

CHAPTER 906 BUILDING MAINTENANCE AND PRESERVATION CODE

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906.01: ADOPTION

There is hereby adopted by reference, the code referred to as the International Property Maintenance Code, 2003~~18~~ edition, as published by the International Code Council, Inc., (ICC) for the establishment of minimum acceptable standards for the maintenance of existing buildings, structures, premises and facilities to protect health, safety and general welfare. Each and all of the standards, regulations and requirements, ~~save and~~ except such portions as are hereinafter deleted, amended or modified, as ~~set about and~~ specified in the International Property Maintenance Code, 2003~~18~~ edition, are hereby adopted, referred to, incorporated and made a part hereof as if fully set out at length herein.

Not less than one copy of the said copyrighted International Property Maintenance Code, 2003~~18~~ edition, shall be on file in the offices of the ~~City Manager~~ Community Development Department and open for public inspection ~~at all times during normal business hours.~~

Not less than one City of Roseville revised and codified version (as authorized by the ICC) of the said copyrighted International Property Maintenance Code, 2003~~18~~ edition, shall be on file in the offices of the ~~City Manager and in the~~ Community Development Department and open for public inspection ~~at all times during normal business hours.~~

906.02: CONFLICTS AND INTERPRETATIONS

In the event any provision of this ~~article~~ chapter and any provision of the International Property Maintenance Code, 2003~~18~~ edition, conflicts with or is inconsistent in any manner with any section of the Roseville City Code or other codes adopted by reference therein, or parts thereof, the provisions of this ~~article~~ chapter and the International Property Maintenance Code, 2003~~18~~ edition, shall supersede and take precedence over such portion or portions in conflict or inconsistent therewith.

40 906.03 : ADMINISTRATION

41 A. General

- 42 1. **Title.** These regulations contained in chapter 906 shall be known as the *Building*
43 *Maintenance and Preservation Code* of the City of Roseville, Minnesota, hereinafter
44 referred to as “this code.”
- 45 2. **Scope.** The provisions of this code shall apply to all existing residential and
46 nonresidential structures and all existing premises and constitute minimum
47 requirements and standards for premises, structures, equipment and facilities for light,
48 ventilation, space, heating, sanitation, protection from the elements, life safety, safety
49 from fire and other hazards, and for safe and sanitary maintenance; the responsibility of
50 owners, operators and occupants; the occupancy of existing structures and premises,
51 and for administration, enforcement and penalties.
- 52 3. **Intent.** This code shall be construed to secure its expressed intent, which is to ensure
53 public health, safety and welfare insofar as they are affected by the continued occupancy
54 and maintenance of structures and premises. Existing structures and premises that do not
55 comply with these provisions shall be altered or repaired to provide a minimum level of
56 health and safety as required herein. Repairs, alterations, additions to and change of
57 occupancy in existing buildings shall comply with the current edition of the Minnesota
58 State Building Code.
- 59 4. **Severability.** If a section, subsection, sentence, clause or phrase of this code is, for any
60 reason, held to be unconstitutional, such decision shall not affect the validity of the
61 remaining portions of this code.

62 B. Applicability

- 63 1. **General.** Where there is a conflict between a general requirement and a specific
64 requirement, the specific requirement shall govern. Where differences occur between
65 provisions of this code and the referenced standards, the provisions of this code shall
66 apply. The provisions of this code shall apply to all matters affecting or relating to
67 structures and premises, as set forth in Section 906.03.A. Where, in a specific case,
68 different sections of this code specify different requirements, the most restrictive shall
69 govern.
- 70 2. **Maintenance.** Equipment, systems, devices and safeguards required by this code or a
71 previous regulation or code under which the structure or premises was constructed,
72 altered or repaired shall be maintained in good working order. No owner, operator or
73 occupant shall cause any service, facility, equipment or utility which is required under
74 this section to be removed from or shut off from or discontinued for any occupied
75 dwelling, except for such temporary interruption as necessary while repairs or alterations
76 are in progress. The requirements of this code are not intended to provide the basis for
77 removal or abrogation of fire protection and safety systems and devices in existing
78 structures. Except as otherwise specified herein, the owner or the owner’s designated
79 agent shall be responsible for the maintenance of buildings, structures and premises.
- 80 3. **Application of other codes.** Repairs, additions or alterations to a structure, or changes
81 of occupancy, shall be done in accordance with the procedures and provisions of the
82 current edition of the Minnesota State Building Code. Nothing in this code shall be
83 construed to cancel, modify or set aside any provision of the International Zoning Code.
- 84 4. **Existing remedies.** The provisions in this code shall not be construed to abolish or impair

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85 existing remedies of the jurisdiction or its officers or agencies relating to the removal or
86 demolition of any structure which is dangerous, unsafe and unsanitary.

- 87 **5. Workmanship.** Repairs, maintenance work, alterations or installations which are
88 caused directly or indirectly by the enforcement of this code shall be executed and
89 installed in a workmanlike manner and installed in accordance with the manufacturer's
90 installation instructions.
- 91 **6. Historic buildings.** The provisions of this code shall not be mandatory for existing
92 buildings or structures designated as historic buildings when such buildings or structures
93 are judged by the code official to be safe and in the public interest of health, safety and
94 welfare.
- 95 **7. Referenced codes and standards.** The codes and standards referenced in this code shall
96 be those that are listed in Section 906.10 Chapter 8 and in the current edition of the
97 Minnesota State Building Code, and, considered part of the requirements of this code to
98 the prescribed extent of each such reference. Where differences occur between
99 provisions of the current edition of the Minnesota State Building Code and the
100 referenced standards, the provisions of the current edition of the Minnesota State
101 Building Code shall apply.

102 Exceptions:

- 103 a. Where enforcement of a code provision would violate the conditions of the listing of
104 the equipment or appliance, the conditions of the listing shall apply.
- 105 b. Where conflicts occur between provisions of this code and the referenced
106 standards, the provisions of this code shall apply.
- 107 c. Where the extent of the reference to a referenced code or standard includes subject
108 matter that is within the scope of this code, the provisions of this code, as applicable,
109 shall take precedence over the provisions in the referenced code or standard.
- 110 **8. Requirements not covered by code.** Requirements necessary for the strength, stability
111 or proper operation of an existing fixture, structure or equipment, or for the public safety,
112 health and general welfare, not specifically covered by this code, shall be determined by
113 the code official.
- 114 **9. Application of references.** References to chapter or section numbers, or to provisions
115 not specifically identified by number, shall be construed to refer to such chapter, section
116 or provision of this code.
- 117 **10. Other laws.** The provisions of this code shall not be deemed to nullify any provisions of
118 local, state or federal law.

119 **C. Property Maintenance Inspection**

- 120 **1. General.** The division of property maintenance inspection is hereby created and the Building
121 Official shall be known as the code official. ~~The Codes Coordinator shall be known as the code~~
122 official.
- 123 **2. Appointment.** The code official shall be appointed by the chief appointing authority of
124 the jurisdiction; and the code official shall not be removed from office except for cause
125 and after full opportunity to be heard on specific and relevant charges by and before the
126 appointing authority.
- 127 **3. Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the
128 concurrence of the appointing authority, the code official shall have the authority to
129 appoint a deputy code official, other related technical officers, inspectors and other
130 employees. Such employees shall have powers as delegated by the code official.

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131 **4. Liability.** The code official, officer or employee charged with the enforcement of this
132 code, while acting for the jurisdiction, in good faith and without malice in the discharge
133 of the duties required by this code or other pertinent law or ordinance, shall not thereby
134 be rendered civilly or criminally liable personally, and is hereby relieved from all
135 personal liability for any damage accruing to persons or property as a result of an act
136 required or permitted in the discharge of official duties.

137 **5. Legal Defense.** Any suit or criminal complaint instituted against any officer or employee because
138 of an act performed by that officer or employee in the lawful discharge of duties and under the
139 provisions of this code shall be defended by the legal representative of the jurisdiction until the
140 final termination of the proceedings. The code official or any subordinate shall not be liable for
141 costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code;
142 and any officer of the department of property maintenance inspection, acting in good faith and
143 without malice, shall be free from liability for acts performed under any of its provisions or by
144 reason of any act or omission in the performance of official duties in connection therewith.

145 **6. Fees.** The fees for activities and services performed by the department in carrying out its
146 responsibilities under this code shall be as indicated in Chapter 314 of City Code.

D. Duties And Powers Of The Code Official

147 **1. General.** The code official is hereby authorized and directed to shall enforce the provisions of
148 this code.

149 **2. Rule-making authority.** The code official shall have authority to render interpretations
150 of this code and to adopt policies and procedures in order to clarify the application of its
151 provisions. Such interpretations, policies and procedures shall be in compliance with the
152 intent and purpose of this code. as necessary in the interest of public health, safety and
153 general welfare, to adopt and promulgate rules and procedures; to interpret and
154 implement the provisions of this code; to secure the intent thereof; and to designate
155 requirements applicable because of local climatic or other conditions. Such policies and
156 procedures rules shall not have the effect of waiving structural or fire performance
157 requirements specifically provided for in this code, ~~or of violating accepted engineering~~
158 ~~methods involving public safety.~~

159 **3. Inspections.** The code official shall make all of the required inspections, or shall accept
160 reports of inspection by approved agencies or individuals. ~~All R~~ reports of such
161 inspections shall be in writing and be certified by a responsible officer of such approved
162 agency or by the responsible individual. The code official is authorized to engage such
163 expert opinion as deemed necessary to report upon unusual technical issues that arise,
164 subject to the approval of the appointing authority.

165 **4. Right of entry.** Where it is necessary to make an inspection to enforce the provisions
166 of this code, or whenever the code official has reasonable cause to believe that there
167 exists in a structure or upon a premises a condition in violation of this code, the code
168 official is authorized to enter the structure or premises at reasonable times to inspect
169 or perform the duties imposed by this code, provided subject to constitutional
170 restrictions on unreasonable searches and seizures. that if such structure or premises is
171 occupied, the code official shall present credentials to the occupant and request entry.
172 If such structure or premises is unoccupied, the code official shall first make a
173 reasonable effort to locate the owner, owner's authorized agent or other person having
174 charge or control of the structure or premises and request entry. If entry is refused ~~or~~
175 ~~not obtained,~~ the code official shall have recourse to the remedies is authorized to
176

177 ~~pursue recourse as~~ provided by law to secure entry.

- 178 **5. Identification.** The code official shall carry proper identification when
179 inspecting structures or premises in the performance of duties under this code.
- 180 **6. Notices and orders.** The code official shall issue all necessary notices or orders to
181 ensure compliance with this code.
- 182 **7. Department records.** The code official shall keep official records of all business and
183 activities of the department specified in the provisions of this code. Such records shall
184 be retained in the official records ~~as long as the building or structure to which such-~~
185 ~~records relate remains in existence, unless otherwise provided for by other regulations~~
186 for the period required for retention of such public records.
- 187 **8. Coordination of inspections.** Whenever in the enforcement of this code or another code
188 or ordinance, the responsibility of more than one code official of the jurisdiction is
189 involved, it shall be the duty of the code officials involved to coordinate their inspections
190 and administrative orders as fully as practicable so that the owners and occupants of the
191 structure shall not be subjected to visits by numerous inspectors or multiple or conflicting
192 orders. Whenever an inspector from any agency or department observes an apparent or
193 actual violation of some provision of some law, ordinance or code not within the
194 inspector's authority to enforce, the inspector shall report the findings to the code official
195 having jurisdiction.

196 E. Approval

- 197 **1. Modifications.** Whenever there are practical difficulties involved in carrying out the
198 provisions of this code, the code official shall have the authority to grant modifications
199 for individual cases; upon application of the owner or owner's authorized agent, provided
200 that the code official shall first find that special individual reason makes the strict letter of
201 this code impractical and the modification is in compliance with the intent and purpose of
202 this code and that such modification does not lessen health, life and fire safety
203 requirements. The details of action granting modifications shall be recorded and entered
204 in the department files.
- 205 **2. Alternative materials, methods design and methods of construction and equipment.**
206 The provisions of this code are not intended to prevent the installation of any material or
207 to prohibit any design or method of construction not specifically prescribed by this code,
208 provided that any such alternative has been approved. An alternative material, design or
209 method of construction shall be approved where the code official finds that the proposed
210 design is satisfactory and complies with the intent of the provisions of this code, and that
211 the material, method or work offered is, for the purpose intended, not less than at least the
212 equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance,
213 durability and safety. Where the alternative material, design or method of construction is
214 not approved, the code official shall respond in writing, stating the reasons why the
215 alternative was not approved.
- 216 **3. Required testing.** Whenever there is insufficient evidence of compliance with the
217 provisions of this code, or evidence that a material or method does not conform to the
218 requirements of this code, or in order to substantiate claims for alternative materials or
219 methods, the code official shall have the authority to require tests to be made as evidence
220 of compliance at no expense to the jurisdiction.
- 221 **a. Test methods.** Test methods shall be as specified in this code or by other recognized
222 test standards. In the absence of recognized and accepted test methods, the code official

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223 shall be permitted to approve appropriate testing procedures performed by an approved
224 agency.

225 **b. Test reports.** Reports of tests shall be retained by the code official for the
226 period required for retention of public records.

