

ELEVATOR SAFETY BOARD
Meeting Minutes
March 23, 2022

I. Call to order

Chairperson Kris Kesterson called the meeting to order at 9:00 a.m. The meeting was held in-person and via a remote conferencing service.

II. Roll call

Members present: Kris Kesterson, Chairperson
Wayne Sims, Vice-Chairperson
Kathleen Uehling
Craig Clabaugh
Justin Carleton
Kerry Dixon, Secretary

Members absent: Amy Infelt and Marvin Schumacher

Ms. Caroline Barrett, Assistant Attorney General, participated remotely

III. Approval of agenda

Ms. Dixon moved to approve the agenda. Mr. Carleton seconded the motion. The Board approved it unanimously.

IV. Approval of minutes from February 10, 2022

Mr. Carleton moved to approve the minutes from February 10, 2022. Mr. Clabaugh seconded the motion and the board approved it unanimously.

V. Items for Action

A. Petition for a permanent waiver from MidAmerican Energy Center (E2022-006)

Mr. Christian Hilmar, Project Manager from Alimak Group, attended the meeting remotely and spoke to the board regarding the request.

This is a new installation in an existing location that used to house a belt manlift. A new rack and pinion elevator has been ordered, but not installed.

In order for an elevator to conform to Section 4.1 in Iowa, a passenger elevator must have a single swinging door. Alimak Group wants to use a horizontally swinging double door. Their contention is that this type of door opens up with less obstruction to the landing and saves up to two feet of space. Alimak contends that there are safety concerns with a wide-opening, single-swinging door. One of the board members asked Mr. Hilmar if they could change the doors from a double to single to be compliant. He stated Alimak could change the doors, but the customer would like to have the double doors due to the landing area.

Mr. Matt Mitchell, Elevator Safety Manager for the Division of Labor, stated that freight elevators are allowed to have double doors, under the condition that it is in an industrial setting. This location does meet that condition. Mr. Sims stated the board needs more information to understand the overall context of the elevator in that hallway area. The board agreed that there seems to be a lack of undue hardship in this case and has recommended postponement of the variance request until the April meeting. They are requesting that Alimak provide more information about the hardship caused by the installation and its' impact of the landing.

Mr. Clabaugh made the motion to the postpone this request to the next meeting. Mr. Sims seconded and the board approved.

B. Petition for a permanent waiver from Orchard Place 808 5th Avenue (E2022-007)

Mr. Scott Heldt, Facilities and Environmental Manager for Orchard Place, attended in-person to present information to the board on the remaining two variance requests.

These are existing buildings that were built sometime in the 1960's or 70's. Orchard Place has made all the required changes to the elevators pertaining to A17.3, except for the items related to these requests.

Risers and the main water line come into this building in the mechanical space. They do not have room to relocate the equipment and it is cost prohibitive. Orchard Place performs monthly safety inspections to the systems as part of their requirement for accreditation. The Fire Marshall stated to Orchard Place they cannot cover the risers if they wanted to comply with accreditation.

Ms. Dixon made a motion to approve the variance with the following conditions: 1) No new non-elevator equipment shall be added to the room; 2) Install sheet metal pans under the pipe that is under the controller; and 3) Should a modernization occur, the situation would be re-evaluated and corrected.

Mr. Clabaugh seconded and the board approved unanimously.

C. Petition for a permanent waiver from Orchard Place 925 SW Porter Avenue (E2022-008)

The water main that feeds the entire building and two supply and returns for radiant heat are located there. There are soil pipes up above and some drains as well. The controller is in a separate room.

Ms. Dixon moved to approve the variance with the following conditions: 1) no new non-elevator equipment shall be added to the room; and 2) Should a modernization occur, the situation would be re-evaluated and corrected.

Mr. Clabaugh seconded and the board approved unanimously.

VI. Discussion Topic

A. Load Test Reporting for Wheelchair Lifts

The Division of Labor can provide a listing that has the wheelchair lift testing on each unit and is available via open records request.

VII. Division of Labor Report

Commissioner Rod Roberts extended his personal appreciation on behalf of all the staff to Ms. Kesterson, Mr. Sims, and Mr. Carleton for their service to the board. Their history with the board proved invaluable and significant. The appointments to the commissions and the boards are the prerogative of the governor and her staff. Commissioner Roberts indicated that they do have an opportunity to apply again.

VIII. Communications

None.

IX. Next meeting dates

- Tuesday, April 26, 2022 at 9:00 am – to be held in-person with a remote option

X. Next meeting agenda

- Postponed variance request from MidAmerican Energy E2022-006
- Appoint temporary chairperson for the May meeting.

XI. Public comments

Mr. Sims asked if it was appropriate that the board communicate to petitioners about other safety issues that don't necessarily pertain to their request. Mr. Mahan, Division of Labor Attorney, stated that the board could address additional safety concerns, if they choose to do so.

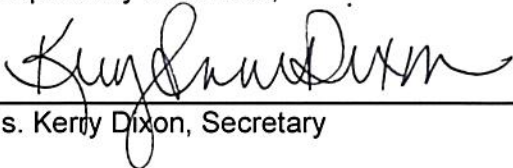
Mr. Sims was speaking specifically about the clearance issue on the Orchard Place location. Mr. Mitchell will confer with Orchard Place to have them add safety precautions for that clearance concern.

Mr. Gary Briggs referenced A17.1 when stating that the petitioner, MidAmerican Energy, doesn't need two electrical locks if there is the mechanical interlock connecting the two doors. Mr. Matt Mitchell stated he was correct.

XII. Adjournment

Ms. Sims moved to adjourn the meeting and the board approved. The meeting adjourned at 9:50 a.m.

Respectfully submitted,



Ms. Kerry Dixon, Secretary

