

STATE OF MINNESOTA
ACCESS REVIEW BOARD

In the Matter of the Application of
Oronoco Community Center & City Hall,

FINAL DECISION
Dated: November 14, 2023

Application No. 23-10

This matter came on for hearing before the Access Review Board (“Board”) on September 21, 2023. The record closed at the conclusion of the hearing.

Board Chair Karen Gridley and Board member Bill Reinke were present in person, while Board members Marvin Forbragd and David Fenley were present via teleconference. Board member Wehrman was not present.

Mayor Ryland Eichhorst appeared via teleconference on behalf of the City of Oronoco.

The issue in this application is whether the application for a waiver of the State Building Code for the purpose of installing a stairway chairlift should be granted.

The City of Oronoco requested a waiver of the State Building Code to install a stairway chairlift at its community center and city hall in Oronoco, Minnesota. The community center is a two-story building with shared public spaces on the main level. The second level has a history center and other meeting and office spaces. The City seeks to install a chairlift in the stairway leading to the second floor.

The Board reviewed the application pursuant to the factors identified in Minn. Stat. § 471.471, subd. 3.

With regard to the first factor, the need for limited accessibility when a higher degree of accessibility is not required by state or federal law or rule, the Board discussed that the City’s application indicated that the primary purpose for the chairlift is to allow the community at large to access the history center and city staff to meet on the second floor. The Board noted that the City’s request did not pertain to a specific individual but rather was a request to accommodate the general public. Mayor Eichhorst confirmed that the proposed chairlift was intended for the general public. The Board expressed concerns about the limited public accessibility.

With regard to the second factor, the architectural feasibility of providing a greater degree of accessibility than would be provided by the proposed device or equipment and the cost of providing a greater degree of accessibility, the City’s application stated that the age of the building

prevents installation of a platform lift or limited application elevator. The Board noted the stairway was wide enough for an inclined platform lift.

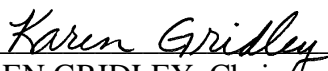
With regard to the third factor, the total cost of the proposed device or equipment over its projected usable life, including installation, maintenance, and replacement costs, the Board determined that the estimated purchase and installation cost of \$6,750 and estimated maintenance cost of \$5,000 - \$7,000 over ten years for chairlift is justified.

With regard to the fourth factor, the reliability of the proposed device or equipment, the Board noted that the proposed chairlift is manufactured by Handicare, which is a reputable company. The chairlift model includes dual call and send remotes.

With regard to the fifth factor, the applicant's ability to comply with all recognized access and safety standards for installation and maintenance, the Board discussed that the chairlift device allowed the user to fold the chair out of the way when not in use for safety and to maintain the device in good condition.

With regard to the sixth factor, whether the proposed device or equipment can be operated and used without reducing or compromising minimum safety standards, the Board noted that the proposed stairway is 85 inches wide. The folded chair protrudes 15.125 inches. The Board determined that 69.875 inches of clear passing space on the proposed stairway is a compliant clearance as allowed by IBC Chapter 10, Sections 1009.4 and 1012.8 where the occupant load is more than 50. The building does not have a smoke detector system, alarm system, or a fire sprinkler system.

After considering these factors, Board member Fenley made a motion to deny the application for a waiver from the building code to install the proposed chairlift in the stairway leading to the second floor of the Community Center and City Hall in Oronoco, Minnesota. Board member Reinke seconded the motion. The motion carried unanimously.



KAREN GRIDLEY, Chair
Access Review Board