227 **4. Used Material and equipment-reuse. Materials that are reused shall comply with**
228 **the requirements of this code for new materials.** Materials, equipment and devices
229 shall not be reused unless such elements are in good repair or have been reconditioned
230 and tested when necessary, placed in good and proper working condition and approved
231 **by the code official.**

232 **5. Approved materials and equipment. Materials, equipment and devices approved by**
233 **the code official shall be constructed and installed in accordance with such approval.**

234 **6. Research reports. Supporting data, where necessary to assist in the approval of**
235 **materials or assemblies not specifically provided for in this code, shall consist of valid**
236 **research reports from approved sources.**

F. Violations

237 **1. Unlawful acts.** It shall be unlawful for a person, firm or corporation to be in conflict
238 with or in violation of any of the provisions of this code.

239 **2. Notice of violation.** The code official shall serve a notice of violation or order
240 in accordance with Section 906.03.G.

241 **3. Prosecution of violation.** Any person failing to comply with a notice of violation or order
242 served in accordance with Section 906.03.G. shall be deemed guilty of a misdemeanor or
243 civil infraction as determined by the local municipality, and the violation shall be deemed
244 a strict liability offense. If the notice of violation is not complied with, the code official
245 shall institute the appropriate proceeding at law or in equity to restrain, correct or abate
246 such violation, or to require the removal or termination of the unlawful occupancy of the
247 structure in violation of the provisions of this code or of the order or direction made
248 pursuant thereto. Any action taken by the authority having jurisdiction on such premises
249 shall be charged against the real estate upon which the structure is located and shall be a
250 lien upon such real estate.

251 **4. Violation penalties.** Any person, business, organization or entity ~~firm or corporation~~ who
252 shall violate any a provision of this code, or fail to comply therewith, or with any of the
253 requirements thereof, shall be guilty of a misdemeanor and upon conviction thereof, shall
254 be ~~punished as a misdemeanor offense~~ prosecuted within the limits provided by state or
255 local laws. Each day ~~upon which that~~ a violation continues, after due notice has been
256 served, shall be deemed a separate offense.

257 **5. Abatement of violation.** The imposition of the penalties herein prescribed shall not
258 preclude the legal officer of the jurisdiction from instituting appropriate action to
259 restrain, correct or abate a violation, or to prevent illegal occupancy of a building,
260 structure or premises, or to stop an illegal act, conduct, business or utilization of the
261 building, structure or premises.

G. Notices And Orders

262 **1. Notice to ~~person~~ responsible party.** Whenever the code official determines that there
263 has been a violation of this code or has grounds to believe that a violation has occurred,
264 notice shall be given in the manner prescribed in Sections 906.03.G.2. ~~and 906.03.G.3~~
265 to the ~~person~~ responsible party for the violation as specified in this code. Notices for
266 condemnation procedures shall also comply with Section 906.03.H.5.
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- 269 2. **Form.** Such notice prescribed in Section 906.03.G.1. shall be in accordance with all of
270 the following:
- 271 a. Be in writing;
 - 272 b. Include a description of the real estate sufficient for identification;
 - 273 c. Include a statement of the violation or violations and why the notice is being issued;
 - 274 d. Include a correction order allowing a reasonable time to make the repairs and
275 improvements required to bring the dwelling unit or structure into compliance with
276 the provisions of this code.
 - 277 ~~e. Inform the property owner of the right to appeal.~~
 - 278 ~~f. Include a statement of the right to file a lien in accordance with Section 906.03.F.3.~~
- 279 3. **Right to file appeal, right to file lien.** If compliance is not achieved within the reasonable time
280 frame provided in the correction order, a statement of the right to appeal the order in accordance
281 with Section 906.03.K and the right of the City to file a lien in accordance with Section
282 906.03.F.3 will be provided in a subsequent notice.
- 283 4. **Method of service.** ~~Such~~ Any notice prescribed under Section 906.03.G shall be deemed to be
284 properly served if a copy thereof is:
- 285 a. Delivered personally; or
 - 286 b. Sent by certified or first-class mail addressed to the last known address; or
 - 287 c. ~~If the notice is returned showing that the letter was not delivered, a copy thereof shall~~
288 ~~be P~~posted in a conspicuous place in, on or about the structure, site or premises
289 affected by such notice.
- 290 5. **Unauthorized tampering.** Signs, tags or seals posted or affixed by the code official
291 shall not be mutilated, destroyed or tampered with, or removed without authorization
292 from the code official.
- 293 6. **Penalties.** Penalties for noncompliance with orders and notices shall be as set forth
294 in Section 906.03.F.4.
- 295 7. **Transfer of ownership.** It shall be unlawful for the owner of any dwelling unit or
296 structure who has received a compliance order or upon whom a notice of violation has
297 been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit
298 or structure to another until the provisions of the compliance order or notice of violation
299 have been complied with, or until such owner shall first furnish the grantee, transferee,
300 mortgagee or lessee a true copy of any compliance order or notice of violation issued by
301 the code official and shall furnish to the code official a signed and notarized statement
302 from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such
303 compliance order or notice of violation and fully accepting the responsibility without
304 condition for making the corrections or repairs required by such compliance order or
305 notice of violation.

H. Unsafe Structures and Equipment

- 306
- 307 1. **General.** When a structure or equipment is found by the code official to be unsafe, or
308 when a structure is found unfit for human occupancy, or is found unlawful, such
309 structure shall be condemned pursuant to the provisions of this code.
- 310 2. **Unsafe structures.** An unsafe structure is one that is found to be dangerous to the
311 life, health, property or safety of the public or the occupants of the structure by not
312 providing minimum safeguards to protect or warn occupants in the event of fire, or
313 because such structure contains unsafe equipment or is so damaged, decayed,
314 dilapidated, structurally unsafe or of such faulty construction or unstable foundation,

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315 that partial or complete collapse is possible.

316 3. **Unsafe equipment.** Unsafe equipment includes any boiler, heating equipment, elevator,
317 moving stairway, electrical wiring or device, flammable liquid containers or other
318 equipment on the premises or within the structure which is in such disrepair or condition
319 that such equipment is a hazard to life, health, property or safety of the public or
320 occupants of the premises or structure.

321 **a. Structure unfit for human occupancy.** A structure is unfit for human occupancy
322 whenever the code official finds that such structure is unsafe, unlawful or, because of
323 the degree to which the structure is in disrepair or lacks maintenance, is insanitary,
324 vermin or rat infested, contains filth and contamination, or lacks ventilation,
325 illumination, sanitary or heating facilities or other essential equipment required by this
326 code, or because the location of the structure constitutes a hazard to the occupants of
327 the structure or to the public.

328 **b. Unlawful structure.** An unlawful structure is one found in whole or in part to be
329 occupied by more persons than permitted under this code, or was erected, altered or
330 occupied contrary to law.

331 **4. Dangerous structure or premises.** For the purpose of this code, any structure or
332 premise that has any or all of the conditions or defects described as follows shall be
333 considered to be dangerous:

334 **a.** Any door, aisle, passageway, stairway, exit or other means of egress that does not
335 conform to the approved building or fire code of the jurisdiction as related to the
336 requirements for existing buildings.

337 **b.** The walking surface of any aisle, passageway, stairway, exit or other means of egress
338 is so warped, worn loose, torn or otherwise unsafe as to not provide safe and
339 adequate means of egress.

340 **c.** Any portion of a building, structure or appurtenance that has been damaged by fire,
341 earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any
342 other cause to such an extent that it is likely to partially or completely collapse, or
343 to become detached or dislodged.

344 **d.** Any portion of a building, or any member, appurtenance or ornamentation on the
345 exterior thereof that is not of sufficient strength or stability, or is not so anchored,
346 attached or fastened in place so as to be capable of resisting natural or artificial
347 loads of one and one-half the original designed value.

348 **e.** The building or structure, or part of the building or structure, because of dilapidation,
349 deterioration, decay, faulty construction, the removal or movement of some
350 portion of the ground necessary for the support, or for any other reason, is likely to
351 partially or completely collapse, or some portion of the foundation or
352 underpinning of the building or structure is likely to fail or give way.

353 **f.** The building or structure, or any portion thereof, does not meet minimum standards for
354 its continued use and occupancy.

355 **g.** The building or structure is neglected, damaged, dilapidated, unsecured or abandoned
356 so as to become an attractive nuisance to people or persons who might enter the
357 building, structure or premises to their danger, or enables persons to resort to the
358 building or structure for committing a nuisance or an unlawful act or acts.

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- 359 h. Any building or structure which has been constructed, exists or is maintained in
360 violation of any specific requirement or of any law or ordinance applicable to such
361 building or structure provided by the approved building or fire code of the
362 jurisdiction.
- 363 i. Any building, structure or premise which presents a substantial risk of fire, building
364 collapse or any other threat to life and safety, as determined by the code official.
- 365 j. A building or structure, used or intended to be used for dwelling purposes, because of
366 inadequate maintenance, dilapidation, decay, damage, faulty construction or
367 arrangement, inadequate light, ventilation, mechanical or plumbing system, or
368 otherwise, is determined by the code official to be unsanitary, unfit for human
369 habitation or in such a condition that is likely to cause sickness or disease.
- 370 k. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated
371 construction, fire protection systems, electrical system, fuel connections,
372 mechanical system, plumbing system or other cause, is determined by the code
373 official to be a threat to life or health.
- 374 l. Any portion of a building remains on a site after the demolition or destruction of the
375 building or structure or whenever any building or structure is abandoned so as to
376 constitute such building or portion thereof as an attractive nuisance or hazard to
377 the public.
- 378 **5. Closing of vacant structures.** If the structure is vacant and unfit for human habitation
379 and occupancy, and is not in danger of structural collapse, the code official is authorized
380 to post a placard of condemnation on the premises and order the structure closed ~~up~~ and
381 secured so as not to be an attractive nuisance. Upon failure of the owner to close ~~up~~ and
382 secure the premises within the time specified in the order, the code official shall cause
383 the premises to be closed and secured through any available public agency or by
384 contract or arrangement by private persons and the cost thereof shall be charged against
385 the real estate upon which the structure is located and shall be a lien upon such real
386 estate and may be collected by any other legal resource.
- 387 **6. Authority to disconnect service utilities.** The code official shall have the authority to
388 authorize disconnection of utility service to the building, structure or system regulated
389 by this code and the referenced codes and standards set forth in Section 906.03.B.7 in
390 case of emergency where necessary to eliminate an immediate hazard to life or property
391 or where such utility connection has been made without approval. The code official shall
392 notify the serving utility and, whenever possible, the owner or owner's authorized agent
393 and occupant of the building, structure or service system of the decision to disconnect
394 prior to taking such action. If not notified prior to disconnection the owner, owner's
395 authorized agent or occupant of the building structure or service system shall be notified
396 in writing as soon as practical thereafter.
- 397 **7. Notice. Placarding.** Upon failure of the owner, owner's authorized agent or person
398 responsible to comply with the ~~notice~~ provisions contained in a notice prescribed under
399 section 906.03G within the time given, the code official shall post on the premises or on
400 defective equipment a placard bearing the word "Condemned" and a statement of the
401 penalties provided for occupying the premises, operating the equipment or removing the

402 placard. Whenever the code official has condemned a structure or equipment under the
403 provisions of this section, notice shall be posted in a conspicuous place in or about the
404 structure affected by such notice and served on the owner, owner's authorized agent or
405 the person or persons responsible for the structure or equipment in accordance with
406 Section 906.03.G.34. If the notice pertains to equipment, it shall also be placed on the
407 condemned equipment. The notice shall be in the form prescribed in Section 906.03.G.2.

408 a. **Placard removal.** The code official shall remove the condemnation placard
409 whenever the defect or defects upon which the condemnation and placarding action
410 were based have been eliminated. Any person who defaces or removes a
411 condemnation placard without the approval of the code official shall be subject to the
412 penalties provided by this code.

413 **8. Prohibited occupancy.** Any occupied structure condemned and placarded by the code
414 official shall be vacated as ordered by the code official. Any person who shall occupy
415 a placarded premises or shall operate placarded equipment, and any owner, owner's
416 authorized agent or any person responsible for the premises who shall let anyone
417 occupy a placarded premises or operate placarded equipment shall be liable for the
418 penalties provided by this code.

419 **9. Abatement methods.** The owner, owner's authorized agent, operator or occupant of a
420 building, premises or equipment deemed unsafe by the code official shall abate or
421 cause to be abated or corrected such unsafe conditions either by repair, rehabilitation,
422 demolition or other approved corrective action.

423 I. Emergency Measures

424 1. **Imminent danger.** When, ~~in the opinion of~~ the code official determines that, there is
425 imminent danger of failure or collapse of a building or structure which endangers life, or
426 when any structure or part of a structure has fallen and life is endangered by the
427 occupation of the structure, or when there is actual or potential danger to the building
428 occupants or those in the proximity of any structure because of explosives, explosive
429 fumes or vapors or the presence of toxic fumes, gases or materials, or operation of
430 defective or dangerous equipment, the code official is hereby authorized and empowered
431 to order and require the occupants to vacate the premises forthwith. The code official
432 shall cause to be posted at each entrance to such structure a notice reading as follows:
433 "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official."
434 It shall be unlawful for any person to enter such structure except for the purpose of
435 securing the structure, making the required repairs, removing the hazardous condition or
436 of demolishing the same.

