

House Study Bill 667 - Introduced

HOUSE FILE _____
BY (PROPOSED COMMITTEE
ON COMMERCE BILL BY
CHAIRPERSON CARLSON)

A BILL FOR

1 An Act providing that certain multi-story commercial buildings
2 are not required to have commercial elevators in specified
3 circumstances.
4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. NEW SECTION. 89A.20 Multi-story commercial
2 buildings — commercial elevator exception.

3 1. For purposes of this section:

4 a. "Commercial building" means a building used as a place
5 of business.

6 b. "Commercial elevator" means an elevator accessible
7 to individuals other than those provided in subsection 2,
8 paragraph "d".

9 c. "First story" means the first story of a commercial
10 building accessible by street level.

11 d. "Upper story" means any story of a commercial building
12 above the first story.

13 2. Notwithstanding any provision of state law to the
14 contrary, a multi-story commercial building shall not be
15 required to include a commercial elevator if all of the
16 following requirements are met:

17 a. The building has no more than two upper stories.

18 b. The commercial area of the building is confined to the
19 first story.

20 c. The owner of the building occupies all upper stories and
21 owns the business occupying the first story.

22 d. The building has sufficient physical barriers or safety
23 protocols in place to ensure an individual other than the
24 following cannot access the elevator:

25 (1) The owner of the building or the owner's guest.

26 (2) A government official acting in an official capacity.

27 e. The design of the building, including the elevator, has
28 been approved for purposes of this section by an official,
29 board, or committee of the city in which the building is
30 located, or, if the building is located in an unincorporated
31 area, an official, board, or committee of the county in which
32 the building is located. If no official, board, or committee
33 with the necessary authority or expertise is available to make
34 such an approval, the owner of the building may instead seek
35 such approval from the safety board.

1 *f.* The building is listed on the national register of
2 historic places.

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EXPLANATION

4 The inclusion of this explanation does not constitute agreement with
5 the explanation's substance by the members of the general assembly.

6 This bill provides that a multi-story commercial building
7 is not required to include a commercial elevator if certain
8 requirements specified in the bill are met, notwithstanding any
9 provision of state law to the contrary.

10 The requirements include the building having no more
11 than two upper stories; the commercial area of the building
12 being confined to the first story; the owner of the building
13 occupying all upper stories and owning the business occupying
14 the first story; sufficient physical barriers or safety
15 protocols as specified in the bill being in place; additional
16 approval requirements for the design of the building, including
17 the elevator, being met; and the building being listed on the
18 national register of historic places.