

Senate File 2051 - Introduced

SENATE FILE 2051
BY LOFGREN

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 three upper stories.

18 b. The commercial area of the building is confined to the
19 first story or any story not accessible by an elevator.

20 c. All upper stories are used primarily for residential
21 purposes, with each story containing only single-family
22 residences.

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

26 (1) The owner of the building or the owner's designee.

27 (2) A resident of the building or a guest of a resident.

28 (3) A government official acting in an official capacity.

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

1 such an approval, the owner of the building may instead seek
2 such approval from the safety board.

3 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 than
11 three upper stories; the commercial area of the building
12 being confined to the first story or any story not accessible
13 by an elevator; all upper stories being used primarily
14 for residential purposes, with each story containing only
15 single-family residences; sufficient physical barriers or
16 safety protocols as specified in the bill being in place;
17 and additional approval requirements for the design of the
18 building, including the elevator, being met.