437 2. **Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the
438 opinion of the code official, there is imminent danger due to an unsafe condition, the
439 code official shall order the necessary work to be done, including the boarding up of
440 openings, to render such structure temporarily safe whether or not the legal procedure
441 herein described has been instituted; and shall cause such other action to be taken as the
442 code official deems necessary to meet such emergency.

443 3. **Closing streets.** When necessary for public safety, the code official shall temporarily
444 close structures and close, or order the authority having jurisdiction to close, sidewalks,
445 streets, public ways and places adjacent to unsafe structures, and prohibit the same from
446 being utilized.

447 4. **Emergency repairs.** For the purposes of this section, the code official shall employ

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- 448 the necessary labor and materials to perform the required work as expeditiously as
449 possible.
- 450 5. **Costs of emergency repairs.** Costs incurred in the performance of emergency work
451 shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute
452 appropriate action against the owner of the premises where the unsafe structure is or was
453 located for the recovery of such costs.
- 454 6. **Hearing.** Any person ordered to take emergency measures shall comply with such order
455 forthwith. Any affected person shall thereafter, upon petition directed to the appeals
456 board, be afforded a hearing as described in this code.

J. Demolition

- 457
- 458 1. **General.** The code official shall order the owner or owner's authorized agent of any
459 premises upon which is located any structure, which in the code official's judgment is so
460 deteriorated or old, dilapidated or has become so out of repair as to be dangerous, unsafe,
461 unsanitary or otherwise unfit for human habitation or occupancy, and such that it is
462 unreasonable to repair the structure, to demolish and remove such structure; or if such
463 structure is capable of being made safe by repairs, to repair and make safe and sanitary or
464 to demolish and remove at the owner's option; or where there has been a cessation of
465 normal construction of any structure for a period of more than two years, the code official
466 shall order the owner or owner's authorized agent to demolish and remove such structure
467 or board up until future repair. Boarding the building up for future repair shall not extend
468 beyond one year, unless approved by the building official.
- 469 2. **Notices and orders.** All notices and orders shall comply with Section 906.03.G.
- 470 3. **Failure to comply.** If the owner or owner's authorized agent of a premises fails to
471 comply with a demolition order within the time prescribed, the code official shall cause
472 the structure to be demolished and removed, either through an available public agency
473 or by contract or arrangement with private persons, and the cost of such demolition and
474 removal shall be charged against the real estate upon which the structure is located and
475 shall be a lien upon such real estate.
- 476 10. **Salvage materials.** ~~When~~ Where any structure has been ordered demolished and
477 removed, the governing body or other designated officer under said contract or
478 arrangement aforesaid shall have the right to sell the salvage and valuable materials at the
479 highest price obtainable. The net proceeds of such sale, after deducting the expenses of
480 such demolition and removal, shall be promptly remitted with a report of such sale or
481 transaction, including the items of expense and the amounts deducted, for the person who
482 is entitled thereto, subject to any order of a court. If such a surplus does not remain to be
483 turned over, the report shall so state.

K. Means of Appeal

- 484
- 485 1. **Means of Appeal.** Any person directly affected by a decision of the code official or a
486 notice or order issued under this code shall have the right to appeal to the Roseville City
487 Council or its designee ~~, a decision of the Building Codes Official or a notice or order~~
488 ~~issued under this code.~~ An application for appeal shall be based on a claim that the true
489 intent of the code or the rules legally adopted thereunder have been incorrectly
490 interpreted, the provisions of the code do not fully apply, or the requirements of this code
491 are adequately satisfied by other means.

L. Stop Work Order

- 492
- 493 1. **Authority.** Whenever the code official finds any work regulated by this code being performed in

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494 a manner contrary to the provisions of City Code or in a dangerous or unsafe manner, the code
495 official is authorized to issue a stop work order.

496 2. Issuance. A stop work order shall be in writing and shall be given to the owner of the property, to
497 the owner's authorized agent, or to the person doing the work. The stop work order may be posted
498 in a conspicuous location on the property if no one is onsite to receive said order. Upon issuance
499 or posting, the cited work shall immediately cease. The stop work order shall state the reason for
500 the order and the conditions under which the cited work is authorized to resume.

501 3. Emergencies. Where an emergency exists, the code official shall not be required to give written
502 notice prior to stopping the work.

503 4. Failure to comply. Any person who shall continue any work after having been served with a stop
504 work order or having the premises posted with a stop work order, except such work as that person
505 is directed to perform to remove a violation or unsafe condition, shall be subject to an
506 Administrative Offense detailed in City Code Chapter 102 and subject to fines as per the adopted
507 fee schedule of the municipality.
508

906.04: DEFINITIONS:

A. General

- 511 1. **Scope.** Unless otherwise expressly stated, the following terms shall, for the purposes
512 of this code, have the meanings shown in this chapter.
- 513 2. **Interchangeability.** Words stated in the present tense include the future; words stated in
514 the masculine gender include the feminine and neuter; the singular number includes the
515 plural and the plural, the singular.
- 516 3. **Terms defined in other codes.** Where terms are not defined in this code and are defined
517 in the International Building Code, International Fire Code, International Zoning Code,
518 International Plumbing Code, International Mechanical Code, International Existing
519 Building Code or the ICC Electrical Code, such terms shall have the meanings ascribed
520 to them as in those codes.
- 521 4. **Terms not defined.** Where terms are not defined through the methods authorized by
522 this section, such terms shall have ordinarily accepted meanings such as the context
523 implies.
- 524 5. **Parts.** Whenever the words “dwelling unit,” “dwelling,” “premises,” “building,”
525 “rooming house,” “rooming unit” “housekeeping unit” or “story” are stated in this code,
526 they shall be construed as though they were followed by the words “or any part thereof.”

B. General Definitions

527 **ANCHORED.** Secured in a manner that provides positive connection.

528 **APPROVED.** Approved by Acceptable to the code official.

529 **BASEMENT.** That portion of a building which is partly or completely below grade.

530 **BATHROOM.** A room containing plumbing fixtures including a bathtub or shower.

531 **BEDROOM.** See Sleeping Room Any room or space used or intended to be used
532 for sleeping purposes.

533 **CODE OFFICIAL.** The official who is charged with the administration and enforcement
534 of this code, or any duly authorized representative.

535 **CONDEMN.** To adjudge unfit for occupancy.

536 **COST OF SUCH DEMOLITION OR EMEGENCY REPAIRS.** The costs shall include the
537

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538 actual costs of the demolition or repair of the structure less revenues obtained if salvage was
539 conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred
540 or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if
541 necessary; costs of inspectors, administrative fees, testing agencies or experts retained relative to the
542 demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or
543 regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and
544 attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an
545 order of demolition made by a code official, the governing body or board of appeals.

546 **DETACHED.** When a structural element is physically disconnected from another and that
547 connection is necessary to provide a positive connection.

548 **DETERIORATION.** To weaken, disintegrate, corrode, rust, decay or lose effectiveness.

549 **DWELLING UNIT.** A single unit providing complete, independent living facilities for
550 one or more persons, including permanent provisions for living, sleeping, eating, cooking
551 and sanitation.

552 **EASEMENT.** That portion of land or property reserved for present or future use by a person
553 or agency other than the legal fee owner(s) of the property. The easement shall be permitted
554 to be for use under, on or above a said lot or lots.

555 **EQUIPMENT SUPPORT.** Those structural members or assemblies of members or
556 manufactured elements, including braces, frames, lugs, hangers or saddles, that transmit
557 gravity load, lateral load and operating load between the equipment and the structure.

558 **EXTERIOR PROPERTY.** The open space on the premises and on adjoining property
559 under the control of owners or operators of such premises.

560 **~~EXTERMINATION.~~** ~~See Pest Elimination The control and elimination of insects, rats or~~
561 ~~other pests by eliminating their harborage places; by removing or making inaccessible~~
562 ~~materials that serve as their food; by poison spraying, fumigating, trapping or by any other~~
563 ~~approved pest elimination methods.~~

564 **GARBAGE.** The animal or vegetable waste resulting from the handling,
565 preparation, cooking and consumption of food.

566 **GUARD.** A building component or a system of building components located at or near
567 the open sides of elevated walking surfaces that minimizes the possibility of a fall from
568 the walking surface to a lower level.

569 **HABITABLE SPACE.** Space in a structure for living, sleeping, eating or cooking.
570 Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not
571 considered habitable spaces.

572 **HISTORIC BUILDING.** Any building or structure that is one or more of the
573 following:

574 1. Listed or certified as eligible for listing, by the State Historic Preservation
575 Officer or the Keeper of the National Register of Historic Places, in the
576 National Register of Historic Places.

577 2. Designated as historic under an applicable state or local law.

578 3. Certified as a contributing resource within a National Register or state or locally
579 designated historic district.

580 **HOUSEKEEPING UNIT.** A room or group of rooms forming a single habitable space
581 equipped and intended to be used for living, sleeping, cooking and eating which does not
582 contain, within such a unit, a toilet, lavatory and bathtub or shower.

583 **IMMINENT DANGER.** A condition which could cause serious or life-threatening injury

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584 or death at any time.

585 **INFESTATION.** The presence, within or contiguous to, a structure or premises of
586 insects, rats, vermin or other pests.

587 **INOPERABLE MOTOR VEHICLE.** A vehicle which cannot be driven upon the
588 public streets for reason including but not limited to being unlicensed, wrecked,
589 abandoned, in a state of disrepair, or incapable of being moved under its own power.

590 **LABELED.** ~~Devices, eEquipment, appliances, or~~ materials or products to which ~~has~~ have
591 been affixed with a label, seal, symbol or other identifying mark of a nationally recognized
592 testing laboratory, ~~inspection approved~~ agency or other organization concerned with product
593 evaluation that maintains periodic inspection of the production of the above labeled items and
594 by whose ~~label the manufacturer attests to compliance with applicable nationally recognized~~
595 ~~standards labeling indicates either that the equipment, material or product meets identified~~
596 ~~standards or has been tested and found suitable for the specific purpose.~~

597 **LET FOR OCCUPANCY OR LET.** To permit, provide or offer possession or occupancy
598 of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is
599 or is not the legal owner of record thereof, pursuant to a written or unwritten lease,
600 agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the
601 sale of land.

602 **NEGLECT.** The lack of proper maintenance for a building or structure.

603 **OCCUPANCY.** The purpose for which a building or portion thereof is utilized or occupied.

604 **OCCUPANT.** Any individual living or sleeping in a building, or having possession of a
605 space within a building.

606 **OPENABLE AREA.** That part of a window, skylight or door which is available
607 for unobstructed ventilation and which opens directly to the outdoors.

608 **OPERATOR.** Any person who has charge, care or control of a structure or premises
609 which is let or offered for occupancy.

610 **OWNER.** Any person, agent, operator, firm or corporation having a legal or equitable
611 interest in the property; or recorded in the official records of the state, county or
612 municipality as holding title to the property; or otherwise having control of the property,
613 including the guardian of the estate of any such person, and the executor or administrator of
614 the estate of such person if ordered to take possession of real property by a court.

615 **PERSON.** An individual, corporation, partnership or any other group acting as a unit.

616 **PEST ELIMINATION.** The control and elimination of insects, rodents or other pests by
617 eliminating their harborage places; by removing or making inaccessible materials that
618 serve as their food or water; by other approved pest elimination methods.

619 **PREMISES.** A lot, plot or parcel of land, easement or public way, including any
620 structures thereon.

621 **PUBLIC WAY.** Any street, alley or ~~similar other~~ parcel of land ~~essentially unobstructed~~
622 ~~from the ground to the sky, which is~~ that is open to the outside air; leads to a street; has been
623 dede, dedicated or otherwise permanently appropriated to the public for public use; and
624 has a clear width and height of not less than 10 feet.

625 **ROOMING HOUSE.** A building arranged or occupied for lodging, with or without
626 meals, for compensation and not occupied as a one- or two-family dwelling.

627 **ROOMING UNIT.** Any room or group of rooms forming a single habitable unit occupied
628 or intended to be occupied for sleeping or living, but not for cooking purposes.

629 **RUBBISH.** Combustible and noncombustible waste materials, except garbage; the term

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630 shall include the residue from the burning of wood, coal, coke and other combustible
631 materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard
632 trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar
633 materials.

634 **SLEEPING ROOM.** Any room or space used or intended to be used for sleeping
635 purposes in either a dwelling or sleeping unit.

636 **SLEEPING UNIT.** A room or space in which people sleep, which can also include
637 permanent provisions for living, eating and either sanitation or kitchen facilities, but not
638 both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

639 **STRICT LIABILITY OFFENSE.** An offense in which the prosecution in a legal
640 proceeding is not required to prove criminal intent as a part of its case. It is enough to prove
641 that the defendant either did an act which was prohibited, or failed to do an act which the
642 defendant was legally required to do.

643 **STRUCTURE.** That which is built or constructed or a portion thereof.

644 **TENANT.** A person, corporation, partnership or group, whether or not the legal owner
645 of record, occupying a building or portion thereof as a unit.

646 **TOILET ROOM.** A room containing a water closet or urinal but not a bathtub or
647 shower.

