

STATE OF MINNESOTA
ACCESS REVIEW BOARD

In the Matter of the Application of
Andres Residence

FINAL DECISION
Dated: June 2, 2025

Application No. 25-08

This matter came on for hearing before the Access Review Board (“Board”) on May 29, 2025. The record closed at the conclusion of the hearing.

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

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.

Elizabeth Andres requested a waiver of the State Building Code to install a stairway chairlift at her residence in Apple Valley, Minnesota. Andres lives in a condominium and seeks to install a chairlift in the stairway leading to her second-floor dwelling unit. Andres has proposed the installation of one of two different chairlift models

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 the application indicates Andres is not able to use the stairs.

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 Board noted that the application indicates that it was not architectural feasible to install a vertical lift without obstructing the circulation pathway or loosing space inside other owner’s 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 determined that the estimated installation cost for the Stannah model chairlift of \$7,650 and for the Harmar model chairlift of \$7,950 are justified.

With regard to the fourth factor, the reliability of the proposed device or equipment, the Board noted that the proposed chairlifts are manufactured by Stannah and Harmar, which are reputable companies.

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 devices 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. The chairlift models include a remote to retrieve the chair and a swivel seat.

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 46 inches wide, the folded chair for the Stannah model protrudes 12.75 inches, and the folded chair for the Harmar model protrudes 10.56 inches. The Board determined that 32.25 and 35.5 inches of clear passing space on proposed stairway for the respective models are compliant clearances as allowed by IBC Chapter 10, Sections 1009.4 and 1012.8 where the occupant load is under 50 on each floor for this type of building. The building has a smoke detector system and an alarm system. The building does not have a fire sprinkler system. The Board noted that the applicant provided a letter of approval from the condominium association manager.

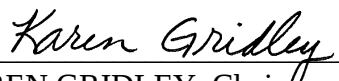
After considering these factors, Board member Weaver made a motion to approve the application for a waiver from the building code to install a chairlift in the stairway leading to the Andres' second-floor dwelling unit in Apple Valley, Minnesota. Board member Forbragd seconded the motion. The motion carried unanimously.

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

- 1) The stairway chairlifts shall comply with all applicable building and 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 the list of licensed stairway chairlift installers on the Board's website at:

<https://www.dli.mn.gov/about-department/boards-and-councils/access-review-board>

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


KAREN GRIDLEY, Chair
Access Review Board