

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 03/27/2017
Item No.: 7.c

Department Approval



Kari Collins, Community Development Director

City Manager Approval



Item Description:

Consider the Community Development Department Request for Approval of Proposed Text Amendments of Roseville’s City Code, Chapter 901 Building Code, including section 901.01; Adoption of Code: which includes adoption of Chapter 1306, Subp 2; and 901.11: Deposit for Protection of Concrete Curbs, to Ensure Cleaning of Streets and to Ensure Compliance with Building Code.

1 **BACKGROUND**

2 The Community Development Department seeks approval of amendments to Section 901.01 of
3 current City Code, which would include adoption of Chapter 1306, Subp.2 of the Minnesota
4 State Building Code, as well as, minor text changes to Section 901.11.

5
6 Staff is proposing text amendments to Roseville’s City Code, Chapter 901 Building Code. The
7 requested text amendments are located in Section 901.01: Adoption of Code and 901.11: Deposit
8 for Protection of Concrete Curbs, to Ensure Cleaning of Streets and to Ensure Compliance with
9 Building Code.

10
11 Chapter 1306, Special Fire Protection Systems, is an optional code section that each municipality
12 may adopt. Chapter 1306 authorizes optional provisions for the installation of on-premises fire
13 suppression systems. Per Chapter 1306, if the City adopts the chapter, the chapter must be
14 adopted with the selection of either subpart 2 or 3, without amendment. The complete text of
15 Chapter 1306 is attached to this RCA.

16
17 **PURPOSE**

18 The proposed adoption of this optional chapter comes as a joint request between the Roseville
19 Fire Department and the Community Development Department. The adoption and
20 implementation of the State Building Code falls under the responsibility of Community
21 Development, however this optional section will greatly benefit the Fire Department and the City
22 of Roseville. The potential increase in fire protection and safety to the occupants, visitors,
23 owners and first responders is the greatest benefit. Also, the protection of property, that this code
24 provision allows, can be extremely beneficial to property owners, as well. Attachment D details
25 the status of adoption of 1306 in 50 nearby municipalities to Roseville. Out of the 50
26 municipalities surveyed, 36 have adopted either Subpart 2 or 3. Attachment E provides several
27 examples of when and where this optional chapter might be utilized.

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30 The recommended changes and additions to the following sections would be as follows:

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32 **901.01: ADOPTION OF CODE:**

33 The most current Minnesota State Building Code (MSBC), one copy of which is on file in the
34 office of the designated building official, has been adopted by Minnesota Statutes as a uniform
35 building code applicable throughout the state. The most recent revisions, and subsequent
36 amendments to such code are hereby adopted as the building code of the city and incorporated in
37 this chapter as completely as if set out in full. (Ord. 1488, 11/20, 2015)

38 Adoption includes the following listed optional provisions of the MSBC which are hereby
39 adopted as follows:

40 A. Chapter 1306 with 1306.0020, Subp. 2 of the MSBC relating to Special Fire Protection
41 Systems.

42

43 ~~**901.11: Deposit for Protection of Concrete Curbs, to Ensure Cleaning of Streets and to**~~
44 ~~**Ensure Compliance with Building Code Construction Deposits:**~~

45 At any time a permit is applied for on any new construction, ~~and on any~~ remodeling project or
46 addition which in the reasonable opinion of the Designated Building Official involves more than fifty
47 percent (50%) of the cost evaluation of the existing structure, the permit shall also require a cash
48 deposit. ~~In the case of a permit issued for a project involving a dwelling or accessory structure, the~~
49 amount of such deposit shall be as established in the most current fee schedule adopted by the City
50 Council. Such deposit shall be required and applied as necessary to:

51 A. Protect against or repair damage to the abutting street, concrete curb or other City facility
52 occurring by reason of such construction; ~~;~~ and

53 B. Defray the cost of cleaning streets if the City is required to do so; ~~;~~ and

54 C. Defray the cost of repairs or corrections to noted deficiencies of City Code or State
55 Building Code, if the City is required to do so.

56

57 The deposit, or unused portion, shall be refundable upon issuance of an occupancy certificate. (Ord.
58 1289, 8-4-2003, eff 1-1-2004) (Ord. 1488, 11/20, 2015)

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60 **POLICY OBJECTIVE**

61 Staff periodically updates City Code and Zoning Ordinance language to provide clarification to
62 existing language that matches current process and procedure.