648 **ULTIMATE DEFORMATION.** The deformation at which failure occurs and that shall
649 be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum
650 strength.

651 **VENTILATION.** The natural or mechanical process of supplying conditioned or
652 unconditioned air to, or removing such air from, any space.

653 **WORKMANLIKE.** Executed in a skilled manner; e.g., generally plumb, level, square,
654 in line, undamaged and without marring adjacent work.

655 **YARD.** An open space on the same lot with a structure.

656 **906.05: GENERAL REQUIREMENTS:**

657 **A. General**

- 658 1. **Scope.** The provisions of this chapter shall govern the minimum conditions and the
659 responsibilities of persons for maintenance of structures, equipment and exterior
660 property.
- 661 2. **Responsibility.** The owner of the premises shall maintain the structures and exterior
662 property in compliance with these requirements, except as otherwise provided for in this
663 code. A person shall not occupy as owner-occupant or permit another person to occupy
664 premises which are not in a sanitary and safe condition and which do not comply with
665 the requirements of this chapter. Occupants of a dwelling unit, rooming unit or
666 housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that
667 part of the dwelling unit, rooming unit, housekeeping unit or premises which they
668 occupy and control.
- 669 3. **Vacant structures and land.** All vacant structures and premises thereof or vacant land
670 shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as
671 not to cause a blighting problem or adversely affect the public health or safety.

672 **B. Exterior Property Areas**

- 673 1. **Sanitation.** All exterior property and premises shall be maintained in a clean, safe and
674 sanitary condition. The occupant shall keep that part of the exterior property which such

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675 occupant occupies or controls in a clean and sanitary condition.
676 2. **Grading and drainage.** All premises shall be graded and maintained to prevent the
677 erosion of soil and to prevent the accumulation of stagnant water thereon, or within any
678 structure located thereon.

679 **Exception:** Approved retention areas and reservoirs.

680 3. **Sidewalks and driveways.** All sidewalks, walkways, stairs, driveways, parking spaces
681 and similar areas shall be kept in a proper state of repair, and maintained free from
682 hazardous conditions.

683 4. **Weeds.** All premises and exterior property shall be maintained free from weeds or plant
684 growth in excess of 8". All noxious weeds, as listed by the Minnesota Department of
685 Agriculture, shall be prohibited. Weeds shall be defined as all grasses, annual plants and
686 vegetation, other than trees or shrubs provided; however, this term shall not include
687 cultivated flowers and gardens.

688 Upon failure of the owner or agent having charge of a property to cut and destroy weeds
689 after service of a notice violation, they shall be subject to prosecution in accordance with
690 Section 906.03.F.3. and as prescribed by the authority having jurisdiction. Upon failure to
691 comply with the notice of violation, any duly authorized employee of the jurisdiction or
692 contractor hired by the jurisdiction shall be authorized to enter upon the property in
693 violation and cut and destroy the weeds growing thereon, and the costs of such removal
694 shall be paid by the owner or agent responsible for the property.

695 5. **Rodent harborage.** All structures and exterior property shall be kept free from rodent
696 harborage and infestation. Where rodents are found, they shall be promptly ~~exterminated~~
697 eliminated by approved processes which will not be injurious to human health. After
698 ~~extermination~~ pest elimination, proper precautions shall be taken to eliminate rodent
699 harborage and prevent re-infestation.

700 6. **Exhaust vents.** Pipes, ducts, conductors, fans or blowers shall not discharge gases,
701 steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly
702 upon abutting or adjacent public or private property or that of another tenant.

703 7. **Accessory structures.** All accessory structures, including detached garages, fences
704 and walls, shall be maintained structurally sound and in good repair.

705 8. **Motor vehicles.** Except as provided for in other regulations, no inoperative or
706 unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle
707 shall at any time be in a state of major disassembly, disrepair, or in the process of being
708 stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an
709 approved spray booth.

710 **Exception:** A vehicle of any type is permitted to undergo major overhaul,
711 including body work, provided that such work is performed inside a structure or
712 similarly enclosed area designed and approved for such purposes.

713 9. **Defacement of property.** No person shall willfully or wantonly damage, mutilate or
714 deface any exterior surface of any structure or building on any private or public property
715 by placing thereon any marking, carving or graffiti. It shall be the responsibility of the
716 owner to restore said surface to an approved state of maintenance and repair.

C. SWIMMING POOLS, SPAS AND HOT TUBS

717 1. Swimming pools. In addition to and including the requirements of Chapters 905 and 1011,
718 Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

719 2. Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610
720

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721 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm)
722 in height above the finished ground level measured on the side of the barrier away from the pool.
723 Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device
724 is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located
725 on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate
726 will positively close and latch when released from an open position of 6 inches (152 mm) from the
727 gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that
728 reduces its effectiveness as a safety barrier.

729 **Exception:** Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt
730 from the provisions of this section.

731 **D. Exterior Structure**

732 **1. General.** The exterior of a structure shall be maintained in good repair, structurally
733 sound and sanitary so as not to pose a threat to the public health, safety or welfare.

734 **2. Unsafe conditions.** The following conditions shall be determined as unsafe and shall be
735 repaired or replaced to comply with the International Building Code or the International
736 Existing Building Code as required for existing buildings:

- 737 a. The nominal strength of any structural member is exceeded by nominal loads,
738 the load effects or the required strength.
- 739 b. The anchorage of the floor or roof to walls or columns, and of walls and
740 columns to foundations is not capable of resisting all nominal loads or load
741 effects.
- 742 c. Structures or components thereof that have reached their limit state.
- 743 d. Siding and masonry joints including joints between the building envelope and
744 the perimeter of windows, doors and skylights are not maintained, weather
745 resistant or water tight.
- 746 e. Structural members that have evidence of deterioration or that are not capable
747 of safely supporting all nominal loads and load effects.
- 748 f. Foundation systems that are not firmly supported by footings, are not plumb
749 and free from open cracks and breaks, are not properly anchored or are not
750 capable of supporting all nominal loads and resisting all load effects.
- 751 g. Exterior walls that are not anchored to supporting and supported elements or
752 are not plumb and free of holes, cracks or breaks and loose or rotting materials,
753 are not properly anchored or are not capable of supporting all nominal loads
754 and resisting all load effects.
- 755 h. Roofing or roofing components that have defects that admit rain, roof surfaces
756 with inadequate drainage, or any portion of the roof framing that is not in good
757 repair with signs of deterioration, fatigue or without proper anchorage and
758 incapable of supporting all nominal loads and resisting all load effects.
- 759 i. Flooring and flooring components with defects that affect serviceability or
760 flooring components that show signs of deterioration or fatigue, are not
761 properly anchored or are incapable of supporting all nominal loads and
762 resisting all load effects.
- 763 j. Veneer, cornices, belt courses, corbels, trim, wall facings and similar
764 decorative features not properly anchored or that are anchored with
765 connections not capable of supporting all nominal loads and resisting all load
766 effects.

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767 k. Overhang extensions or projections including, but not limited to, trash chutes,
768 canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts
769 not properly anchored or that are anchored with connections not capable of
770 supporting all nominal loads and resisting all load effects.

771 l. Exterior stairs, decks, porches, balconies and all similar appurtenances
772 attached thereto, including guards and handrails, are not structurally sound,
773 not properly anchored or that are anchored with connections not capable of
774 supporting all nominal loads and resisting all load effects.

775 m. Chimneys, cooling towers, smokestacks and similar appurtenances not
776 structurally sound or not properly anchored, or that are anchored with
777 connections not capable of supporting all nominal loads and resisting all load
778 effects.

779 **Exceptions:**

780 1. Where substantiated otherwise by an approved method.

781 2. Demolition of unsafe conditions shall be permitted where approved by the code official.

782
783 **3. Protective treatment.** All exterior surfaces, including but not limited to, doors, door and
784 window frames, cornices, porches, trim, balconies, decks and fences shall be maintained
785 in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be
786 protected from the elements and decay by painting or other protective covering or
787 treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
788 All siding and masonry joints as well as those between the building envelope and the
789 perimeter of windows, doors, and skylights shall be maintained weather resistant and
790 water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such
791 rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to
792 inhibit future rust and corrosion. Oxidation stains shall be removed from exterior
793 surfaces. Surfaces designed for stabilization by oxidation are exempt from this
794 requirement.

795 **4. Premises identification.** Buildings shall have approved address numbers placed in a
796 position to be plainly legible and visible from the street or road fronting the property.
797 These numbers shall contrast with their background. Address numbers shall be Arabic
798 numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high
799 with a minimum stroke width of 0.5 inch (12.7 mm).

800 **5. Structural members.** All structural members shall be maintained free from
801 deterioration, and shall be capable of safely supporting the imposed dead and live loads.

802 **6. Foundation walls.** All foundation walls shall be maintained plumb and free from open
803 cracks and breaks and shall be kept in such condition so as to prevent the entry of
804 rodents and other pests.

805 **7. Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or
806 rotting materials; and maintained weatherproof and properly surface coated where
807 required to prevent deterioration.

808 **8. Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that
809 admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the
810 walls or interior portion of the structure. Roof drains, gutters and downspouts shall be
811 maintained in good repair and free from obstructions. Roof water shall not be discharged
812 in a manner that creates a public nuisance.

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- 813 9. **Decorative features.** All cornices, belt courses, corbels, terra cotta trim, wall facings and
814 similar decorative features shall be maintained in good repair with proper anchorage and
815 in a safe condition.
- 816 10. **Overhang extensions.** All overhang extensions including, but not limited to canopies,
817 marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be
818 maintained in good repair and be properly anchored so as to be kept in a sound
819 condition. When required, all exposed surfaces of metal or wood shall be protected from
820 the elements and against decay or rust by periodic application of weather-coating
821 materials, such as paint or similar surface treatment.
- 822 11. **Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and
823 balcony, and all appurtenances attached thereto, shall be maintained structurally
824 sound, in good repair, with proper anchorage and capable of supporting the imposed
825 loads.
- 826 12. **Chimneys and towers.** All chimneys, cooling towers, smoke stacks, and similar
827 appurtenances shall be maintained structurally safe and sound, and in good repair. All
828 exposed surfaces of metal or wood shall be protected from the elements and against
829 decay or rust by periodic application of weather-coating materials, such as paint or
830 similar surface treatment.
- 831 13. **Handrails and guards.** Every handrail and guard shall be firmly fastened and capable
832 of supporting normally imposed loads and shall be maintained in good condition.
- 833 14. **Window, skylight and door frames.** Every window, skylight, door and frame shall
834 be kept in sound condition, good repair and weather tight.
- 835 a. **Glazing.** All glazing materials shall be maintained free from cracks and holes.
836 b. **Openable windows.** Every window, other than a fixed window, shall be
837 easily openable and capable of being held in position by window
838 hardware.
- 839 15. **Insect screens.** During the period from May 1 to November 1, every door, window
840 and other outside opening required for ventilation of habitable rooms, food preparation
841 areas, food service areas or any areas where products to be included or utilized in food
842 for human consumption are processed, manufactured, packaged or stored, shall be
843 supplied with approved tightly fitting screens of not less than 16 mesh per inch (16
844 mesh per 25 mm) and every swinging door shall have a self-closing device in good
845 working condition.
- 846 **Exception:** Screens shall not be required where other approved means, such
847 as air curtains or insect repellent fans, are employed.
- 848 16. **Doors.** All exterior doors, door assemblies, operator systems if provided, and hardware
849 shall be maintained in good condition. Locks at all entrances to dwelling units, ~~rooming~~
850 units and guestrooms and sleeping units shall tightly secure the door. Locks on means
851 of egress doors shall be in accordance with Section 906.09.B.
- 852 17. **Basement hatchways.** Every basement hatchway shall be maintained to prevent the entrance of
853 rodents, rain and surface drainage water.
- 854 18. **Guards for basement windows.** Every basement window that is openable shall be
855 supplied with rodent shields, storm windows or other approved protection against the
856 entry of rodents.
- 857 19. **Building security.** Doors, windows or hatchways for dwelling units, room units or
858 housekeeping units shall be provided with devices designed to provide security for the

859 occupants and property within.

860 E. General Requirements

- 861 1. **Doors.** Doors providing access to a dwelling unit, rooming unit or housekeeping unit that
862 is rented, leased or let shall be equipped with a deadbolt lock meeting specifications set
863 forth herein. Such deadbolt locks shall be operated only by the turning of a knob or a
864 key and shall have a lock throw of not less than 1-inch. For the purpose of this section,
865 a sliding bolt shall not be considered an acceptable deadbolt lock. Such deadbolt locks
866 shall be installed according to manufacturer's specifications and maintained in good
867 working order. All deadbolt locks required by this section shall be designed and
868 installed in such a manner so as to be operable inside of the dwelling unit, rooming unit
869 or housekeeping unit without the use of a key, tool, combination thereof or any other
870 special knowledge or effort.
- 871 2. **Windows.** Operable windows located in whole or in part within 6 feet (1828 mm)
872 above ground level or a walking surface below that provide access to a dwelling unit,
873 rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a
874 window sash locking devices.
- 875 3. **Basement hatchways.** Basement hatchways that provide access to a dwelling unit,
876 rooming unit or housekeeping unit that is rented, leased or let shall be equipped with
877 devices that secure the units from unauthorized entry.

