

CHAPTER 150: BUILDINGS

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BUILDING CODE

§ 150.01 CODES ADOPTED BY REFERENCE. The Minnesota State Building Code, as adopted by the Commissioner of Administration pursuant to M.S. §§ 16B.59 to 16B.75, as they may be amended from time to time, including all of the amendments, rules and regulations established, adopted and published from time to time by the Minnesota Commissioner of Administration, through the Building Codes and Standards Division is hereby adopted by reference with the exception of the optional chapters, unless specifically adopted in this chapter. The Minnesota State Building Code is hereby incorporated in this chapter as if fully set out herein.

(Prior Code, § 800.01) (Am. Ord. O-7-03, passed 1-18-2003; Am. Ord. O-1-05, passed 4-5-2005)

§ 150.02 APPLICATION, ADMINISTRATION AND ENFORCEMENT.

(A) (1) The application, administration and enforcement of the code shall be in accordance with the Minnesota State Building Code.

(2) The code shall be enforced within the extraterritorial limits permitted by M.S. § 16B.62, subdivision 1, as it may be amended from time to time, when so established by this chapter.

(B) The code enforcement agency of this municipality is called the City Building Official and Metro West Inspection Services, Inc.

(C) This code shall be enforced by the Minnesota Certified Building Official designated by this municipality to administer the code (M.S. § 16B.65, subdivision 1, as it may be amended from time to time).

(Prior Code, § 800.02) (Am. Ord. O-7-03, passed 1-18-2003)

§ 150.03 PERMITS AND FEES.

(A) The issuance of permits and the collection of fees shall be as authorized in M.S. § 16B.62, subdivision 1, as it may be amended from time to time.

(B) (1) Permit fees shall be assessed for work governed by this code in accordance with the fee schedule adopted by the municipality in code Section 9.02.

(2) In addition, a surcharge fee shall be collected on all permits issued for work governed by this code in accordance with M.S. Chapter 16B, as it may be amended from time to time.

(Prior Code, § 800.03) (Am. Ord. O-7-03, passed 1-18-2003) Penalty, see § 150.99

§ 150.04 BUILDING CODE OPTIONAL CHAPTER.

In accordance with Minnesota State Building Code, Greenfield hereby adopts by reference the following optional chapters of the Minnesota State Building Code:

(A) Chapter 1335, Floodproofing Regulations, parts 1335.0600 to 1335.1200.

(Ord. O-7-03, passed 1-18-2003; Am. Ord. O-1-05, passed 4-5-2005; Ord 2014-03, 4-11-14)

PERMITS AND GENERAL REQUIREMENTS

§ 150.15 MISCELLANEOUS PERMITS.

(A) Permits shall be required for the following constructions and installations.

Plumbing, HVAC
Well – Issued by Minnesota Department of Health
Individual sewage disposal system – Issued by Hennepin County
Driveway or street entrance permit. A driveway or street entrance permit shall be required in the City of Greenfield. Applicants shall provide the city information required on the permit application and shall receive permission before constructing the driveway or street entrance.

(B) The fee for each permit shall be as set from time to time by the Council.
(Prior Code, § 810.01) Penalty, see § 150.99

§ 150.16 CERTIFIED LAND SURVEY.

(A) Building permit applications for principal structures on vacant lots that do not meet the administrative exemption requirements in section 152.020 in the zoning code shall be accompanied by a certified land survey prepared by a land surveyor licensed in the State of Minnesota, indicating that permanent iron monuments shall be in place in each lot corner. Permanent iron monuments shall also be placed on each side lot a distance from the front lot line equivalent to the building setback line. In the event the distance of the side property line is greater than the required front yard setback, stakes shall be placed on the front building line.

(B) The certified land survey shall also show thereon the following:

(1) All existing buildings with dimensions of each building and reference dimensions from the lot lines to the nearest point of the building;

(2) All proposed buildings with dimensions of each building and reference dimensions from the front and side lot lines to the nearest point of each building;

(3) Elevations to assumed 100 feet of the centerline of the nearest street at points where the sideline of proposed buildings extended intersect the street;

(4) Proposed elevations to assumed 100 feet of the top of foundation and the lower most floor;

(5) Proposed slope or grade of ground for a distance of not less than 25 feet in front of and in back of foundation;

(6) Proposed elevations to assumed 100 feet of grade at all lot corners; and

(7) Any and all variances that are requested or proposed.

(8) Legal Description

(9) Date of preparation and any revisions thereto

(10) Signature and title of the person who prepared the drawing with registration number or professional certification number.

(11) Protected wetlands, floodplain, public waters, or other similarly restricted areas

(12) 25-foot wetland buffers

(13) Scale of drawing

(14) Dimensions of the lot and north point

(15) Location and size of proposed primary and alternate septic sites, including setbacks to all property lines and structures

(16) Location of driveway and setbacks to side property lines. (Driveways longer than 300 feet require a turn a round or hammer head for emergency vehicles).

(Prior Code, § 810.02)

§ 150.17 CERTIFIED AS-BUILT SURVEY

As-built surveys are required in R1, R2, and R3 only.

