

STATE OF MINNESOTA
ACCESS REVIEW BOARD

In the Matter of the Application of
Evangelist Crusaders Church

FINAL DECISION
Dated: June 2, 2025

Application No. 25-10

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.

Pastor David Fronsoe appeared in person on behalf of the Evangelist Crusaders Church.

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.

Evangelist Crusaders Church requested a waiver of the State Building Code to install a stairway chairlift at its church in Minneapolis, Minnesota. The church is a one-story building with a fellowship hall in the basement. The church seeks to install a chairlift in the stairway leading to the basement.

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 church’s application states that it has some members who have difficulty walking 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 church’s application indicates that an architect and structural engineer evaluated options for a platform lift in two different locations but one location was structurally infeasible and the other was financially infeasible with a cost over \$110,000. Pastor Fronsoe clarified that both locations were structurally infeasible at this time. The application indicates that there may be a long-term goal to provide a vertical platform lift in the future.

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 total estimated cost for the installation and maintenance of the chairlift of \$11,750 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 Harmar, which is a reputable company.

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. The chairlift model includes dual call and send remotes, folding seat, arms and footrest.

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 48 inches wide, and the folded chair protrudes 11 inches. The Board determined that 37 inches of clear passing space a compliant clearance as allowed by IBC Chapter 10, Sections 1012.8 and 1009.4 where the occupant load is more than 50. The church has a smoke detector system, an alarm system, and a fire sprinkler system.


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 requested stairway at Evangelist Crusaders Church in Minneapolis, 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