

CITY OF LAKE ELMO

WASHINGTON COUNTY, MINNESOTA

ORDINANCE 8034

The City Council of the City of Lake Elmo does ordain as follows:

Section I: AMENDMENT: Section 500 and 501 Building Code; Section 502 Permits, Fees and Bonds of the Lake Elmo Municipal Code are hereby amended, along with all other Ordinances and parts of Ordinances in conflict therewith, and said ordinance shall read as follows:

500 BUILDING CODE

501 BUILDING CODE

502 PERMITS, FEES AND BONDS

503 SAFETY TO LIFE REQUIREMENTS FOR EXISTING BUILDINGS

501 BUILDING CODE501.010 1987 STATE BUILDING CODE ADOPTED.

The 1987 Minnesota State Building Code, established pursuant to Minnesota Statutes 16B.59 through 16B.73, one copy of which is on file in the office of the City Building Official, is hereby adopted as the building code for the City of Lake Elmo. Such code is hereby incorporated in the City Code, as completely as if set out in full.

501.020 ENFORCEMENT

The Building Official and his duly appointed representatives shall be authorized and directed to enforce all provisions of the said Building Code and the regulations on Manufactured Housing.

501.030 SCOPE

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the City of Lake Elmo or cause the same to be done, contrary to or in violation of any of the provisions of said Building code or the Manufactured Housing Statute.

501.040 REQUIRED CHAPTERS OF THE 1987 MINNESOTA STATE BUILDING CODE.

The following State required chapters of the 1987 Minnesota State Building Code are hereby adopted and administered by the City of Lake Elmo.

1. Chapter 1300 - Code Administration
2. Chapter 1305 - Adoption of 1985 Uniform Building Code for Reference Including Appendix Chapter 35, Sound Transmission Control
3. Chapter 1315 - Electrical Code
4. Chapter 1320 - Elevators and Related Machines
5. Chapter 1325 - Solar Energy Systems
6. Chapter 1330 - Technical Requirements for Fallout Shelters
7. Chapter 1340 - Facilities for the Handicapped
8. Chapter 1345 - Minnesota Heating, Ventilating, Air Conditioning and Refrigeration Code
9. Chapter 1350 - Manufactured (Mobile Home Rules)
10. Chapter 1355 - Plumbing Code
11. Chapter 1360 - Prefabricated Structures
12. Chapter 1365 - Variation of Snow Loads

13. Chapter 4215 - Model Energy Code Amendments

501.050 OPTIONAL CHAPTERS OF THE 1987 MINNESOTA STATE BUILDING CODE

The following optional chapters of the 1987 Minnesota State Building Code are hereby adopted by the City of Lake Elmo.

1. Chapter 1305.1000 - Certificates of occupancy shall be required for all types of occupancy, including groups R-3 and R-4.

501.060 ORGANIZATION AND ENFORCEMENT

The organization of the Building Department and enforcement of the code shall be as established by Chapter 2 of the Uniform Building Code, 1985 Edition. The Code shall be enforced within the incorporated limits of the City of Lake Elmo.

The Building Department shall be the Building Code Department of the City of Lake Elmo. The administrative authority shall be a State certified "Building Official".

The City Council shall appoint the Building Official for the jurisdiction of Lake Elmo.

502 PERMITS, FEES AND BONDS502.010 PERMITS REQUIRED

1. No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure in the City of Lake Elmo or cause the same to be done, without first obtaining a separate building permit for each such building or structure as required by the State Building Code as adopted by Chapter 501 of this Code.
2. Permits, inspections and collection of fees shall be as provided in Chapter 3 of the Uniform Building Code, 1985 Edition. (See Section 105 of this Code.)
3. The Building Official shall utilize the chart of estimated construction costs as annually provided by the Minnesota Department of Administration, State Building Codes and Standards Division, to compute building valuations for the purposes of establishing the permit fees of the City of Lake Elmo. (See Section 105 of this Code.)

