



STAIRWAY LIFTS IN R-1 AND R-3 OCCUPANCIES

STATEMENT OF THE ISSUE

The California Building Code requires stairways in R-1 and R-3 occupancies to be 36 inches minimum in width. When someone wishes to install an inclined stairway lift it is frequently not possible to maintain this minimum required stairway width.

DISCUSSION

In Rossmoor, owners frequently request the use of an inclined stairway lift to enter and exit their units. Without the lift, they would not have access to their unit and may have to move. The City recognizes that by not permitting the installation of these lifts the owner can face an unreasonable hardship. Stairway lifts are manufactured in accordance with UL and ANSI/ASME Standards. Inclined elevators are specifically allowed and regulated under Article 7-34 (Inclined Elevators) of Title 24, Part 7. Article 7-34 requires inclined elevators to comply with Part XVII of ASME A17.1-1996. This article requires a minimum clear passage alongside the lift of 20 inches.

ACTION

Based on the above, stairway lifts installed in R-3 occupancies, or in private stairways in R-1 occupancies (where serving not more than one dwelling unit in either the R-1 or R-3 occupancy) will be permitted.

Exception: A stairway lift may be installed in a stairway serving not more than two R-1 units provided the permit holder obtains a letter from the property owner affected by the stair acknowledging the installation and provided the affected property owner does not object to the installation of the inclined elevator system on the common stair.

A twenty-inch (20-inch) minimum free and clear passage width shall be provided. This clear passage width shall be maintained where the seat and platform are in the stored position. The Fire District has been consulted and is in concurrence with this action. This modification is granted in accordance with Section 106, Modifications, of the Uniform Building Code. This action is in conformance with the intent and purpose of the code and this modification does not lessen any fire-protection requirements or any degree of structural integrity.

Units installed on the exterior of the building shall be listed for exterior use. All electrical wiring shall be in accordance with the latest City adopted edition of the National Electric Code.

A BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF THE INCLINED STAIR LIFT. INSTALLATIONS NOT REQUIRING MODIFICATIONS OR ADDITIONS TO THE PREMISES WIRING DO NOT REQUIRE AN ELECTRIC FEE.

THE PERMIT APPLICATION SHALL INCLUDE AN ACCURATE, DIMENSIONED PLAN-VIEW DRAWING OF THE STAIR AND LIFT AND SHOW ALL CLEARANCES (DIMENSIONED).

A COPY OF THIS INFORMATION BULLETIN SHALL BE PLACED IN THE PERMIT FILE AND A COPY GIVEN TO THE PERMIT HOLDER AND PROPERTY OWNER. IT IS THE PERMIT HOLDER'S RESPONSIBILITY TO PROVIDE A COPY OF THIS INFORMATION BULLETIN TO THE PROPERTY OWNER.