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CHAPTER 8

BUILDING AND HOUSING

Section 800 - State Building Code

800.01. State Building Code Adopted. The Minnesota State Building Code, established pursuant to Minn. Stat. §§ 326B, et al., and published in Minnesota Rules Chapters 1300 through 1370 incorporating the Minnesota Plumbing Code, the Minnesota Energy Code and the National Electric Code, are adopted herein by reference as the building code for the City.

Subd. 1. Mandatory Enforcement Provisions. The City shall administer all mandatory provisions of the Minnesota State Building Code as amended.

Subd. 2. Optional Enforcement Provisions Adopted. The City may adopt fee schedules and bonding requirements as part of Minnesota Rules Chapter 1302 as a part of the State Building Code for the City.

800.02. Application, Administration, and Enforcement. The application, administration, and enforcement of the Minnesota State Building Code in the City shall be in accordance with Minnesota Statutes and Minnesota Rules Chapters 1300 and 1305.

Subd. 1. Building Official. The Council, pursuant to Minn. Stat. §326B.133, shall appoint a Building Official who shall attend to all aspects of State Building Code administration. The Building Official shall enforce the provisions of this Chapter and shall have the authority and power to issue citations or sign complaints for violations of this Chapter.

800.03. Permits, Inspections. Permits shall be issued, inspections conducted, and fees collected as provided for in Minn. Stat. § 326B.153.

800.04. Fees and Surcharge.

Subd. 1. Fee Schedule. The Fee Schedule shall be established by resolution of the Council.

Subd. 2. Surcharge. In addition to the fees required under Subd. 1 above, the applicant for a building permit shall pay a surcharge to be remitted to the Commissioner of Labor and Industry pursuant to Minn. Stat. §326B.148.

Section 810 - Fire Prevention

810.01. Scope. The provisions of this Subdivision are in addition to requirements imposed elsewhere in this Code. In the event of inconsistent provision, the strictest shall control.

810.02. State Fire Code.

Subd. 1. Adoption. The Minnesota State Fire Code, as amended, is adopted by reference and incorporated herein if set out here in full. Minnesota State Fire Code means those codes and regulations adopted by the state fire marshal in accordance with Minn. Stat. § 299F.011 and in Minnesota Rules Chapters 7510.0200 to 7510.3000 and 7511 et al.

Subd. 2. Modification. The Chief of the Fire Department, with the approval of the Council, shall have power to modify any of the provisions of the State Fire Code but only to enact more stringent requirements as authorized by Minn. Stat. § 299F.011. The particulars of any modification shall, upon adoption by the Council, be entered upon the records of the Fire Department.

810.03. Enforcement. The Chief of the Fire Department of the City or the Chief's authorized representative shall enforce the provisions of this Chapter. The Chief shall have the authority and power to issue citations or prepare and sign complaints for violations of the Minnesota State Fire Code or this Chapter. The Chief may detail such members of the Fire Department as inspectors as shall from time to time be necessary.

810.04. Storage of Flammable or Combustible Liquids.

Subd. 1. Above Ground Storage. The limits referred to in the Minnesota State Fire Code and Minnesota Rule 7511 in which storage of flammable or combustible liquids in outside, above-ground tanks are prohibited, shall be established as follows: All residential districts having an "R" or "Residential" category in Chapter 12 of the Code.

Subd. 2. Bulk Plants. The limits referred to in the Minnesota State Fire Code and Minnesota Rule 7511 in which new bulk plants for flammable or combustible liquids are prohibited, are established as follows: All districts except those zoned "Limited Industry" and "General Industry."

810.05. Bulk Storage of Liquefied Petroleum Gases and Explosives or Blasting Agents. The limits referred to in the Minnesota State Fire Code in which bulk storage of liquefied petroleum gas is restricted, shall be established as follows: All districts except those zoned "General Industry."

810.06. Appeals. Whenever the Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that provisions of the Code do not apply or that the true intent and meaning of the Code is misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief to the Council within thirty (30) days from the date of the decision.

810.07. New Materials, Processes or Occupancies Which May Require Permits. The Building Official, Chairman of the Planning & Zoning Commission and the Chief of the Fire Department shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies which shall require permits, in addition to those now enumerated in the Code.

810.08. Penalties. In addition to other penalties provided by this Code, the imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All persons shall be required to correct or remedy the violations or defects within a reasonable time. When not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Section 820 - Housing Requirements

820.01. Purpose. The purpose of this Section is to provide a system by which the owners of all principal buildings located in the City are required to post the address number assigned to their principal building in specified locations in accordance with this Section, and to promote the public health, safety and general welfare and to further the implementation of the emergency services.

820.02. Address Numbers.

Subd. 1. Requirements. Address numbers shall be displayed on houses or principal buildings in numerals not less than four (4") inches high and of contrasting color to the background.

Subd. 2. Clearly Visible. Numbers shall be clearly visible from the nearest street.

Subd. 3. Posted Sign. In those cases where the principal building is obscured from the view from the street address by accessory buildings, trees, shrubbery or other visual obstruction, the number shall be displayed from a permanent mounting on the property, clearly visible from the street, displayed prominently in numerals not less than four (4") inches high and of contrasting color to the background.

Subd. 4. Mailboxes. Those wishing to display their physical address in conjunction with

their mailing address on their mailbox must display the physical address above the mailing address, in numerals not less than two (2") inches high, of a light reflective material and of contrasting color to the background.

Section 830 - Trailer Coaches

830.01. Purpose. In the exercise of its police power and to promote the general welfare of the people and for the protection of property rights in the City, it shall be unlawful to park and use a trailer coach within the City limits where the trailer coach is to be used as a residence or office in any area except as provided in this Section.

830.02. Definition. For the purpose of this Section, a “trailer coach” shall mean any vehicle used or so originally constructed as to permit its being used as a conveyance upon the public streets or highways and shall include self-propelled or non-self-propelled vehicles as designed, constructed, reconstructed or added to by means of an enclosed addition or room in such a manner as shall permit the occupancy thereof as a dwelling, sleeping place or office for one or more persons, having no foundation other than wheels, jacks, skirting or blocks, and that do not meet the standards of a regular house or building. A trailer coach shall be deemed and considered to be used as a residence or office if the trailer coach shall be continuously occupied by one or more persons for such purposes for a period exceeding seven days.

830.03. Location. Nothing contained in this Chapter shall prohibit the parking or using of the trailer coaches for a residence or office in an established trailer court.

830.04. Temporary Use. The Council may grant permission for the temporary use of trailer coaches as offices upon application made to it, and for good cause shown where the trailer coach is to be used as an office in connection with the construction of permanent building or buildings within the City.

830.05. Violation and Penalty. The Police Department shall be empowered to cause the trailer coach in violation of this Section to be towed or hauled from the premises. In addition to other penalties provided by this Code, any person who is found to be in violation of this section shall be required to pay the cost of removal of the trailer coach.