63 **FINANCIAL IMPACTS**

64 There are no financial impacts.

65

66 **STAFF RECOMMENDATION**

67 Based on the comments provided in this report, staff recommends approval of the proposed text
68 amendments to Roseville’s City Code, Chapter 901: including sections 901.01: Adoption of
69 Code (which includes the adoption of optional chapter 1306, Subp. 2) and 901.11: Deposit for
70 Protection of Concrete Curbs, to Ensure Cleaning of Streets and to Ensure Compliance with
71 Building Code.

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73 **REQUESTED COUNCIL ACTION**

74 Adopt an Ordinance amending selected text of Roseville’s City Code, Chapter 901; including
75 sections 901.01: Adoption of Code: including adoption of Chapter 1306, Subp 2 and 901.11
76 Deposit for Protection of Concrete Curbs, to Ensure Cleaning of Streets and to Ensure

77 Compliance with Building Code.

78

79 Prepared by: David Englund, Codes Coordinator

80

81 Attachments: A: Ordinance Amendment

82 B: Ordinance Summary

83 C: Chapter 1306 MSBC

84 D: Municipal adoption of 1306 Special Fire Protection Systems

85 E: 1306 Example Diagrams

City of Roseville

ORDINANCE NO. _____

AN ORDINANCE AMENDING SELECTED TEXT OF THE ROSEVILLE CITY CODE, SECTION 901.01, ADOPTION OF CODE AND 901.11, DEPOSIT FOR PROTECTION OF CONCRETE CURBS, TO ENSURE CLEANING OF STREETS AND TO ENSURE COMPLIANCE WITH BUILDING CODE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Purpose: The Roseville City Code is hereby amended to modify/clarify specific requirements within the Roseville City Code, Section 901.01, Adoption of Code and 901.11, Deposit for Protection of Concrete Curbs, to Ensure Cleaning of Streets and to Ensure Compliance with Building Code.

SECTION 2. Sections 901.01 and 901.11 are hereby amended as follows:

901.01: ADOPTION OF CODE:

The most current Minnesota State Building Code (MSBC), one copy of which is on file in the office of the designated building official, has been adopted by Minnesota Statutes as a uniform building code applicable throughout the state. The most recent revisions, and subsequent amendments to such code are hereby adopted as the building code of the city and incorporated in this chapter as completely as if set out in full. (Ord. 1488, 11/20, 2015)

Adoption includes the following listed optional provisions of the MSBC which are hereby adopted as follows:

- A. Chapter 1306 with 1306.0020, Subp. 2 of the MSBC relating to Special Fire Protection Systems.

~~901.11: Deposit for Protection of Concrete Curbs, to Ensure Cleaning of Streets and to Ensure Compliance with Building Code~~ Construction Deposits:

At any time a permit is applied for on any new construction, ~~and on any~~ remodeling project or addition which in the reasonable opinion of the Designated Building Official involves more than fifty percent (50%) of the cost evaluation of the existing structure, the permit shall also require a cash deposit. ~~In the case of a permit issued for a project involving a dwelling or accessory structure,~~ The amount of such deposit shall be as established in the most current fee schedule adopted by the City Council. Such deposit shall be required and applied as necessary to:

- A. Protect against or repair damage to the abutting street, concrete curb or other City facility occurring by reason of such construction; ; and
- B. Defray the cost of cleaning streets if the City is required to do so; and
- C. Defray the cost of repairs or corrections to noted deficiencies of City Code or State Building Code, if the City is required to do so.

SECTION 3. Effective Date. This ordinance amendment to the Roseville City Code shall take effect upon passage and publication.

40 Passed this 27th day of March, 2017.

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BY:

Daniel J. Roe, Mayor

ATTEST:

Patrick Trudgeon, City Manager

City of Roseville

ORDINANCE SUMMARY NO. ____

AN ORDINANCE AMENDING SELECTED TEXT OF THE ROSEVILLE CITY CODE, SECTIONS 901.01, ADOPTION OF CODE; WHICH INCLUDES ADOPTION OF CHAPTER 1306, SUBP 2; AND 901.11, DEPOSIT FOR PROTECTION OF CONCRETE CURBS, TO ENSURE CLEANING OF STREETS AND TO ENSURE COMPLIANCE WITH BUILDING CODE

The following is the official summary of Ordinance No. ____ approved by the City Council of Roseville on March 27, 2017:

The Roseville City Code is hereby amended to modify/clarify and adopt specific requirements within the Roseville City Code, Sections 901.01, Adoption of Code which includes Adoption of Chapter 1306, Subp 2; and 901.11, Deposit for protection of concrete curbs, to ensure cleaning of streets and to ensure compliance with building code.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Manager at the Roseville City Hall, 2660 Civic Center Drive, Roseville, Minnesota 55113. A copy of the ordinance and summary shall also be posted at the Reference Desk of the Roseville Branch of the Ramsey County Library, 2180 Hamline Avenue North, and on the Internet web page of the City of Roseville (www.ci.roseville.mn.us).

