

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 7/10/2017
Item No.: 7.e

Department Approval



Timothy O'Neill, Fire Chief

City Manager Approval



Item Description: Consider the Community Development & Fire Department's Request for Approval of Proposed Text Amendments of Roseville's City Code, Chapter 901 Building Code, including section 901.01; Adoption of Code: which includes adoption of Chapter 1306, Subp 2.

BACKGROUND

On March 20, 2017 The Community Development & Fire Department conducted a presentation to City Council regarding Chapter 1306, Subp.2 of the Minnesota State Building Code.

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

Both departments sought approval of amendment to Section 901.01 of current City Code, which would include adoption of Chapter 1306, Subp.2 of the Minnesota State Building Code. During City Council discussion on the proposed amendment, it was determined that the Fire Department seek input from the business community regarding any concerns they might have concerning the proposed amendment.

The Fire Department took a multi-pronged approach in contacting and seeking feedback from local businesses. We first attended the April, Roseville Business Council meeting where we made a presentation to the group of about thirty-five attendees summarizing chapter 1306, and asked for the groups comments or concerns. Next, with the assistance of the St. Paul Chamber of Commerce staff utilized their email contact list of more than 13,000 business contacts provided information on Chapter 1306, and requested they contact us with questions, comments, or concerns. Lastly, we posted information about Chapter 1306 on the City's web site, again asking for input on the proposed amendment.

After utilizing these communication paths we only heard from one Roseville business owner who voiced concerns about potential costs related to possible retrofitting of sprinklers. This business owner owns multiple buildings in Roseville and understood and agreed with the overall safety related concerns involving non-sprinkled buildings, but did want to convey their concern regarding cost, and what triggers occupancy type change.

Staff is assuming that the almost non-existent feedback from the business community is the result of the overwhelming prevalence of this building code within the metro cities, and it has become the standard and accepted as normal practice.

Therefore, The Community Development and Fire Departments again seek approval to amend City Code to include Chapter 1306, Subp.2 of the Minnesota State Building Code.

PURPOSE

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

Within the State of Minnesota, under normal circumstances, there has been no loss of life due to a fire incident in a building with a fully operational and functional sprinkler system. Sprinkler protection assists in making the building safer for staff, guests, and first responders.

While it is understandable that the addition of a sprinkler system will have a one-time added cost to the building and/or property owner, a functioning sprinkler system may result in reduced insurance costs going forward and will also assist with less damage in instances of fire. Decreased damage will alleviate some of the economic impact on the owner and the community due to fire.

Staff recommends adoption of Chapter 1306.0020. Subp. 2 of the Minnesota State Building Code. Subp. 2 includes both new and existing buildings. Existing buildings will only be impacted when change of occupancy occurs.

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

901.01: ADOPTION OF CODE:

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

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

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

75 **POLICY OBJECTIVE**

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

78 **FINANCIAL IMPACTS**

79 There are no financial impacts.
80

81 **STAFF RECOMMENDATION**

82 Based on the comments provided in this report, staff recommends approval of the proposed text
83 amendments to Roseville's City Code, Chapter 901: including section 901.01: Adoption of Code
84 (which includes the adoption of optional chapter 1306, Subp. 2).
85

86 **REQUESTED COUNCIL ACTION**

87 Adopt an Ordinance amending selected text of Roseville's City Code, Chapter 901; including
88 section 901.01: Adoption of Code: including adoption of Chapter 1306, Subp 2.
89

90 Prepared by: David Englund, Codes Coordinator
91

92 Attachments: A: Ordinance Amendment
93 B: Ordinance Summary
94 C: Chapter 1306 MSBC
95 D: Municipal adoption of 1306 Special Fire Protection Systems
96 E: 1306 Example Diagrams
97 F: Occupancy Groups

City of Roseville

ORDINANCE NO. _____

AN ORDINANCE AMENDING SELECTED TEXT OF THE ROSEVILLE CITY CODE,
SECTION 901.01, ADOPTION OF CODE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Purpose: The Roseville City Code is hereby amended to modify/clarify specific requirements within the Roseville City Code, Section 901.01, Adoption of Code.

SECTION 2. Section 901.01 is hereby amended as follows:

901.01: ADOPTION OF CODE:

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

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

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

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

Passed this th day of , 2017.

BY:

Daniel J. Roe, Mayor

ATTEST:

Patrick Trudgeon, City Manager

City of Roseville

ORDINANCE SUMMARY NO. _____

**AN ORDINANCE AMENDING SELECTED-TEXT OF THE ROSEVILLE CITY
CODE, SECTIONS 901.01, ADOPTION OF CODE; WHICH INCLUDES
ADOPTION OF
CHAPTER 1306, SUBP 2.**

The following is the official summary of Ordinance No.____approved by the City
Council of Roseville on July 10, 2017:

The Roseville City Code is hereby amended to modify/clarify and adopt specific
requirements within the Roseville City Code, Sections 901.01, Adoption of Code which
includes Adoption of Chapter 1306, Subp 2.