878 4. Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be
879 maintained in good condition. Latches at all entrances shall tightly secure the gates.

880 F. Interior Structure

- 881 1. **General.** The interior of a structure and equipment therein shall be maintained in good
882 repair, structurally sound and in a sanitary condition. Occupants shall keep that part of
883 the structure which they occupy or control in a clean and sanitary condition. Every
884 owner of a structure containing a rooming house, housekeeping units, a hotel, a
885 dormitory, two or more dwelling units or two or more nonresidential occupancies, shall
886 maintain, in a clean and sanitary condition, the shared or public areas of the structure and
887 exterior property.

888 2. Unsafe conditions. The following conditions shall be determined as unsafe and shall be
889 repaired or replaced to comply with the International Building Code or the International
890 Existing Building Code as required for existing buildings:

- 891 a. The nominal strength of any structural member is exceeded by nominal loads, the
892 load effects or the required strength.
- 893 b. The anchorage of the floor or roof to walls or columns, and of walls and columns
894 to foundations is not capable of resisting all nominal loads or load effects.
- 895 c. Structures or components thereof that have reached their limit state.
- 896 d. Structural members are incapable of supporting nominal loads and load effects.
- 897 e. Stairs, landings, balconies and all similar walking surfaces, including guards and
898 handrails, are not structurally sound, not properly anchored or are anchored with
899 connections not capable of supporting all nominal loads and resisting all load
900 effects.
- 901 f. Foundation systems that are not firmly supported by footings are not plumb and
902 free from open cracks and breaks, are not properly anchored or are not capable of
903 supporting all nominal loads and resisting all load effects.

904 Exceptions:

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1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

3. Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

4. Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

5. Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

6. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

7. Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

G. Component Serviceability.

1. General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

a. Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the Minnesota State Building Code:

1. Soils that have been subjected to any of the following conditions:

1.a. Collapse of footing or foundation system.

1.b. Damage to footing, foundation, concrete or other structural element due to soil expansion.

1.c. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.

1.d. Inadequate soil as determined by a geotechnical investigation.

1.e. Where the allowable bearing capacity of the soil is in doubt.

1.f. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

2.a. Deterioration.

2.b. Ultimate deformation.

2.c. Fractures.

2.d. Fissures.

2.e. Spalling.

2.f. Exposed reinforcement.

2.g. Detached, dislodged or failing connections.

3. Aluminum that has been subjected to any of the following conditions:

3.a. Deterioration.

3.b. Corrosion.

3.c. Elastic deformation.

3.d. Ultimate deformation.

951 3.e. Stress or strain cracks.

952 3.f. Joint fatigue.

953 3.g. Detached, dislodged or failing connections.

954 4. Masonry that has been subjected to any of the following conditions:

955 4.a. Deterioration.

956 4.b. Ultimate deformation.

957 4.c. Fractures in masonry or mortar joints.

958 4.d. Fissures in masonry or mortar joints.

959 4.e. Spalling.

960 4.f. Exposed reinforcement.

961 4.g. Detached, dislodged or failing connections.

962 5. Steel that has been subjected to any of the following conditions:

963 5.a. Deterioration.

964 5.b. Elastic deformation.

965 5.c. Ultimate deformation.

966 5.d. Metal fatigue.

967 5.e. Detached, dislodged or failing connections.

968 6. Wood that has been subjected to any of the following conditions:

969 6.a. Ultimate deformation.

970 6.b. Deterioration.

971 6.c. Damage from insects, rodents and other vermin.

972 6.d. Fire damage beyond charring.

973 6.e. Significant splits and checks.

974 6.f. Horizontal shear cracks.

975 6.g. Vertical shear cracks.

976 6.h. Inadequate support.

977 6.i. Detached, dislodged or failing connections.

978 6.j. Excessive cutting and notching.

979 Exceptions:

980 1. Where substantiated otherwise by an approved method.

981 2. Demolition of unsafe conditions shall be permitted where approved by
982 the code official.

984 H. Handrails and Guardrails

985 1. General. Every exterior and interior flight of stairs having more than four risers shall
986 have a handrail on one side of the stair and every open portion of a stair, landing,
987 balcony, porch, deck, ramp or other walking surface which is more than 30 inches
988 (762 mm) above the floor or grade below shall have guards. Handrails shall not be less
989 than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured
990 vertically above the nosing of the tread or above the finished floor of the landing or
991 walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor
992 of the landing, balcony, porch, deck, or ramp or other walking surface.

993 Exception: Guards shall not be required where exempted by the adopted building code.

994 I. Rubbish and Garbage

995 1. Accumulation of rubbish or garbage. All exterior property and premises, and the
996 interior of every structure, shall be free from any accumulation of rubbish or garbage.

997 **2. Disposal of rubbish.** Every occupant of a structure shall dispose of all rubbish in a
998 clean and sanitary manner by placing such rubbish in approved containers.

999 a. **Rubbish storage facilities.** The owner of every occupied premises shall supply
1000 approved covered containers for rubbish, and the owner of the premises shall be
1001 responsible for the removal of rubbish.

1002 b. **Refrigerators.** Refrigerators and similar equipment not in operation shall
1003 not be discarded, abandoned or stored on premises without first removing
1004 the doors.

1005 **3. Disposal of garbage.** Every occupant of a structure shall dispose of garbage in a clean
1006 and sanitary manner by placing such garbage in an approved garbage disposal facility or
1007 approved garbage containers.

1008 a. **Garbage facilities.** The owner of every dwelling shall supply one of the
1009 following: an approved mechanical food waste grinder in each dwelling
1010 unit; an approved incinerator unit in the structure available to the occupants
1011 in each dwelling unit; or an approved leakproof, covered, outside garbage
1012 container.

1013 b. **Containers.** The operator of every establishment producing garbage shall provide,
1014 and at all times cause to be utilized, approved leakproof containers provided with
1015 close-fitting covers for the storage of such materials until removed from the
1016 premises for disposal.

1017 **J. Extermination Pest Elimination**

1018 **1. Infestation.** All structures shall be kept free from insect and rodent infestation. All
1019 structures in which insects or rodents are found shall be promptly ~~exterminated~~
1020 eliminated by approved processes that will not be injurious to human health. After
1021 extermination ~~pest elimination~~, proper precautions shall be taken to prevent re-
1022 infestation.

1023 a. **Owner.** The owner of any structure shall be responsible for ~~extermination~~
1024 pest elimination within the structure prior to renting or leasing the structure.

1025 b. **Single occupant.** The occupant of a one-family dwelling or of a single-tenant nonresidential
1026 structure shall be responsible for pest elimination on the premises.

1027 c. **Multiple occupancy.** The owner of a structure containing two or more dwelling
1028 units, a multiple occupancy, a rooming house or a nonresidential structure shall
1029 be responsible for ~~extermination~~ pest elimination in the public or shared areas of
1030 the structure and exterior property. If infestation is caused by failure of an
1031 occupant to prevent such infestation in the area occupied, the occupant shall be
1032 responsible for ~~extermination~~-pest elimination.

1033 d. **Occupant.** The occupant of any structure shall be responsible for the continued
1034 rodent and pest-free condition of the structure.

1035 **Exception:** Where the infestations are caused by defects in the structure,
1036 the owner shall be responsible for pest elimination.

1037 **906.06: LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS:**

1038 **A. General**

1039 **1. Scope.** The provisions of this chapter shall govern the minimum conditions and
1040 standards for light, ventilation and space for occupying a structure.

1041 **2. Responsibility.** The owner of the structure shall provide and maintain light, ventilation

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1042 and space conditions in compliance with these requirements. A person shall not occupy
1043 as owner-occupant, or permit another person to occupy, any premises that do not comply
1044 with the requirements of this chapter.

1045 3. **Alternative devices.** In lieu of the means for natural light and ventilation herein
1046 prescribed, artificial light or mechanical ventilation complying with the
1047 International Building Code shall be permitted.

1048 B. Light

1049 1. **Habitable spaces.** Every habitable space shall have at least one window of approved
1050 size facing directly to the outdoors or to a court. The minimum total glazed area for
1051 every habitable space shall be 8 percent of the floor area of such room. Wherever walls
1052 or other portions of a structure face a window of any room and such obstructions are
1053 located less than 3 feet (914 mm) from the window and extend to a level above that of
1054 the ceiling of the room, such window shall not be deemed to face directly to the
1055 outdoors nor to a court and shall not be included as contributing to the required
1056 minimum total window area for the room.

1057 **Exception:** Where natural light for rooms or spaces without exterior glazing areas
1058 is provided through an adjoining room, the unobstructed opening to the adjoining
1059 room shall be at least 8 percent of the floor area of the interior room or space, but
1060 not less than 25 square feet (2.33 m²). The exterior glazing area shall be based on
1061 the total floor area being served.

1062 2. **Common halls and stairways.** Every common hall and stairway in residential
1063 occupancies, other than in one-and two-family dwellings, shall be lighted at all times with
1064 at least a 60 watt standard incandescent light bulb for each 200 square feet (19 m²) of
1065 floor area or equivalent illumination, provided that the spacing between lights shall not be
1066 greater than 30 feet (9144 mm). In other than residential occupancies, means of egress,
1067 including exterior means of egress stairways shall be illuminated at all times the building
1068 space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux)
1069 at floors, landings and treads.

1070 3. **Other spaces.** All other spaces shall be provided with natural or artificial light sufficient
1071 to permit the maintenance of sanitary conditions, and the safe occupancy of the space and
1072 utilization of the appliances, equipment and fixtures.

1073 C. Ventilation

1074 1. **Habitable spaces.** Every habitable space shall have **at least not less than** one openable
1075 window. The total openable area of the window in every room shall be equal to at least
1076 45 percent of the minimum glazed area required in Section 906.06.B.1.

1077 **Exception:** Where rooms and spaces without openings to the outdoors are
1078 ventilated through an adjoining room, the unobstructed opening to the adjoining
1079 room shall be at least 8 percent of the floor area of the interior room or space, but
1080 not less than 25 square feet (2.33 m²). The ventilation openings to the outdoors
1081 shall be based on a total floor area being ventilated.

1082 2. **Bathrooms and toilet rooms.** Every bathroom and toilet room shall comply with the
1083 ventilation requirements for habitable spaces as required by Section 906.06.C.1, except
1084 that a window shall not be required in such spaces equipped with a mechanical
1085 ventilation system. Air exhausted by a mechanical ventilation system from a bathroom
1086 or toilet room shall discharge to the outdoors and shall not be recirculated.

1087 3. **Cooking facilities.** Unless approved through the certificate of occupancy, cooking shall

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not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit.

Exceptions:

- a. Where specifically approved in writing by the code official.
 - b. Devices including, but not limited to, coffee pots and microwave ovens shall not be considered cooking appliances.
4. **Process ventilation.** Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be re-circulated to any space.
 5. **Clothes dryer exhaust.** Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.

D. Occupancy Limitations

1. **Privacy.** Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.
2. **Minimum room widths.** A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.
3. **Minimum ceiling heights.** Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

Exceptions:

- a. ~~1.~~ In one-and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.
 - b. ~~2.~~ Basement rooms in one-and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.
 - c. ~~3.~~ Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.
4. **Bedroom Sleeping and living room requirements.** Every ~~bedroom sleeping and living room~~ shall comply with the requirements of Sections 906.06.D.4.a. through 906.06.D.4.e.
 - a. ~~Area for sleeping purposes~~ **Room area.** Every ~~bedroom sleeping room~~ occupied by one person shall contain ~~at least not less than~~ 70 square feet (6.5 m²) of floor area, and every ~~bedroom sleeping room~~ occupied by more than one person shall contain ~~at least not less than~~ 50 square feet (4.6 m²) of floor area for each occupant thereof. **Every living room shall contain not less than 120 square feet.**
 - b. **Access from bedrooms sleeping rooms.** ~~Bedrooms sleeping rooms~~ shall not

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1134 constitute the only means of access to other ~~bedrooms~~ sleeping rooms or
 1135 habitable spaces and shall not serve as the only means of egress from other
 1136 habitable spaces.

1137 **Exception:** Units that contain fewer than two ~~bedrooms~~ sleeping rooms.

1138 c. **Water closet accessibility.** Every ~~bedroom~~ sleeping room shall have access to at least
 1139 one water closet and one lavatory without passing through another bedroom. Every
 1140 ~~bedroom~~ sleeping room in a dwelling unit shall have access to at least one water
 1141 closet and lavatory located in the same story as the ~~bedroom~~ sleeping room or an
 1142 adjacent story.

1143 d. **Prohibited occupancy.** Kitchens and nonhabitable spaces shall not be used for sleeping
 1144 purposes.

1145 e. **Other requirements.** ~~Bedrooms~~ sleeping rooms shall comply with the applicable
 1146 provisions of this code including, but not limited to, the light, ventilation, room
 1147 area, ceiling height and room width requirements of this chapter; the plumbing
 1148 facilities and water-heating facilities requirements of Section 906.07.; the heating
 1149 facilities and electrical receptacle requirements of Section 906.08.; and the smoke
 1150 detector and emergency escape requirements of Section 906.09.

