

STATE OF MINNESOTA
ACCESS REVIEW BOARD

In the Matter of the Application of
Halvorson Residence

FINAL DECISION
Dated: May 1, 2025

Application No. 25-06

This matter came on for hearing before the Access Review Board (“Board”) on April 11, 2025. The record closed at the conclusion of the hearing.

Board Chair Karen Gridley, Elise Wehrman, and Jim Weaver were present in person, while Board members David Fenley and Marvin Forbragd were present via teleconference.

Kathleen Halvorson and Mary Hoch appeared in-person on behalf of the Halvorson Residence.

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.

Kathleen Halvorson requested a waiver of the State Building Code to install a stairway chairlift at their residence in Eden Prairie, Minnesota. Halvorson and her husband live in a condominium and seeks to install a straight rail chairlift on the stairway leading to their second-floor dwelling 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, Kathleen Halvorson informed the Board that Mr. Halvorson difficulty walking the stairs to the dwelling unit.

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 pathway on the lower level or losing space inside the other condominium 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 cost for the chairlift of \$2,725 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 and refurbished by Acorn, which is a reputable company and warrants its refurbished lifts.

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 handheld wireless remote to retrieve the chair.

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 41 inches wide, and the folded chair protrudes 12.25 inches. The Board determined that 29.25 inches of clear passing space on the proposed stairways is a compliant clearance as allowed by IBC Chapter 10, Sections 1009.4 and 1012.8 where the occupant load is under 50 on the second 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 applicants provided a letter of approval from the condominium association manager.


After considering these factors, Board member Forbragd made a motion to approve the application for a waiver from the building code to install a chairlift in the stairway leading to Sonja the Halvorson's second-floor dwelling unit in Eden Prairie, Minnesota. Board member Weaver 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