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

BY:

Daniel J. Roe, Mayor

ATTEST:

Patrick Trudgeon, City Manager

CHAPTER 1306
DEPARTMENT OF LABOR AND INDUSTRY
SPECIAL FIRE PROTECTION SYSTEMS

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

1306.0010 GENERAL.

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

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

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

Published Electronically: *July 11, 2007*

1306.0020 MUNICIPAL OPTION.

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

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

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

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

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

1306.0050 SPECIAL FIRE PROTECTION SYSTEMS

2

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

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

Published Electronically: *July 11, 2007*

1306.0030 REQUIREMENTS.

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

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

Exception: air inflated structures, and open picnic shelters.

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

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

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

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

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

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

Published Electronically: *July 11, 2007*

1306.0040 STANDARD.

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

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

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

Published Electronically: *July 11, 2007*

1306.0050 SUBSTITUTE CONSTRUCTION.

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

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

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

Published Electronically: *July 11, 2007*

1306.0060 EXEMPTION.

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

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

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

Published Electronically: *July 11, 2007*

1306.0070 REPORTING.

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

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

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

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

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

Published Electronically: *July 11, 2007*

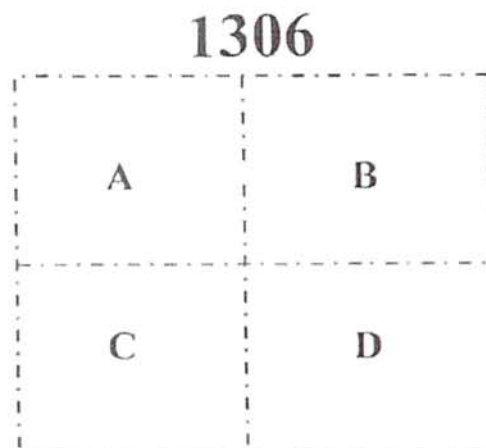
1306.0100 [Repealed, 27 SR 1479]

Published Electronically: *July 11, 2007*

ATTACHMENT D

Municipal adoption of 1306 Special Fire Protection Systems				
Municipality	YES	SUBP. 2	SUBP.3	NO
Afton				No
Andover	YES		X	
Anoka				NO
Apple Valley	YES		X	
Arden Hills	YES	X		
Bayport	YES	X		
Blaine	YES	X		
Bloomington	YES	X		
Brooklyn Center				No
Brooklyn Park	YES	X		
Burnsville				NO
Cambridge				NO
Chanhassen	YES	X		
Chaska	YES	X		
Circle Pines				No
Columbia Heights	YES	X		
Coon Rapids	YES	X		
Cottage Grove				NO
Crystal	YES	X		
Eagan				NO
Eden Prairie				NO
Edina	YES	X		
Excelsior				NO
Falcon Heights	YES	X		
Farmington	YES		X	
Forest Lake	YES	X		
Fridley	YES		X	
Golden Valley	YES	X		
Hastings				NO
Hopkins	YES	X		
Hugo				NO
Inver Grove Heights				NO
Lino Lakes	YES	X		
Little Canada	YES	X		
Maple Grove	YES		X	
Maplewood	YES		X	
Mendota Heights	YES	X		
Minnetonka	YES	X		
New Brighton	YES	X		
New Hope	YES	X		
North St. Paul	YES		X	
Oakdale	YES	X		
Plymouth	YES		X	
Richfield	YES	X		
Shoreview	YES	X		
St. Louis Park	YES	X		
Stillwater	YES	X		
West St. Paul	YES	X		
White Bear Lake	YES		X	
Woodbury				NO
Total	36	27	9	14

ATTACHMENT E



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

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

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

ATTACHMENT E

1306

Existing 2 story office building

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

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

Subp. 3, exception, and not require sprinkling.

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

1306

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

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

1306

A	B	C	D	E
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Existing strip mall

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

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

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

Occupancies Group Examples:

Assembly group- A-1 through A-4

- Theaters- A-1
- Night clubs A-2
- Restaurants A-2
- Bowling alleys A-3
- Libraries A-3
- Places of worship A-3
- Arenas A-4
- Skating rinks A-4

Business group- B

- Banks
- Ambulatory care facilities
- Clinics
- Professional services (attorneys- dentists)

Factory Industrial group- F

- Manufacturing
- Repair
- Fabricating
- Packaging
- Processing

Mercantile group- M

- Department stores
- Markets
- Retail stores
- Fuel stations

Storage group-S

- Building use for storage

Educational group- E

- Educational purposes for grades up to 12th grade
- Day care