1151 **5. Overcrowding.** Dwelling units shall not be occupied by more occupants than permitted
 1152 by the minimum area requirements of Table 906.06.D.5. or Section 1002.02 of the
 1153 Roseville City Code, whichever is more restrictive.
 1154

TABLE 906.06.D.5. MINIMUM AREA REQUIREMENTS SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a,b}	No requirements <u>120</u>	120	150
Dining room ^{a,b}	No requirements	80	100
Bedrooms <u>Sleeping</u> <u>room</u> ^{a,b}	Shall comply with Section 906.06.D.4.		

1155 For SI: 1 square foot = 0.093 m²

1156 a. ~~See Section 906.06.5.b. for combined living room/dining room spaces.~~

1157 b. ~~See Section 906.06.5.a. for limitations on determining the minimum occupancy area~~
 1158 ~~for sleeping purposes.~~

1159 a. **Sleeping area.** ~~The minimum occupancy area required by Table 906.06.D.5. shall~~
 1160 ~~not be included as a sleeping area in determining the minimum occupancy area for~~
 1161 ~~sleeping purposes.~~ All sleeping areas shall comply with Section 906.06.D.4.

1162 b. **Combined spaces.** Combined living room and dining room spaces shall comply
 1163 with the requirements of Table 906.06.D.5. if the total area is equal to that
 1164 required for separate rooms and if the space is located so as to function as a
 1165 combination living room/dining room.

1166 **6. Efficiency unit.** Nothing in this section shall prohibit an efficiency living unit

1167 from meeting the following requirements:

- 1168 a. A unit occupied by not more than one occupant shall have a minimum clear floor
1169 area of 120 square feet (11.2 m2). A unit occupied by not more than two occupants
1170 shall have a clear floor area of not less than 220 square feet (20.4 m2). A unit
1171 occupied by three occupants shall have a clear floor area of not less than 320 square
1172 feet (29.7 m2). These required areas shall be exclusive of the areas required by
1173 906.06.D. Items 2 and 3.
- 1174 b. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration
1175 facilities, each having a clear working space of not less than 30 inches (762 mm) in
1176 front. Light and ventilation conforming to this code shall be provided.
- 1177 c. The unit shall be provided with a separate bathroom containing a water closet,
1178 lavatory and bathtub or shower.
- 1179 d. The maximum number of occupants shall be three.

1180 **7. Food preparation.** All spaces to be occupied for food preparation purposes shall contain
1181 suitable space and equipment to store, prepare and serve foods in a sanitary manner.
1182 There shall be adequate facilities and services for the sanitary disposal of food wastes
1183 and refuse, including facilities for temporary storage.

1185 **906.07: PLUMBING FACILITIES AND FIXTURE REQUIREMENTS:**

1186 **A. General**

- 1187 1. **Scope.** The provisions of this chapter shall govern the minimum plumbing
1188 systems, facilities and plumbing fixtures to be provided.
- 1189 2. **Responsibility.** The owner of the structure shall provide and maintain such plumbing
1190 facilities and plumbing fixtures in compliance with these requirements. A person shall
1191 not occupy as owner-occupant or permit another person to occupy any structure or
1192 premises which does not comply with the requirements of this chapter.

1193 **B. Required Facilities**

- 1194 1. **Dwelling units.** Every dwelling unit shall contain its own bathtub or shower, lavatory,
1195 water closet and kitchen sink which shall be maintained in a sanitary, safe working
1196 condition. The lavatory shall be placed in the same room as the water closet or located
1197 in close proximity to the door leading directly into the room in which such water
1198 closet is located. A kitchen sink shall not be used as a substitute for the required
1199 lavatory.
- 1200 2. **Rooming houses.** At least one water closet, lavatory and bathtub or shower shall
1201 be supplied for each four rooming units.
- 1202 3. **Hotels.** Where private water closets, lavatories and baths are not provided, one water
1203 closet, one lavatory and one bathtub or shower having access from a public hallway shall
1204 be provided for each ten occupants.
- 1205 4. **Employees' facilities.** A minimum of one water closet, one lavatory and one
1206 drinking facility shall be available to employees.
 - 1207 a. **Drinking facilities.** Drinking facilities shall be a drinking fountain, water cooler,
1208 bottled water cooler or disposable cups next to a sink or water dispenser. Drinking
1209 facilities shall not be located in toilet rooms or bathrooms.
- 1210 5. **Public toilet facilities.** Public toilet facilities shall be maintained in a safe, sanitary and working

condition in accordance with the International Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

C. Toilet Rooms

1. **Privacy.** Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.
2. **Location.** Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.
3. **Location of employee toilet facilities.** Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.
Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.
4. **Floor surface.** In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

D. Plumbing Systems And Fixtures

1. **General.** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
2. **Fixture clearances.** Plumbing fixtures shall have adequate clearances for usage and cleaning.
3. **Plumbing system hazards.** Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

E. Water System

1. **General.** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.
2. **Contamination.** The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

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1257 3. **Supply.** The water supply system shall be installed and maintained to provide a supply of
1258 water to plumbing fixtures, devices and appurtenances in sufficient volume and at
1259 pressures adequate to enable the fixtures to function properly, safely, and free from defects
1260 and leaks.

1261 4. **Water heating facilities.** Water heating facilities shall be properly installed,
1262 maintained and capable of providing an adequate amount of water to be drawn at every
1263 required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less
1264 than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom,
1265 toilet room, bedroom or other occupied room normally kept closed, unless adequate
1266 combustion air is provided. An approved combination temperature and pressure-relief
1267 valve and relief valve discharge pipe shall be properly installed and maintained on
1268 water heaters.

1269 F. **Nonpotable water reuse systems. Nonpotable water reuse systems and rainwater collection and**
1270 **conveyance systems shall be maintained in a safe and sanitary condition. Where such systems are**
1271 **not properly maintained, the systems shall be repaired to provide for safe and sanitary conditions, or**
1272 **the system shall be abandoned in accordance with Section 1702.15 of the Minnesota State Plumbing**
1273 **Code.**

1274 1. **Abandonment of systems.** Where a nonpotable water reuse system or a rainwater collection and
1275 distribution system is not maintained or the owner ceases use of the system, the system shall be
1276 abandoned in accordance with Section 1702.15 of the Minnesota State Plumbing Code.

1277 G. **Sanitary Drainage System**

1278 1. **General.** All plumbing fixtures shall be properly connected to either a public sewer system or to
1279 an approved private sewage disposal system.

1280 2. **Maintenance.** Every plumbing stack, vent, waste and sewer line shall function properly and
1281 be kept free from obstructions, leaks and defects.

1282 3. **Grease interceptors.** Grease interceptors and automatic grease removal devices shall be
1283 maintained in accordance with this code and the manufacturer's installation instructions. Grease
1284 interceptors and automatic grease removal devices shall be regularly serviced and cleaned to
1285 prevent the discharge of oil, grease, and other substances harmful or hazardous to the building
1286 drainage system, the public sewer, the private sewage disposal system or the sewage treatment
1287 plant or processes. Records of maintenance, cleaning and repairs shall be available for
1288 inspection by the code official

1289 H. **Storm Drainage**

1290 1. **General.** Drainage of roofs and paved areas, yards and courts, and other open areas on the
1291 premises shall not be discharged in a manner that creates a public nuisance.

1292 906.08: MECHANICAL AND ELECTRICAL REQUIREMENTS:

1293 A. **General**

1294 1. **Scope.** The provisions of this chapter shall govern the minimum mechanical and electrical
1295 facilities and equipment to be provided.

1296 2. **Responsibility.** The owner of the structure shall provide and maintain mechanical and
1297 electrical facilities and equipment in compliance with these requirements. A person shall
1298 not occupy as owner-occupant or permit another person to occupy any premises which
1299 does not comply with the requirements of this chapter.

1300 B. **Heating Facilities**

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- 1301 1. **Facilities required.** Heating facilities shall be provided in structures as required by
1302 this section.
- 1303 2. **Residential occupancies.** Dwellings shall be provided with heating facilities capable of
1304 maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and
1305 toilet rooms ~~based on the winter outdoor design temperature for the locality indicated in~~
1306 ~~Appendix D of the International Plumbing Code.~~ Cooking appliances shall not be used,
1307 ~~nor shall portable unvented fuel-burning space heaters be used~~ to provide ~~space heating to~~
1308 ~~meet the requirements of this section~~ required heating.
- 1309 ~~**Exception:** In areas where the average monthly temperature is above 30°F (-1°C),~~
1310 ~~_____ a minimum temperature of 65°F (18°C) shall be maintained.~~
- 1311 3. **Heat supply.** Every owner and operator of any building who rents, leases or lets one or
1312 more dwelling units ~~or sleeping units, rooming unit, dormitory or guestroom~~ on terms,
1313 either expressed or implied, ~~to~~ shall furnish heat to the occupants thereof shall supply
1314 heat during the period from September 30th to April 1st to maintain a temperature of not
1315 less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

1316 **Exceptions:**

1317 1. ~~When the outdoor temperature is below the winter outdoor design temperature~~
1318 ~~for the locality, maintenance of the minimum room temperature shall not be~~
1319 ~~required provided that the heating system is operating at its full design capacity.~~
1320 ~~The winter outdoor design temperature for the locality shall be as indicated in~~
1321 ~~Appendix D of the International Plumbing Code.~~

1322 2. ~~In areas where the average monthly temperature is above 30°F (-1°C) a~~
1323 ~~minimum temperature of 65°F (18°C) shall be maintained.~~

- 1324 4. **Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat
1325 during the period from September 30th to April 30th to maintain a temperature of not
1326 less than 65°F (18°C) during the period the spaces are occupied.

1327 **Exceptions:**

1328 a. Processing, storage and operation areas that require cooling or special
1329 temperature conditions.

1330 b. Areas in which persons are primarily engaged in vigorous physical activities.

- 1331 5. **Room temperature measurement.** The required room temperatures shall be measured
1332 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward
1333 from the center of each exterior wall.

1334 **C. Mechanical Equipment**

1335 1. **Mechanical appliances.** All mechanical appliances, fireplaces, solid fuel-burning
1336 appliances, cooking appliances and water heating appliances shall be properly installed
1337 and maintained in a safe working condition, and shall be capable of performing the
1338 intended function.

1339 2. **Removal of combustion products.** All fuel-burning equipment and appliances shall
1340 be connected to an approved chimney or vent.

1341 **Exception:** Fuel-burning equipment and appliances which are labeled for unvented
1342 operation.

1343 3. **Clearances.** All required clearances to combustible materials shall be maintained.

1344 4. **Safety controls.** All safety controls for fuel-burning equipment shall be maintained
1345 in effective operation.

1346 5. **Combustion air.** A supply of air for complete combustion of the fuel and for ventilation

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- 1347 of the space containing the fuel-burning equipment shall be provided for the fuel-burning
1348 equipment.
- 1349 6. **Energy conservation devices.** Devices intended to reduce fuel consumption by
1350 attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet
1351 or vent piping therefrom, shall not be installed unless labeled for such purpose and the
1352 installation is specifically approved.

D. Electrical Facilities

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- 1354 1. **Facilities required.** Every occupied building shall be provided with an electrical system
1355 in compliance with the requirements of this section and Section 906.08.E.
- 1356 2. **Service.** The size and usage of appliances and equipment shall serve as a basis for
1357 determining the need for additional facilities in accordance with the ICC Electrical
1358 Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase
1359 electrical service having a rating of not less than 60 amperes.
- 1360 3. **Electrical system hazards.** Where it is found that the electrical system in a structure
1361 constitutes a hazard to the occupants or the structure by reason of inadequate service,
1362 improper fusing, insufficient receptacle and lighting outlets, improper wiring or
1363 installation, deterioration or damage, or for similar reasons, the code official shall require
1364 the defects to be corrected to eliminate the hazard.
- 1365 a. Abatement of electrical hazards associated with water exposure. The provisions of this section shall
1366 govern the repair and replacement of electrical systems and equipment that have been exposed to
1367 water.
- 1368 b. Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, trans-
1369 formers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge
1370 protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic
1371 control, signaling and communication equipment that have been exposed to water shall be replaced in
1372 accordance with the provisions of the International Building Code.
- 1373 **Exception:** The following equipment shall be allowed to be repaired where an inspection
1374 report from the equipment manufacturer or approved manufacturer's representative indicates
1375 that the equipment has not sustained damage that requires replacement:
- 1376 b.1. Enclosed switches, rated not more than 600 volts or less.
- 1377 b.2. Busway, rated not more than 600 volts.
- 1378 b.3. Panelboards, rated not more than 600 volts.
- 1379 b.4. Switchboards, rated not more than 600 volts.
- 1380 b.5. Fire pump controllers, rated not more than 600 volts.
- 1381 b.6. Manual and magnetic motor controllers.
- 1382 b.7. Motor control centers.
- 1383 b.8. Alternating current high-voltage circuit breakers.
- 1384 b.9. Low-voltage power circuit breakers.
- 1385 b.10. Protective relays, meters and current trans- formers.
- 1386 b.11. Low- and medium-voltage switchgear.
- 1387 b.12. Liquid-filled transformers.
- 1388 b.13. Cast-resin transformers.
- 1389 b.14. Wire or cable that is suitable for wet loca- tions and whose ends have
1390 not been exposed to water.
- 1391 b.15. Wire or cable, not containing fillers, that is suitable for wet locations

ATTACHMENT C

1392 and whose ends have not been exposed to water.