502.050 EXCAVATION AND GRADING PERMITS

A permit shall be required for the excavation, grading or surfacing for any building, structure, plot or area of ground occupied by a building or structure, or in preparation for the construction of any building or structure where such excavation and grading is to be done with mechanical equipment. (See Section 105 of this Code.)

502.060 PRIVATE ROAD PERMITS

A permit shall be required to construct an asphalt, concrete, or gravel private road or alley. (See Section 1602 and Section 105 of this Code.)

502.070 MOVING BUILDINGS INTO CITY

- A. Buildings or structures moved from one location to another shall comply with the provisions of this code for new buildings.
- B. Where the Building Official is required to inspect a building outside of the City, any travel expense shall be paid by the applicant. Building mover must present a State license for house and building moving to the Building Official when applying for permit to move a building.
- C. Before any house or other structure is moved onto a lot or parcel in the City of Lake Elmo, the owner shall apply for a building permit. The Building Official shall present the site plan, construction plans, and photos of the structure from two or more angles to the Planning Commission. The Planning Commission shall report to the City Council whether or not the structure will be compatible with other development in the area; and make such recommendation to the City Council. If the City Council determines the structure would depreciate the area into which it is to be moved, it may withhold the permit for such relocation.

502.080 BUILDING DEMOLITION FEES

All buildings or structures prepared for demolition within the City of Lake Elmo require a demolition permit. (See Section 105 of this Code.)

Surcharge In addition to the permit fees required, the applicant shall pay a surcharge to be remitted to the Minnesota Department of Administration as prescribed by Minnesota Statutes 1984, Section 16B.70.

502.090 EXTERIOR FINISH

All residential buildings shall have the exterior finished within one (1) year of the date their permit was issued.

502.100 EXPIRATION

Every permit issued by the Building Official shall expire by limitation and become null and void after one (1) year, or if the building or work authorized by such permit is not commenced within one hundred twenty (120) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days. Before such work can be recommenced a new permit shall be first obtained to do so, and the fee therefore shall be one-half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further, that such suspension or abandonment has not exceeded one year.

502.110 BUILDING PERMIT FEES

A fee for each building permit shall be paid on or before the issuance thereof. The fees for such permits shall be in the amount established from time-to-time by ordinance of the City Council.

SURCHARGE In addition to the permit fees required, the applicant shall pay a surcharge to be remitted to the Minnesota Department of Administration as prescribed by Minnesota Statutes 1984, Section 16B.70.

502.120 BOND OR CASH DEPOSIT TO PROTECT PERMANENT STREETS OR CURBS

On any new construction for property abutting a permanent street a bond or cash deposit shall be required to protect against damage to the permanent street, curb, or other public property or improvement occurring by reason of construction. (See Section 105 of this Code.)

502.130 SURVEY

The Building Inspector may require a Certificate of Survey showing the actual dimensions of the lot to be built on, the exact size and location on the lot of the building and accessory buildings to be erected, and such other information as may be necessary to determine compliance with the Municipal Code of the City of Lake Elmo, before issuing a building permit for new construction on any lot.

502.140 SUSPENSION OR REVOCATION

The Building Official may, in writing, suspend or revoke a permit issued under provisions of said Building Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of said Building Code.

502.150 VIOLATIONS AND PENALTIES

The penalties described in the Uniform Building Code, 1985 Edition, Section 205, as amended, shall be in keeping with Minnesota Statutes 609.033 to 609.034 which provides for a maximum fine of \$700.00.

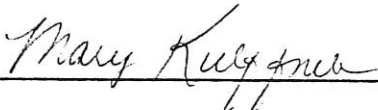
Section II: EFFECTIVE DATE: This ordinance shall become effective upon its passage and publication.

ADOPTED by the Lake Elmo City Council this 17th day of July, 1990.

A handwritten signature in cursive script, reading "Susan H. Dunn", written in dark ink.

Susan Dunn, Mayor

ATTEST:

A handwritten signature in cursive script, reading "Mary Kueffner", written in dark ink.

Mary Kueffner, City Administrator