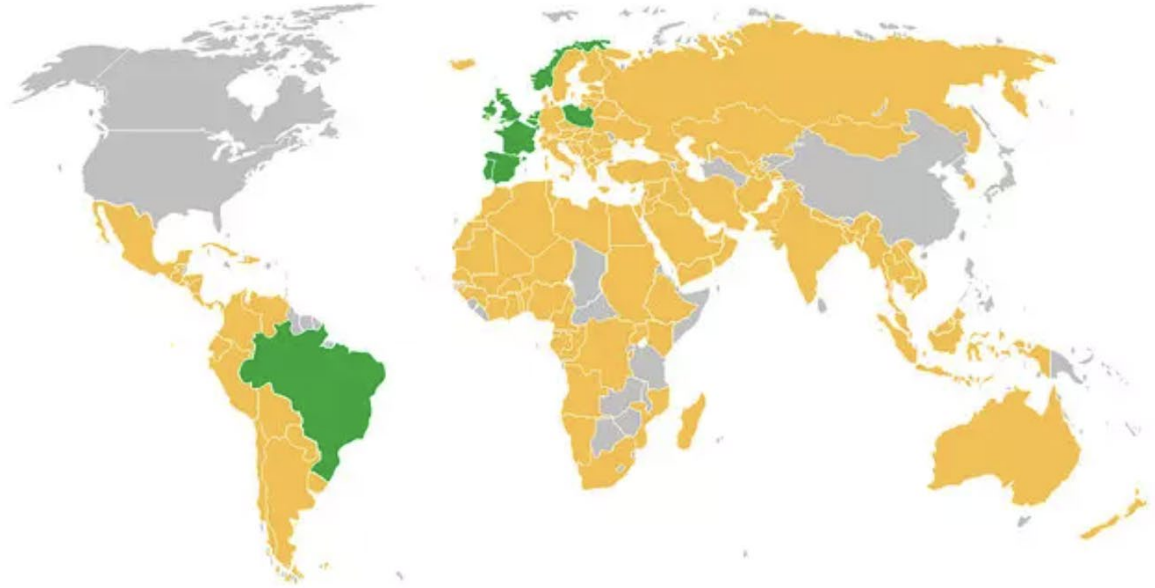
North America



1,588 kg  
3,500 lbs.

1,000 kg

# We use a different technical standard from almost everybody else





# We have all sorts of other code requirements too...



Elevator may not share a shaft with a stairway in the U.S. (common and allowed abroad)



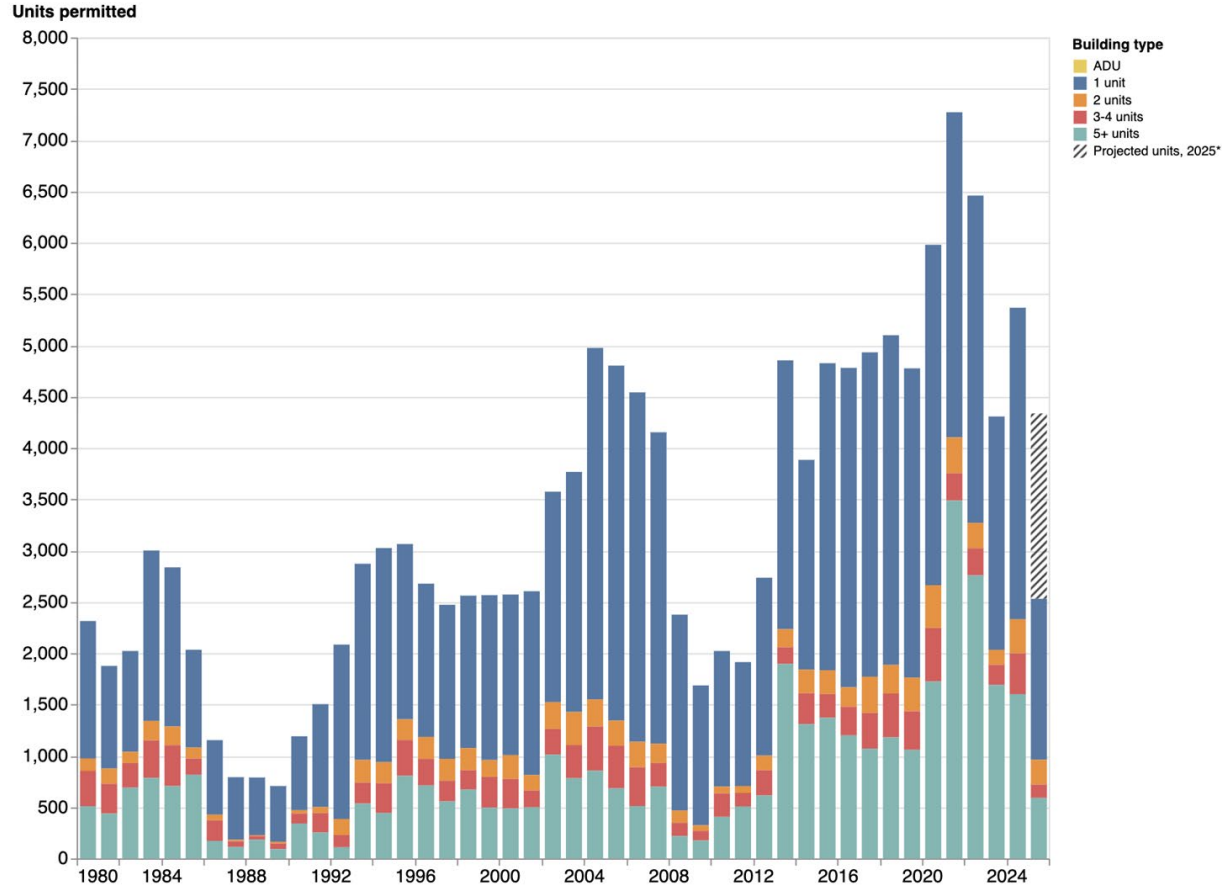
Only country in the world to not accept elevator landing doors as adequate to prevent smoke spread in basic buildings



# Options for regulatory reform

Process for change	Pros	Cons
Code development	<ul style="list-style-type: none"><li>• Cleaner and more adaptable</li><li>• More technically informed</li><li>• Laser focused on safety of new buildings</li></ul>	<ul style="list-style-type: none"><li>• Slow (changes take multiple three-year code cycles)</li><li>• Structurally biased against multifamily affordability</li><li>• More susceptible to manufacturer lobbying</li></ul>
Legislative	<ul style="list-style-type: none"><li>• Faster</li><li>• More concerned with affordability</li></ul>	<ul style="list-style-type: none"><li>• Inflexible (new legislation must be passed when circumstances change)</li><li>• More susceptible to developer lobbying</li><li>• More opportunity for technical error</li></ul>

# Multifamily costs will become a growing problem for Montana



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