BY:

Daniel J. Roe, Mayor

ATTEST:

Patrick Trudgeon, City Manager

CHAPTER 1306
DEPARTMENT OF LABOR AND INDUSTRY
SPECIAL FIRE PROTECTION SYSTEMS

- 1306.0010 GENERAL.
- 1306.0020 MUNICIPAL OPTION.
- 1306.0030 REQUIREMENTS.
- 1306.0040 STANDARD.
- 1306.0050 SUBSTITUTE CONSTRUCTION.
- 1306.0060 EXEMPTION.
- 1306.0070 REPORTING.

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.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

Published Electronically: *July 11, 2007*

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 D.

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 D.

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 D.

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 D.

1306.0050 SPECIAL FIRE PROTECTION SYSTEMS

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Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; 32 SR 6; L 2007 c 140 art 4 s 61; art 13 s 4*

Published Electronically: *July 11, 2007*

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 D 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;

Exception: air inflated structures, and open picnic shelters.

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;

Exception: S-2 open parking garages, aircraft hangars, salt storage sheds, and group "M" detached canopies.

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.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; 32 SR 6; L 2007 c 140 art 4 s 61; art 13 s 4*

Published Electronically: *July 11, 2007*

1306.0040 STANDARD.

Automatic sprinkler systems must comply with the applicable standard referenced in the State Building Code. If a public water supply is not available, the building official and fire chief shall approve the use of an alternate on-site source of water if the alternate source provides protection that is comparable to that provided by a public water supply. If an adequate alternate water supply sufficient for hose stream requirements is provided or available, the building official and fire chief may permit the water supply requirements for the hose stream demands to be modified.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

Published Electronically: *July 11, 2007*

1306.0050 SUBSTITUTE CONSTRUCTION.

The installation of an automatic sprinkler system, as required by this chapter, would still allow the substitution of one-hour fire-resistive construction as permitted by the International Building Code, Table 601, footnote d.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

Published Electronically: *July 11, 2007*

1306.0060 EXEMPTION.

The building official, with the concurrence of the fire official, may waive the requirements of this chapter if the application of water has been demonstrated to constitute a serious life, fire, or environmental hazard, or if the building does not have an adequate water supply and the building is surrounded by public ways or yards more than 60 feet wide on all sides.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

Published Electronically: *July 11, 2007*

1306.0070 REPORTING.

A municipality must submit a copy of the ordinance adopting this chapter to the Department of Labor and Industry, Construction Codes and Licensing Division. The ordinance does not go into effect until:

- A. a signed electronic, faxed, or paper copy of the ordinance has been received by the division;
- and
- B. the ordinance has been approved by the division.

An ordinance is deemed automatically approved by the division if the municipality has not been informed that the ordinance has not been approved within ten working days of the division's receipt of the ordinance.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; 32 SR 6; L 2007 c 140 art 4 s 61; art 13 s 4*

Published Electronically: *July 11, 2007*

1306.0100 [Repealed, 27 SR 1479]

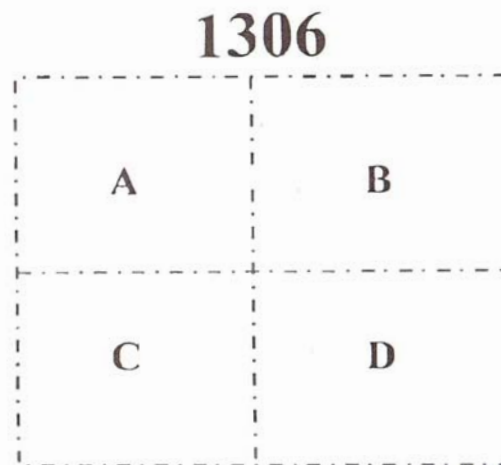
Published Electronically: *July 11, 2007*

