

# STATE OF MINNESOTA

## ACCESS REVIEW BOARD

In the Matter of the Application of  
Komensky Community Hall

FINAL DECISION

Dated: June 2, 2026

Application No. 26-04

This matter came on for hearing before the Access Review Board (“Board”) on May 21, 2026. The record closed at the conclusion of the hearing.

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

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.

Komensky Community Hall requested a waiver of the State Building Code to install a stairway chairlift at its community hall in Hutchinson, Minnesota. The community hall is located in a former school building, which is a two-story building with a split-level entrance and an entry vestibule with stairs leading up to the community hall and down to the basement. The community hall seeks to install a chairlift in the stairway leading from the entry level up to the community hall.

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 community hall’s application states that an organization that utilizes the community hall has 1-3 senior citizens who would use the chairlift to attend meetings. The application does not identify the name of the organization.

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 community hall’s application indicates that it is not architecturally feasible to provide a vertical lift or elevator because the building is on the National Register of Historic Places and installation would adversely affect the historical architecture of the building.

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 of the chairlift of \$7,630 with annual maintenance cost of \$5,500 over ten years 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 78 inches wide and the folded chair protrudes 13.5 inches. The Board determined that 64.5 inches of clear passing space on the proposed stairway is a compliant clearance as allowed by IBC Chapter 10, Sections 1011.2 and 1014.8 where the occupant load on the second floor is more than 50. The building has a smoke detector system and an alarm system. The community hall does not have a fire sprinkler system. The applicant noted that the City of Hutchinson provided a letter of support with conditions.

After considering these factors, Board member Weaver made a motion to deny the application for a waiver from the building code to install a chairlift in the requested stairway at Komensky Community Hall in Hutchinson, Minnesota because the application did not identify whether the chairlift was for use by the general public or known individuals who are members of a specific organization and because the stairway is wide enough to accommodate an inclined platform lift, which would provide a greater degree of access. Board member Forbragd seconded the motion. The motion carried unanimously.

The application for a waiver of the State Building Code to install a stairway chairlift leading to the second floor at Komensky Community Hall in Hutchinson, Minnesota is denied.



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KAREN GRIDLEY, Chair

Access Review Board