1393 b.16. Luminaires that are listed as submersible.

1394 b.17. Motors.

1395 b.18. Electronic control, signaling and communication equipment.

1396 c. *Abatement of electrical hazards associated with fire exposure.* The provisions of this
1397 section shall govern the repair and replacement of electrical systems and equipment that
1398 have been exposed to fire.

1399 d. *Electrical equipment.* Electrical switches, receptacles and fixtures, including furnace,
1400 water heating, security system and power distribution circuits, that have been
1401 exposed to fire, shall be replaced in accordance with the provisions of the
1402 International Building Code.

1403 **Exception:** Electrical switches, receptacles and fixtures that shall be allowed to be
1404 repaired where an inspection report from the equipment manufacturer or *approved*
1405 manufacturer's representative indicates that the equipment has not sustained
1406 damage that requires replacement.

1407 **E. Electrical Equipment**

1408 1. **Installation.** All electrical equipment, wiring and appliances shall be properly
1409 installed and maintained in a safe and approved manner.

1410 2. **Receptacles.** Every habitable space in a dwelling shall contain at least two separate and
1411 remote receptacle outlets. Every laundry area shall contain at least one grounded-type
1412 receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall
1413 contain at least one receptacle. Any new bathroom receptacle outlet shall have ground
1414 fault circuit interrupter protection. All receptacle outlets shall have the appropriate
1415 faceplate cover for the location.

1416 3. ~~Lighting fixtures~~ **Luminaires.** Every public hall, interior stairway, toilet room,
1417 kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least
1418 one electric ~~lighting fixture~~ luminaire. Pool and spa luminaires over 15 V shall have
1419 ground fault circuit interrupter protection.

1420 4. **Wiring.** Flexible cords shall not be used for permanent wiring, or for running through doors,
1421 windows, or cabinets, or concealed within walls, floors, or ceilings.

1422 **F. Elevators, Escalators and Dumbwaiters**

1423 1. **General.** Elevators, dumbwaiters and escalators shall be maintained ~~to sustain safely all~~
1424 ~~imposed loads, to operate properly, and to be free from physical and fire hazards.~~ in
1425 compliance with ASME A17.1. The most current certificate of inspection shall be on
1426 display at all times within the elevator or attached to the escalator or dumbwaiter; or the
1427 certificate shall be available for public inspection in the office of the building operator.
1428 The inspection and tests shall be performed at not less than the periodic intervals listed
1429 in ASME A17.1, Appendix N, except where otherwise specified by the authority having
1430 jurisdiction.

1431 2. **Elevators.** In buildings equipped with passenger elevators, at least one elevator shall
1432 be maintained in operation at all times when the building is occupied.

1433 **Exception:** Buildings equipped with only one elevator shall be permitted to have
1434 the elevator temporarily out of service for testing or servicing.

1435 **G. Duct Systems**

1436 1. **General.** Duct systems shall be maintained free of obstructions and shall be capable of
1437 performing the required function.
1438

1439 **906.09: FIRE SAFETY REQUIREMENTS:**

1440 **A. General**

- 1441 **1. Scope.** The provisions of this chapter shall govern the minimum conditions and standards
1442 for fire safety relating to structures and exterior premises, including fire safety facilities
1443 and equipment to be provided.
- 1444 **2. Responsibility.** The owner of the premises shall provide and maintain such fire safety
1445 facilities and equipment in compliance with these requirements. A person shall not
1446 occupy as owner-occupant or permit another person to occupy any premises that do not
1447 comply with the requirements of this chapter.

1448 **B. Means Of Egress**

- 1449 **1. General.** A safe, continuous and unobstructed path of travel shall be provided from
1450 any point in a building or structure to the public way. Means of egress shall comply
1451 with the International Fire Code.
- 1452 **2. Aisles.** The required width of aisles in accordance with the International Fire Code shall
1453 be unobstructed.
- 1454 **3. Locked doors.** All means of egress doors shall be readily openable from the side from
1455 which egress is to be made without the need for keys, special knowledge or effort,
1456 except where the door hardware conforms to that permitted by the International
1457 Building Code.
- 1458 **4. Emergency escape openings.** Required emergency escape openings shall be maintained
1459 in accordance with the code in effect at the time of construction, and ~~the following-~~
1460 ~~Required emergency escape and rescue openings~~ shall be operational from the inside of
1461 the room without the use of keys or tools. Bars, grilles, grates or similar devices are
1462 permitted to be placed over emergency escape and rescue openings provided the
1463 minimum net clear opening size complies with the code that was in effect at the time of
1464 construction and such devices shall be releasable or removable from the inside without
1465 the use of a key, tool or force greater than that which is required for normal operation of
1466 the escape and rescue opening.

1467 **C. Fire-Resistance Ratings**

- 1468 **1. Fire-resistance-rated assemblies.** ~~The required fire resistance rating of fire-~~
1469 ~~resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be~~
1470 ~~maintained. The provisions of this chapter shall govern maintenance of the materials,~~
1471 ~~systems and assemblies used for structural fire resistance and fire-resistance-rated~~
1472 ~~construction separation of adjacent spaces to safeguard against the spread of fire and~~
1473 ~~smoke within a building and the spread of fire to or from buildings.~~
- 1474 **2. Unsafe conditions.** Where any components are not maintained and do not function as
1475 intended or do not have the fire resistance required by the code under which the
1476 building was constructed or altered, such components or portions thereof shall be
1477 deemed unsafe conditions in accordance with Section 110 of the Minnesota State Fire
1478 Code. Components or portions thereof determined to be unsafe shall be repaired or
1479 replaced to conform to that code under which the building was constructed or altered.
1480 Where the condition of components is such that any building, structure or portion
1481 thereof presents an imminent danger to the occupants of the building, structure or
1482 portion thereof, the fire code official shall act in accordance with Section 110 of the
1483 Minnesota State Fire Code.

1484 **3. Maintenance.** The required fire-resistance rating of fire-resistance-rated construction,
 1485 including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-
 1486 resistive coatings and sprayed fire-resistant materials applied to structural members
 1487 and joint systems, shall be maintained. Such elements shall be visually inspected
 1488 annually by the owner and repaired, restored or replaced where damaged, altered,
 1489 breached or penetrated. Records of inspections and repairs shall be maintained. Where
 1490 concealed, such elements shall not be required to be visually inspected by the owner
 1491 unless the concealed space is accessible by the removal or movement of a panel,
 1492 access door, ceiling tile or entry to the space. Openings made therein for the passage
 1493 of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be
 1494 protected with approved methods capable of resisting the passage of smoke and fire.
 1495 Openings through fire-resistance-rated assemblies shall be protected by self- or
 1496 automatic-closing doors of approved construction meeting the fire protection
 1497 requirements for the assembly.

1498 a. **Fire blocking and draft stopping.** Required fire blocking and draft stopping in
 1499 combustible concealed spaces shall be maintained to provide continuity and
 1500 integrity of the construction.

1501 b. **Smoke barriers and smoke partitions.** Required smoke barriers and
 1502 smoke partitions shall be maintained to prevent the passage of smoke.
 1503 Openings protected with approved smoke barrier doors or smoke dampers shall
 1504 be maintained in accordance with NFPA 105.

1505 c. **Fire walls, fire barriers, and fire partitions.** Required fire walls, fire barriers
 1506 and fire partitions shall be maintained to prevent the passage of fire. Openings
 1507 protected with approved doors or fire dampers shall be maintained in
 1508 accordance with NFPA 80.

1509 **4. Opening protectives.** Opening protectives shall be maintained in an operative
 1510 condition in accordance with NFPA 80. The application of field-applied labels
 1511 associated with the maintenance of opening protectives shall follow the requirements
 1512 of the approved third-party certification organization accredited for listing the
 1513 opening protective. Fire doors and smoke barrier doors shall not be blocked or
 1514 obstructed, or otherwise made inoperable. Fusible links shall be replaced whenever
 1515 fused or damaged. Fire door assemblies shall not be modified. ~~Opening protectives.~~
 1516 ~~Required opening protectives shall be maintained in an operative condition. All fire-~~
 1517 ~~and smokestop doors shall be maintained in operable condition. Fire doors and smoke-~~
 1518 ~~barrier doors shall not be blocked or obstructed or otherwise made inoperable.~~

1519 a. **Signs.** Where required by the code official, a sign shall be permanently
 1520 displayed on or near each fire door in letters not less than 1 inch (25 mm) high
 1521 to read as follows:

1522 a.1. For doors designed to be kept normally open: FIRE DOOR - DO
 1523 NOT BLOCK.

1524 a.2. For doors designed to be kept normally closed: FIRE DOOR -
 1525 KEEP CLOSED.

1526 b. **Hold-open devices and closers.** Hold-open devices and automatic door closers
 1527 shall be maintained. During the period that such a device is out of service for
 1528 repairs, the door it operates shall remain in the closed position

1529 c. **Door operation.** Swinging fire doors shall close from the full-open position and

1530 latch automatically. The door closer shall exert enough force to close and latch
1531 the door from any partially open position.

1532 **5. Ceilings.** The hanging and displaying of salable goods and other decorative materials from
1533 acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly shall be
1534 prohibited.

1535 **6. Testing.** Horizontal and vertical sliding and rolling fire doors shall be inspected and tested
1536 annually to confirm operation and full closure. Records of inspections and testing shall be
1537 maintained.

1538 **7. Vertical shafts.** Interior vertical shafts, including stairways, elevator hoist ways and service and
1539 utility shafts, which connect two or more stories of a building shall be enclosed or protected as
1540 required in Chapter 11 of the International Fire Code. New floor openings in existing buildings
1541 shall comply with the International Building Code.

1542 **8. Opening protective closers.** Where openings are required to be protected, opening protective
1543 shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible-link-
1544 type automatic door-closing devices shall be replaced if the fusible link rating exceeds 135 °F
1545 (57°C).

1546 **D. Fire Protection Systems**

1547 **1. General. Inspection, testing and maintenance.** All systems, devices and equipment to detect a fire,
1548 actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an
1549 operable condition at all times in accordance with the International Fire Code. Fire detection, alarm
1550 and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be
1551 maintained in accordance with the Minnesota State Fire Code in an operative condition at all times,
1552 and shall be replaced or repaired where defective.

1553 **2. Fire protection systems required by this code, the Minnesota State Fire Code or the Minnesota State**
1554 **Building Code shall be installed, repaired, operated, tested and maintained in accordance with this**
1555 **code. A fire protection system for which a design option, exception or reduction to the provisions of**
1556 **this code, the Minnesota State Fire Code or the Minnesota State Building Code has been granted**
1557 **shall be considered to be a required system.**

1558 **3. Fire protection systems.** Fire protection systems shall be inspected, maintained and tested in
1559 accordance with the following Fire Code requirements. (See Chapter 9 Minnesota State
1560 Fire Code)

1561 a. Automatic sprinkler systems.

1562 b. Automatic fire-extinguishing systems protecting
1563 commercial cooking systems.

1564 c. Automatic water mist extinguishing systems.

1565 d. Carbon dioxide extinguishing systems.

1566 e. Carbon monoxide alarms and carbon monoxide detection systems.

1567 f. Clean-agent extinguishing systems.

1568 g. Dry-chemical extinguishing systems.

1569 h. Fire alarm and fire detection systems.

1570 i. Fire department connections.

1571 j. Fire pumps.

1572 k. Foam extinguishing systems.

1573 l. Halon extinguishing systems.

1574 m. Single- and multiple-station smoke alarms.

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- n. Smoke and heat vents and mechanical smoke removal systems.
- o. Smoke control systems.
- p. Wet-chemical extinguishing systems.

4. Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 906.6.1 and as required in this section.

**TABLE 901.6.1
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS**

<u>SYSTEM</u>	<u>STANDARD</u>
<u>Portable fire extinguishers</u>	<u>NFPA10</u>
<u>Carbon dioxide fire-extinguishing system</u>	<u>NFPA12</u>
<u>Halon 1301 fire-extinguishing systems</u>	<u>NFPA12A</u>
<u>Dry-chemical extinguishing systems</u>	<u>NFPA17</u>
<u>Wet-chemical extinguishing systems</u>	<u>NFPA 17A</u>
<u>Water-based fire protection systems</u>	<u>NFPA25</u>
<u>Fire alarm systems</u>	<u>NFPA72</u>
<u>Smoke and heat vents</u>	<u>NFPA204</u>
<u>Water-mist systems</u>	<u>NFPA750</u>
<u>Clean-agent extinguishing systems</u>	<u>NFPA2001</u>

5. Records. Records shall be maintained of all system inspections, tests and maintenance required by the referenced standards.

- a. Records information. Initial records shall include the: name of the installation contractor; type of components installed; manufacturer of the components; location and number of components installed per floor; and manufacturers' operation and maintenance instruction manuals. Such records shall be maintained for the life of the installation.**

6. Systems out of service. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, either the building shall be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and shall not have duties beyond performing constant patrols of the protected premises and keeping watch for fires. Actions shall be taken in accordance with Section 901 of the Minnesota State Fire Code to bring the systems back in service.