ATTACHMENT D

Municipal adoption of 1306 Special Fire Protection Systems

Municipality	YES	SUBP. 2	SUBP.3	NO
Afton				No
Andover	YES		X	
Anoka				NO
Apple Valley	YES		X	
Arden Hills	YES	X		
Bayport	YES	X		
Blaine	YES	X		
Bloomington	YES	X		
Brooklyn Center				No
Brooklyn Park	YES	X		
Burnsville				NO
Cambridge				NO
Chanhassen	YES	X		
Chaska	YES	X		
Circle Pines				No
Columbia Heights	YES	X		
Coon Rapids	YES	X		
Cottage Grove				NO
Crystal	YES	X		
Eagan				NO
Eden Prairie				NO
Edina	YES	X		
Excelsior				NO
Falcon Heights	YES	X		
Farmington	YES		X	
Forest Lake	YES	X		
Fridley	YES		X	
Golden Valley	YES	X		
Hastings				NO
Hopkins	YES	X		
Hugo				NO
Inver Grove Heights				NO
Lino Lakes	YES	X		
Little Canada	YES	X		
Maple Grove	YES		X	
Maplewood	YES		X	
Mendota Heights	YES	X		
Minnetonka	YES	X		
New Brighton	YES	X		
New Hope	YES	X		
North St. Paul	YES		X	
Oakdale	YES	X		
Plymouth	YES		X	
Richfield	YES	X		
Shoreview	YES	X		
St. Louis Park	YES	X		
Stillwater	YES	X		
West St. Paul	YES	X		
White Bear Lake	YES		X	
Woodbury				NO
Total	36	27	9	14

ATTACHMENT E



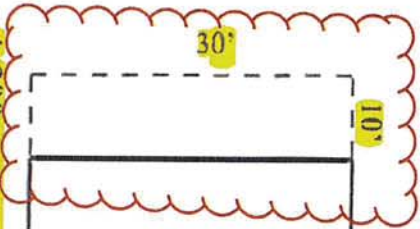
This city block is divided by property lines, the four existing buildings have different owners.

If building "A" changes its use and meets the thresholds in 1306, building "A" would be required to be sprinklered, buildings "B", "C", and "D" would not.

If building "A" were demolished and a new structure built meeting the thresholds of 1306, only building "A" would be required to be sprinklered, buildings "B", "C", and "D" would not.

1306

Existing 2 story office building



A 300 square foot addition is proposed to an office building to add elevators.

This type of addition would qualify under 1306.0020 Subp. 2, exception 1 or 1306.0020

Subp. 3, exception, and not require sprinkling.

* Other examples of "minor" additions might include: a vestibule addition, an entry remodel/addition, pedestrian walkway or skyway, a small entry canopy, HVAC or boiler room addition ...

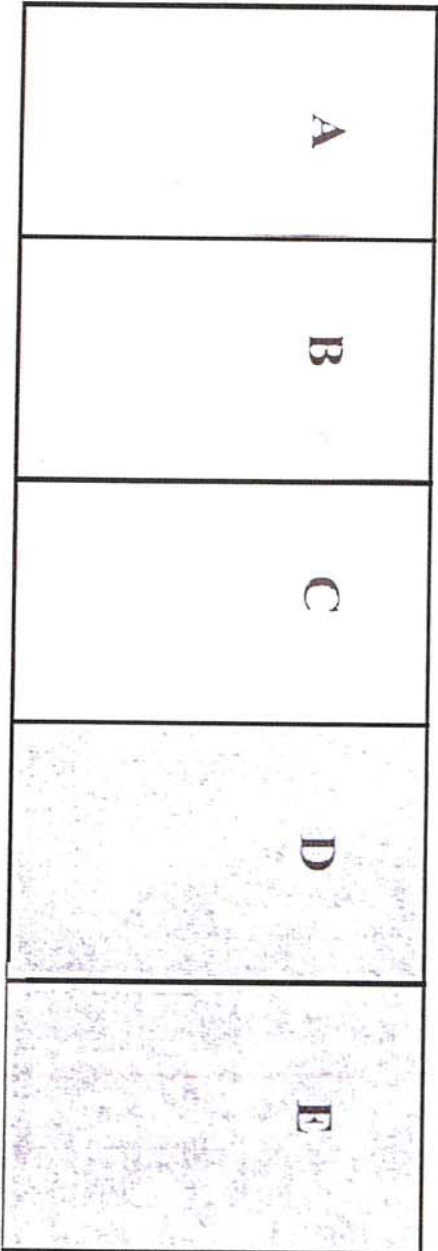
1306

<p>Proposed classroom/office addition 12,000 sq. ft.</p>	<p>Existing church 15,000 sq. ft.</p>
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If 1306.0020 Subp. 2 (existing and new) is adopted, both the proposed and existing building would be required to be sprinklered.

If 1306.0020 Subp. 3 (new buildings only) is adopted, only the proposed building would be required to be sprinklered.

1306



Spaces "D & E" are retail spaces (M occupancies) which are remodeled into an A-3 restaurant. (Change in Occupancies) (M-Mercantile to A-3-Assembly)

If 1306.0020, Subp. 2 (existing and new buildings) is adopted, the entire building would be required to be sprinklered.

If 1306.0020, Subp. 3 (new buildings) is adopted, only the remodeled space would be required to be sprinklered.