

ELEVATOR SAFETY BOARD
Meeting Minutes
January 4, 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
Kerry Dixon, Secretary
Wayne Sims, Vice-Chairperson
Kathleen Uehling
Marvin Schumacher
Craig Clabaugh
Justin Carleton (remote)
Amy Infelt (remote)

Members absent: None

Ms. Caroline Barrett, Assistant Attorney General, participated remotely

III. Approval of agenda

Ms. Uehling noted that the date of the next meeting was wrong on the draft agenda. Ms. Dixon moved to approve the agenda with the corrected date. Mr. Schumacher seconded the motion. The Board approved it unanimously.

IV. Approval of minutes from November 16, 2021

Mr. Schumacher moved to approve the minutes from November 16, 2021. Mr. Sims seconded the motion and the board approved it unanimously.

V. Items for Action

- A. *Petition for a temporary waiver from Kilborn, Inc., regarding a single-bottom jack in a freight elevator (E2022-001)*

Mr. Mark Bosworth, President of Kilborn, Inc, attended the meeting remotely by phone. Mr. Bosworth stated they have owned this building since 2007 and were aware of the issue with the single-bottom jack “for some time.” The rule regarding single-bottom jacks went into effect in 2011. He is requesting a 3-year variance due to loss of income from the pandemic and budget constraints. He stated he received a quote for a piston gripper but the amount was nearly as much as a new jack.

The board members stated concern over the length of time this has been an issue. A safety test has not been performed on the elevator since 2019. It also lacks a maintenance control plan and current inspection.

Mr. Sims moved to deny the variance. Mr. Carleton seconded the motion and the board approved unanimously.

The board requested that the Division of Labor lock out the elevator until the repairs are made.

B. Petition for a temporary waiver from City of Sioux City regarding A17.3 compliance of four elevators (E2022-002)

Ms. Amber Hegarty, Assistant City Attorney for Sioux City and Public Works Director, Mr. Dave Carney, presented information regarding this variance via online video conference.

At Rivers Landing there are four elevators that require pit switches, car top rails and pit ladders per ASME A17.3. The city also wants to modernize the elevators and the bids came in over the budgeted amount. KONE shut down elevators ID# 2499 and #1120 approximately one month ago and will not return them to service until the upgrades are complete. The city wants additional time to complete the work.

Ms. Dixon moved to approve a temporary variance request for State ID#s 2499 and 1120 until January 2023 and ID#'s 1128 and 1129 until January 2024.

Mr. Schumacher seconded the motion and the board approved unanimously.

C. Petition for Waiver from Nick Cimaglia on behalf of Principal Financial Group for Access through the machine room in an existing building (E2022-003)

Mr. Craig Clabaugh and Ms. Amy Infelt recused themselves during this discussion.

Mr. Nick Cimaglia, Project Manager at Jones Lang LaSalle, presented the information to the board regarding this variance request. Also in attendance were Jillian Bennett, Property Manager; Zach Waller, Assistant Chief Engineer; and, Kim Hagedorn, Asset Director, for Principal Financial. Aubrey Reidy and Kyle Rupp, from Otis Elevator Company, also attended.

They are requesting the board grant a variance from ASME A17.1 regarding access to other areas of the building. Maintenance uses the hatches to access roof drains on the 43rd floor 4 to 6 times a year. Going through the machine room is the only option to access the area. There isn't enough space to install a chain link fence.

Mr. Sims voiced his concern about the location of the hatch near a piece of rotating equipment. The representative from Otis expressed willingness to guard the machine.

Ms. Dixon moved to approve the variance with the following conditions: 1) a guard shall be affixed to the machine closest to the hatch; 2) highlighted paths to both hatches will be painted on the floor; and, 3) a sign reading "Authorized Personnel Only" in 2" letters shall be affixed to the machine room door.

Mr. Sims seconded the motion. The board approved the variance request with Mr. Clabaugh and Ms. Infelt abstaining.

D. Report by MidWest One Bank (E2020-011)

Mr. Kevin Goranson, 2nd V.P. of Facilities; Mr. Craig Foss; Mr. Andy Shrake; Mr. Steve Sutter; and, Mr. Bill Depover of MidWest One Bank were all in attendance online. There isn't adequate clearance to relocate the governor. They are waiting for a response from Hollister-Whitney relating to a custom fabrication, but they do not expect a positive outcome. Mr. Goranson would like the board to revisit the original variance request.

After further discussion, Ms. Dixon moved to approve the variance with the following conditions: 1) install permanent, non-combustible access for both hatches; 2) install stop-switches to shut the elevators down when the doors open; 3) change the doors so they can be opened from the inside; 4) post a "Permit Required in Confined Space" sign; 5) post a sign reading "Authorized Personnel Only" in 2" letters on the machine room door; and, 6) install a screen between the hoistways.

Mr. Sims seconded the motion and the board approved unanimously.

E. Petition for waiver submitted by Chris Phillips on behalf of Hampton Inn Des Moines Airport concerning conduit in the machine room (E2022-004)

Mr. Chris Phillips, Regional General Manager for Paramount Hotel Group, provided information to the board regarding this variance request.

One of the units failed an inspection on December 2, 2021, due to exposed conduit and cable in the mechanical room. They have since covered the wiring and put fire gap sealant around the exposed areas. The variance requested is for the conduit that is running through the room that runs the power for refrigerators and microwaves to the rooms. The conduit was in place prior to their purchase of the property approximately 10 years ago.

Ms. Dixon moved to grant a permanent variance to ASME A17.1 on the condition that no additional non-elevator equipment may be installed in the room.

Mr. Schumacher seconded the motion and the board approved unanimously

VI. Division of Labor Report

Labor Commissioner, Rod Roberts, announced that this is Ms. Uehling's final elevator board meeting as an employee of the Division of Labor. The Commissioner congratulated and thanked Kathleen for her many years of service to the Division of Labor and the elevator and boiler boards. Kathleen will continue to serve both boards as the Commissioner's representative.

Commissioner Roberts introduced Kathleen's replacement, Mr. Lanny Zieman. Lanny comes from the Iowa Insurance Division. He gave the board a brief personal and work history. He will be working with Kathleen until her last day on January 20. Kathleen stated she was both "proud and happy" of the work done by the board since its inception. She was proud to be the one to draft the legislation that created both boards.

Commissioner Roberts announced that the legislature is back in session on Monday, January 10. He is hoping they will address the board appointments early in the session.

The Commissioner ended by stating that OSHA is anticipating the outcome of the Supreme Court hearing on COVID Emergency Temporary Standards.

VII. Communications

None.

VIII. Next meeting dates

- Thursday, February 10, 2022 at 9:00 am – to be held in-person with a remote option
- Wednesday, March 23, 2022 at 9:00 am – to be held in-person with a remote option

IX. Next meeting agenda

- Variance request from Wraywood Manor E2022-005

X. Public comments

None

XI. Adjournment

Ms. Dixon moved to adjourn the meeting and the board approved. The meeting adjourned at 10:06 a.m.

Respectfully submitted,



Ms. Kerry Dixon, Secretary