- a. Emergency impairments. Where unplanned impairments of fire protection systems occur, appropriate emergency action shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in Section 901 of the Minnesota State Fire Code.**
- b. Removal of or tampering with equipment. It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system or other fire appliance required by this code except for the purposes of extinguishing fire, training, recharging or making necessary repairs**

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1612 c. Removal of or tampering with appurtenances. Locks, gates, doors, barricades,
1613 chains, enclosures, signs, tags and seals that have been installed by or at the
1614 direction of the fire code official shall not be removed, unlocked, destroyed or
1615 tampered with in any manner.

1616 d. Termination of monitoring service. For fire alarm systems required to be
1617 monitored by the Minnesota State Fire Code, notice shall be made to the fire code
1618 official whenever alarm monitoring services are terminated. Notice shall be made
1619 in writing by the provider of the monitoring service being terminated.

1620 7. Fire department connection. Where the fire department connection is not visible to
1621 approaching fire apparatus, the fire department connection shall be indicated by an
1622 approved sign mounted on the street front or on the side of the building. Such sign shall
1623 have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less
1624 than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject
1625 to the approval of the fire code official.

1626 a. Fire department connection access. Ready access to fire department connections shall
1627 be maintained at all times and without obstruction by fences, bushes, trees, walls or any
1628 other fixed or movable object. Access to fire department connections shall be approved
1629 by the fire chief.

1630 Exception: Fences, where provided with an access gate equipped with a sign complying with the
1631 legend requirements of Section 912 of the Minnesota State Fire Code and a means of
1632 emergency operation. The gate and the means of emergency operation shall be approved by the
1633 fire chief and maintained operational at all times

1634 b. Clear space around connections. A working space of not less than 36 inches (914 mm)
1635 in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be
1636 provided and maintained in front of and to the sides of wall-mounted fire department
1637 connections and around the circumference of free-standing fire department connections.

1638
1639 8. Smoke Alarms. Single or multiple-station smoke alarms shall be installed and
1640 maintained in rental properties within all residential occupancies regardless of occupant
1641 load at all of the following locations: existing Group I-1 and R occupancies in accordance
1642 with Section 907 of the Minnesota State Fire Code and the following:

1643 ~~a. On the ceiling or wall outside of each separate sleeping area in the~~
1644 ~~immediate vicinity of bedrooms.~~

1645 ~~b. In each room used for sleeping purposes.~~

1646 ~~c. In each story within a dwelling unit, including basements and cellars but not including~~
1647 ~~crawl spaces and uninhabitable attics. In dwellings or dwelling units with split~~
1648 ~~levels and without an intervening door between the adjacent levels, a smoke alarm~~
1649 ~~installed on the upper level shall suffice for the adjacent lower level provided that~~
1650 ~~the lower level is less than one full story below the upper level.~~

1651 ~~d. Single or multiple-station smoke alarms shall be installed in other groups in~~
1652 ~~accordance with the International Fire Code.~~

1653
1654 a. Where required. Existing Group I-1 and R occupancies shall be provided with
1655 single-station smoke alarms.

1656 b. Interconnection and power sources shall be in accordance with Section 907.

1657 Exceptions:

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- 1658 1. Where the code that was in effect at the time of construction required smoke alarms and smoke
1659 alarms complying with those requirements are already provided.
- 1660 2. Where smoke alarms have been installed in occupancies and dwellings that were not required to
1661 have them at the time of construction, additional smoke alarms shall not be required provided that
1662 the existing smoke alarms comply with requirements that were in effect at the time of
1663 installation.
- 1664 3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for
1665 smoke alarms.
- 1666 c. **Group R-1.** Single- or multiple-station smoke alarms shall be installed in all of the
1667 following locations in Group R-1:
- 1668 1. In sleeping areas.
- 1669 2. In every room in the path of the *means of egress* from the sleeping area to the door leading from
1670 the *sleeping unit*.
- 1671 3. In each story within the *sleeping unit*, including basements. For *sleeping units* with split levels
1672 and without an intervening door between the adjacent levels, a smoke alarm installed on the
1673 upper level shall suffice for the adjacent lower level provided that the lower level is less than one
1674 full story below the upper level.
- 1675 d. **Groups R-2, R-3, R-4 and I-1.** Single- or multiple-station smoke alarms shall be installed and
1676 maintained in Groups R-2, R-3, R-4 and I-1 regardless of *occupant load* at all of the following
1677 locations:
- 1678 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bed-
1679 rooms.
- 1680 2. In each room used for sleeping purposes.
- 1681 3. In each story within a *dwelling unit*, including *basements* but not including crawl spaces and
1682 uninhabitable attics. In *dwellings* or *dwelling units* with split levels and without an intervening
1683 door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the
1684 adjacent lower level provided that the lower level is less than one full story below the upper level.
- 1685 e. **Installation near cooking appliances.** Smoke alarms shall not be installed in the
1686 following locations unless this would prevent placement of a smoke alarm in a
1687 required location.
- 1688 1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally
1689 from a permanently installed cooking appliance.
- 1690 2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less
1691 than 10 feet (3048 mm) horizontally from a permanently installed cooking
1692 appliance.
- 1693 3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm)
1694 horizontally from a permanently installed cooking appliance.
- 1695 4. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm)
1696 horizontally from a permanently installed cooking appliance.
- 1697 5. Ionization smoke alarms with an alarm-silencing switch shall not be installed less
1698 than 10 feet (3048 mm) horizontally from a permanently installed cooking
1699 appliance.
- 1700 6. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm)
1701 horizontally from a permanently installed cooking appliance.
- 1702 f. **Installation near bathrooms.** Smoke alarms shall be installed not less than 3 feet
1703 (914 mm) horizontally from the door or opening of a bathroom that contains a
1704 bathtub or shower unless this would prevent placement of a required smoke alarm.
- 1705
- 1706 9. **Power Source.** In Group R occupancies and in dwellings not regulated as Group R-
1707 occupancies, Single-station smoke alarms shall receive their primary power from the

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1708 building wiring provided that such wiring is served from a commercial source and shall
1709 be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped
1710 with battery backup shall be connected to an emergency electrical system. Smoke alarms shall
1711 emit a signal when the batteries are low. Wiring shall be permanent and without a
1712 disconnecting switch other than as required for overcurrent protection.

Exceptions:

- 1714 1. Smoke alarms are permitted to be solely battery operated in buildings where ~~no~~
1715 construction is ~~not~~ taking place.
 - 1716 2. Smoke alarms are permitted to be solely battery operated in buildings that are
1717 not served from a commercial power source.
 - 1718 3. Smoke alarms are permitted to be solely battery operated ~~and~~ in existing areas
1719 of buildings undergoing alterations or repairs that do not result in the removal of
1720 interior wall or ceiling finishes exposing the structure, unless there is an attic,
1721 crawl space or basement available which could provide access for building
1722 wiring without the removal of interior finishes.
- 1723 **10. Interconnection.** Where more than one smoke alarm is required to be installed within an
1724 individual dwelling or sleeping unit, ~~in Group R-2, R-3, R-4 and in dwellings not~~
1725 regulated as Group R occupancies, the smoke alarms shall be interconnected in such a
1726 manner that the activation of one alarm will activate all of the alarms in the individual
1727 unit. Physical interconnection of smoke alarms shall not be required where listed wireless
1728 alarms are installed and all alarms sound upon activation of one alarm. The alarm shall
1729 be clearly audible in all bedrooms over background noise levels with all intervening
1730 doors closed.

Exceptions:

- 1732 a. Interconnection is not required in buildings which are not undergoing alterations,
1733 repairs, or construction of any kind.
- 1734 b. Smoke alarms in existing areas are not required to be interconnected where alterations
1735 or repairs do not result in the removal of interior wall or ceiling finishes exposing the
1736 structure, unless there is an attic, crawl space or basement available which could provide
1737 access for interconnection without the removal of interior finishes.

11. Smoke Detection System. Smoke detectors listed in accordance with UL 268 and provided as 1739 part of the building's fire alarm system shall be an acceptable alternative to single- and multiple- 1740 station smoke alarms and shall comply with the following provisions of the Minnesota State Fire 1741 Code:

- 1742 a. The fire alarm system shall comply with all applicable requirements of the
1743 Minnesota State Fire Code.
 - 1744 b. Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification
1745 in the dwelling or sleeping unit.
 - 1746 c. Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm
1747 notification appliances outside of the dwelling or sleeping unit, provided that a supervisory
1748 signal is generated and monitored.
- 1749 **12. Testing And Maintenance.** Single and multiple-station smoke alarms shall be tested and
1750 maintained in accordance with the manufacturer's instructions. Smoke alarms that do not
1751 function shall be replaced. Smoke alarms installed in one and two-family dwellings shall be
1752 replaced not more than 10 years from the date of manufacture marked on the unit, or shall be

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replaced if the date of manufacture cannot be determined.

13. Carbon Monoxide Alarms And Detection. Carbon monoxide alarms shall be installed in dwellings in accordance with the Minnesota State Building Code.

a. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

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906.10: REFERENCED STANDARDS:

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, and, the effective date and title. The application of the referenced standards shall be as specified in Section 906.03.B.7. (~~Ord. 1332, 1-30-2006~~)

ASME

American Society of Mechanical Engineers
Two Park
Avenue New York,
NY 10016-5990

ASME A17.1-2016/CSA B44--16: Safety Code for Elevators and Escalators

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ASTM

ASTM International
100 Barr Harbor Drive, P.O. Box
C700
West Conshohocken, PA 19428-2959

F1346-91 (2010): Performance Specifications for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs

303
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ICC

International Code
Council 500 New Jersey
Avenue, NW
6th
Floor Washington,
DC 20001

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IBC-18: International Building Code®

102.3, 201.3, 304.1.1, 305.1.1, 306.1.1, 401.3, 604.3.1.1, 604.3.2.1, 702.3,
704.4.2

IECC-18: International Energy Conservation Code®

102.3

IEBC-18: International Existing Building Code®

102.3, 201.3, 304.1.1, 305.1.1, 306.1.1

IFC-18: International Fire Code®

102.3, 201.3, 604.3.1.1, 702.1, 702.2, 704.1, 704.1.2, 704.1.3, 704.3, 704.3.1,
704.4.2, 704.4.3, 704.5.1, 704.6.4, 705.1

IFGC-18: International Fuel Gas Code®

IMC-18: International Mechanical Code®

102.3, 201.3

IPC-18: International Plumbing Code®

102.3, 201.3, 502.5, 505.1, 505.5.1, 602.2, 602.3

IRC-18: International Residential Code®

102.3, 201.3

IZC-18: International Zoning Code®

102.3, 201.3

NFPA

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

10-17: Standard for Portable Fire Extinguishers

Table 704.2

12-15: Standard on Carbon Dioxide Extinguishing Systems

Table 704.2

12A-15: Standard on Halon 1301 Fire Extinguishing Systems

Table 704.2

17-17: Standard for Dry Chemical Extinguishing Systems

Table 704.2

17A-17: Standard for Wet Chemical Extinguishing Systems

Table 704.2

25---17: Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems

Table 704.2

70-17: National Electrical Code

102.3, 201.3, 604.2

72-16: National Fire Alarm and Signaling Code

Table 704.2

80-16: Standard for Fire Doors and Other Opening Protectives

703.3.3, 703.4

105---16: Standard for Smoke Door Assemblies and Other Opening Protectives

703.3.2

204-15: Standard for Smoke and Heat Venting

Table 704.2

720-15: Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment

[F] 705.2

750-14: Standard on Water Mist Fire Protection Systems

Table 704.2

2001-15: Standard on Clean Agent Fire Extinguishing Systems

Table 704.2

UL

268--09: Smoke Detectors for Fire Alarm Systems 704.6.4

Underwriters Laboratories, LLC
333 Pfingsten Road
Northbrook, IL 60062

International Code Council

ICC ~~5203 Leesburg Pike, Suite 600 Falls Church, VA 22041~~

**Standard
reference
number** ~~_____~~ **Title**

ATTACHMENT C

- 1831 ~~ICC EC 03 ICC Electrical Code™ Administrative Provisions~~
- 1832 ~~IBC 03 International Building Code®~~
- 1833 ~~IEBC 03 International Existing Building Code™~~
- 1834 ~~IFC 03 International Fire Code®~~
- 1835 ~~IMC 03 International Mechanical Code®~~
- 1836 ~~IPC 03 International Plumbing Code®~~
- 1837 ~~IZC 03 International Zoning Code®~~

1838
1839 Excerpts reprinted from the International Property Maintenance Code with permission from the
1840 International Code Council.

City of Roseville

ORDINANCE SUMMARY NO. ____

**AN ORDINANCE AMENDING SELECTED TEXT OF THE ROSEVILLE CITY CODE,
TITLE 9, CHAPTER 906, BUILDING MAINTENANCE AND PRESERVATION**

The following is the official summary of text amendments to Title 9, Chapter 906 approved by the City Council of Roseville on April 13, 2020:

The Roseville City Code is hereby amended to modify/clarify specific requirements within Roseville City Code, Title 9, Chapter 906, BUILDING MAINTENANCE AND PRESERVATION, more specifically amending Chapter 906 to update from the 2003 International Property Maintenance Code to the 2018 version of the International Property Maintenance Code, while maintaining City-specific edits.

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 on the web page of the City of Roseville (www.cityofroseville.com).

BY:

Daniel J. Roe, Mayor

ATTEST:

Patrick Trudgeon, City Manager