

**BEFORE THE ELEVATOR SAFETY BOARD  
STATE OF ARKANSAS**

**IN RE:       LANE HOTEL  
              JKJ ARCHITECTS  
              AS 1740 and 1741**

**ORDER**

This matter comes before the Arkansas Elevator Safety Board on Thursday, May 19, 2016. The petitioner, JKJ Architects, seeks a variance for the above references conveyances.

**FINDINGS OF FACT:**

1.       The petitioner submitted a variance request to the Arkansas Department of Labor on February 15, 2016, for two conveyances located at the Lane Hotel, 121 West Poplar, Rogers, Arkansas.
2.       The petitioner seeks to install two new passenger elevators in the Lane Hotel to replace the existing elevators. Petitioner seeks a variance from the minimum dimensions of the elevator cars contained in ANSI A117.1 (2003) as adopted by the board. Elevator Safety Board Rule 010.05-018(Sept. 1, 2006). The variance is sought due to the size of the existing hoistways.
3.       The Lane Hotel is a historic property on the National Registry and was built in 1929. It was designed by Little Rock architect John Parks Almand. The existing hoistway for AS 1741 cannot be used without a variance. Constructing new hoistways would compromise the historical integrity of the building, in addition to the expense.
4.       The proposed dimensions of the new elevators are as follows:

AS 1740:

Door width	36 inches
Inside clearance width	58 inches
Inside clearance depth	59 inches

AS 1741

Door width	36 inches
Inside clearance width	61 inches
Inside clearance depth	43 inches

5. According to the testimony of the Chief Elevator Inspector, Greg Tipton, ANSI

117.1-2003, section 407.4 would require the following dimensions:

Door width	36 inches
Inside clearance width	60 inches
Inside clearance depth	60 inches

6. Mr. Tipton's staff report recommends granting a variance to AS 1741. He is of the opinion that AS 1740 does not require a variance.

**CONCLUSIONS OF LAW:**

7. Ark. Code Ann. § 20-24-106(d) provides that "[t]he board shall also have the power in any particular case to grant exceptions and variations which shall only be granted where it is clearly evident that they are necessary in order to prevent undue hardship or where the existing conditions prevent compliance with the literal requirements of the rules and regulations. In no case shall any exception or variation be granted unless, in the opinion of the board, reasonable safety will be secured thereby."

8. In the present case, the board concludes that existing conditions, in terms of the existing hoistway, prevent compliance with the literal requirements of the rules. The board also concludes that reasonable safety will be secured by granting a variance with respect to AS 1741.

9. A variance for AS 1740 is unnecessary. The variance for AS 1740 is granted as proposed in terms of the car dimensions.

IT IS SO ORDERED.

By: Leon Jones, Jr.  
Leon Jones, Jr., Chairman

Date: 5/19/16

Approved:

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