STATE OF MINNESOTA

ACCESS REVIEW BOARD

In the Matter of the Application of
Linda Glass Residence,

Application No. 20-07

This matter came on for hearing before the Access Review Board (“Board”) on October 6, 2020. The hearing was held remotely via WebEx after Board Chair Karen Gridley determined that an in-person meeting was not practical or prudent after Governor Walz declared a peacetime emergency under chapter 12 of the Minnesota statutes due to COVID-19. The record closed at the conclusion of the hearing.

All members of the Board were present via WebEx.

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.

Linda Glass requested a waiver of the State Building Code in order to install a stairway chairlift at her residence at Manor Homes of Normandale in Bloomington, Minnesota. Glass resides in a second-floor townhome in a four-unit building. The proposed stairway chairlift would help Glass access to her residence on the upper level of the townhome unit.

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 noted that Glass has difficulty walking the stairs to her townhome unit and that state and federal code do not require the building to have an elevator.

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, the Board noted that Glass’ application indicated that it is not architecturally feasible to install an elevator because the foyer does not have space for an elevator or lift without losing space inside the other townhome units.

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 noted
that the estimated installation cost of the chairlift is $5,000 with an annual maintenance cost of approximately $168 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 Stannah, which is commercially rated and the most commonly sold unit by Arrow Lift.

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 discussed that the townhome has a 42 inch wide stairway and that the handrail is top mounted on the railing and does not protrude into the width of the stairs. The folded chair protrudes 12.75 inches, leaving 29.75 inches of clear passing space. The Board noted that 29.75 inches of clear passing space is a compliant clearance as allowed by IBC Chapter 10, Sections 1009.4 and 1012.8. The Board also noted that the model includes a wireless remote to call the chair from upper or lower landings if the chair is not in the needed location. The Board discussed that the building has a smoke detector but does not have an alarm or fire sprinkler system.

After considering these factors, Board member Fenley made a motion that the application for a waiver from the building code is approved to install a stairway chairlift in the common stairway of Glass’ townhome residence in Bloomington, Minnesota. Board member Reinke seconded the motion. The motion carried unanimously.

The Board’s approval is subject to the following conditions:

1) The stairway chairlifts shall comply with the Minnesota Building Code and Minnesota Elevator Code requirements. Only licensed elevator contractors may install stairway chairlifts. Proper permits, inspections, and certificates for use shall be obtained by the licensed elevator contractor installing the lift. Licensed elevator contractors may be found by searching License Look Up at:

https://secure.doli.state.mn.us/lookup/licensing.aspx

2) The stairway chairlift shall be maintained in the folded position when not in use.

KAREN GRIDLEY, Chair
Access Review Board