

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-121

AN ORDINANCE ADOPTING THE MINNESOTA STATE BUILDING CODE

AN ORDINANCE ADOPTING THE MINNESOTA STATE BUILDING CODE. THIS ORDINANCE: PROVIDES FOR THE APPLICATION, ADMINISTRATION, AND ENFORCEMENT OF THE MINNESOTA STATE BUILDING CODE BY REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF ALL BUILDINGS AND/OR STRUCTURES IN THE CITY OF LAKE ELMO; PROVIDES FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREOF; PROVIDES PENALTIES FOR VIOLATION THEREOF; REPEALS ALL ORDINANCES AND PARTS OF ORDINANCES THAT CONFLICT THEREWITH.

The City of Lake Elmo does ordain as follows:

Section 1. Application, Administrator and Enforcement. The application, administration, and enforcement of the code shall be in accordance with Minnesota Rule Chapter 1300. The code shall be enforced within the extraterritorial limits permitted by Minnesota Statutes, 16B.62, subdivision 1, when so established by this ordinance.

The code enforcement agency is the City of Lake Elmo.

This code shall be enforced by the Minnesota Certified Building Official designated by the City of Lake Elmo to administer the code (Minnesota Statute 16B.62,) subdivision 1.

Section 2. Permits and Fees. The issuance of permits and the collection of fees shall be as authorized in Minnesota Statute, 16B. 62, subdivision 1.

Permit fees shall be assessed for work governed by this code in accordance with the fee schedule adopted by the City of Lake Elmo in Resolution 2002-05. In addition, a surcharge fee shall be collected on all permits issued from work governed by this code in accordance with Minnesota Statute 16B.70.

Section 3. Violations and Penalties. A violation of the code is a misdemeanor (Minnesota Statute 16B.69) and Minnesota Rules, Chapter 1300.

Section 4. Building Code. The Minnesota State Building Code, established pursuant to Minnesota Statutes 16B.59 to 16B.75 is hereby adopted as the building code for the City of Lake Elmo. The Code is hereby incorporated in this ordinance as if fully set out herein.

A. The Minnesota State Building Code includes the following chapter of Minnesota Rules:


1. 1300, Administration of the Minnesota State Building Code;
2. 1302, Building Official Certification;
3. 1302, State Building Code Construction Approvals;
4. 1303 Minnesota Provisions;
5. 1305, Adoption of the 2000 International Building Code;
6. 1306, Special Fire Protection systems;
7. 1307, Elevators and Related Devices;
8. 1309, Adoption of the 2000 International Residential Code;
9. 1311, Adoption of the 2000 Guidelines for the Rehabilitation of Existing Buildings;
10. 1315, Adoption of the 2002 National Electrical Code;
11. 1325, Solar Energy Systems;
12. 1330, Fallout Shelters;
13. 1335, Floodproofing Regulations;
14. 1341, Minnesota Accessibility Code;
15. 1346, Adoption of the Minnesota State Mechanical Code;
16. 1350, Manufactured Homes;
17. 1360, Prefabricated Structures;
18. 1361, Industrialized/Modular Buildings;
19. 1370, Storm Shelters (Manufactured Parks);
20. 4715, Minnesota Plumbing Code
21. 7670, 7672, 7674, 7676 and 7678, Minnesota Energy Code

The following optional provisions identified in Section 4, Subp. B and C are hereby adopted and incorporated as part of the building code for the City of Lake Elmo.

1. Chapter 1306, Fire Protection Systems (Option 2)
2. Chapter 1335, Floodproofing Regulations

Section 5. Effective Date of Ordinance. The Ordinance shall become effective immediately upon the passage and publication according to law.

DATED this 15th day of July, 2003.



Lee Hunt, Mayor

ATTEST:



Charles E. Dillerud, Acting City Administrator

MINNESOTA RULES, CHAPTER 1306

SPECIAL FIRE PROTECTION SYSTEMS

1306.0010 GENERAL.

This chapter authorizes optional provisions for the installation of on-premises fire suppression systems that may be adopted by a municipality in addition to the State Building Code. If the municipality adopts them, the sprinkler system requirements of this chapter become part of the State Building Code and are applicable throughout the municipality. This chapter, if adopted, must be adopted without amendment.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64
HIST: 27 SR 1479

1306.0020 MUNICIPAL OPTION.

Subpart 1. **Requirement.** The sprinkler system requirements of this chapter, if adopted, must be adopted with the selection of either subpart 2 or 3, without amendment.

Subp. 2. **Existing and new buildings.** Automatic sprinkler systems for new buildings, buildings increased in total floor area (including the existing building), or buildings in which the occupancy classification has changed, must be installed and maintained in operational condition within the structure. The requirements of this subpart apply to structures that fall within the occupancy classifications established in part 1306.0030, items A to E.

Exceptions:

1. The floor area of minor additions that do not increase the occupant load does not have to be figured into the square footage for occupancy classifications established in part 1306.0030, items A to E.

2. The existing portion of R-2 apartment occupancies, attached R-3 occupancies, and attached townhomes is not required to be sprinklered under this chapter.

Subp. 3. **New buildings.** Automatic sprinkler systems for new buildings, additions to existing buildings, or buildings in which the occupancy classification has changed must be installed and maintained in operational condition within the structure. The requirements of this subpart apply to structures that fall within the occupancy classifications established in part 1306.0030, items A to E.

Exception: The floor area of minor additions that do not increase the occupant load does not have to be figured into the square footage for occupancy classifications established in part 1306.0030, items A to E.

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1306.0030 REQUIREMENTS.

For purposes of this chapter, area separation, fire barriers, or fire walls do not establish separate buildings. Gross square footage (gsf) means the floor area as defined in the International Building Code. The floor area requirements established in items A to E are based on the gross square footage of the entire building and establish thresholds for these requirements. The following occupancy groups must comply with sprinkler requirements of this chapter, unless specified otherwise:

A. Group A-1, A-2, A-3, and A-4 occupancies;

B. Group B, F, M, and S occupancies with 2,000 or more gross square feet of floor area or with three or more stories in height;

C. Group E occupancies with 2,000 or more gross square feet of floor area or with two or more stories in height;

D. Group E day care occupancies with an occupant load of 30 or more;