

**Senate File 2195 - Introduced**

SENATE FILE 2195  
BY COMMITTEE ON LOCAL  
GOVERNMENT

(SUCCESSOR TO SF 2051)

**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 located in a federally designated  
2 historic district.

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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 located in a  
18 federally designated historic district.