Prior to receiving a Certificate of Occupancy, an as-built survey shall be submitted and must contain the following:

- (1) As-built elevations @ Top of Foundation.
- (2) As-built elevations of Garage Floor at Overhead Door Apron.
- (3) As-built grade elevations of lot corners.
- (4) As-built grade elevations of building corners.
- (5) As-built elevations on the side yard swales at the extension of building corners and high points and top of street curb.
- (6) Proposed and As-built elevations of lowest floor of walkouts or lookouts.
- (7) Existing Grade and Top of Foundation for any Buildings within 25 feet of the property line.
- (8) Dimension from building to property lines.
- (9) Locations and elevations of ponds or wetlands.
- (10) Identify all wetland delineations.
- (11) Locations of all wetland demarcation/signage.
- (12) HWL or OHWL contour of any pond wetland drainage ditch or water course.
- (13) Elevations and locations of drainage ways.
- (14) Sign certification of surveyor.
- (15) Indicate decks, porches, cantilevers, and bay windows.
- (16) Locations of any retaining walls and elevations of the top and bottom of the wall along its length.

§ 150.18 CERTIFICATE OF OCCUPANCY

No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy.

(Prior Code, § 810.03) Penalty, see § 150.99

CONSTRUCTION SITES**§ 150.30 TEMPORARY FENCING.**

All persons engaged in the construction or alteration of any building within the city shall erect a temporary fence at the building site for the purpose of containing the materials or debris from the construction. It shall be the responsibility of the fee owner of the property and the contractor to provide the above-mentioned fencing.

(Prior Code, § 820.01) Penalty, see § 150.99

§ 150.31 REMOVAL OF DEBRIS.

It shall be the responsibility of the contractor and the fee owner of any property located in the city upon which work, or construction is performed to remove all debris from the construction site upon completion of the construction. Dumpsters are prohibited from being placed on any city street or sidewalk.

(Prior Code, § 820.02) Penalty, see § 150.99

ELECTRICAL INSPECTIONS

§ 150.45 PURPOSE; APPLICATION.

(A) The purpose of this subchapter is to implement the provisions of the Minnesota State Building Code and Minn. Rules Chapter 1315 which adopts the National Electrical Code.

(B) The provisions of this subchapter shall apply to all installations of electrical conductors, fittings, devices, fixtures hereinafter referred to as “electrical equipment”, within or on public and private buildings and premises, with the following general exceptions. The provisions of this subchapter do not apply to the installations in mines, ships, railway cars, aircraft, automotive equipment or the installations or equipment employed by a railway, electric or communication utility in the exercise of its functions as a utility, except as otherwise provided in this subchapter.

(C) For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

REASONABLY SAFE TO PERSONS AND PROPERTY. As applied to electrical installations and electrical equipment, means safe to use in the service for which the installation or equipment is intended without unnecessary hazard to life, limb or property.

(D) For purposes of interpretation of the provisions of this subchapter, the most recently published edition of the National Electrical Code shall be prima facie evidence of the definitions and scope of words and terms used in this subchapter.
(Ord. 11-002, passed 7-19-2011)

§ 150.46 ELECTRICAL INSPECTOR, QUALIFICATIONS AND APPOINTMENT.

(A) *Creation; qualifications.* There is hereby created the office of Electrical Inspector. The person chosen to fill the office of Electrical Inspector shall be of good moral character, shall be possessed of such executive ability as is requisite for the performance of his or her duties and shall have a thorough knowledge of the standard materials and methods used in the installation of electrical equipment; shall be well versed in approved methods of construction for safety to persons and property; the statutes of the state relating to electrical work and any orders, rules and regulations issued by authority thereof; and the National Electrical Code as approved by the American Standards Association; shall have 2 years' experience as an electrical inspector or 5 years' experience in the installation of electrical equipment, or a graduate mechanical or electrical engineer with 2 years of

practical electrical experience.

(B) *Licensed inspector.* The electrical inspector shall be a licensed master or

(C) journeymen electrician as defined under Minnesota Statutes.

(D) *Duties of the Electrical Inspector.* It shall be the duty of the Inspector to enforce the provisions of this subchapter. The Inspector shall, upon application, grant permits for the installation or alteration of electrical equipment, and shall make inspections of electrical installations, all as provided in this subchapter. The Inspector shall keep complete records of all permits issued, inspections and reinsertions made, and other official work performed in accordance with the provisions of this subchapter.

(E) *No financial interest.* It shall be unlawful for the Inspector to engage in the sale, installation or maintenance of electrical equipment, directly or indirectly, and the Inspector shall have no financial interest in any concern engaged in any such business.

(F) *Authority of Electrical Inspector.* The Inspector shall have the right during reasonable hours to enter any building or premises in the discharge of his or her official duties, or for the purpose of making any inspection, reinsertion or test of electrical equipment contained therein or its installation. When any electrical equipment is found by the Inspector to be dangerous to persons or property because it is defective or defectively installed, the person responsible for the electrical equipment shall be notified in writing and shall make any changes or repairs required in the judgment of the Inspector to place such equipment in safe condition. If such work is not completed within 15 days or any longer period that may be specified by the Inspector in the notice, the Inspector shall have the authority to disconnect or order discontinuance of electrical service to the electrical equipment. In cases of emergency where necessary for safety to persons and property, or where electrical equipment may interfere with the work of the Fire Department, the Inspector shall have the authority to disconnect or cause disconnection immediately of any electrical equipment.

(Ord. 11-002, passed 7-19-2011)

§ 150.47 STANDARDS FOR ELECTRICAL EQUIPMENT INSTALLATION.

(A) All installations of electrical equipment shall be reasonably safe to persons and property and in conformity with the provisions of this subchapter and the applicable statutes of the state and all orders, rules and regulations issued by the authority thereof. All electrical equipment shall be listed and labeled by a testing agency.

(B) Conformity of installations of electrical equipment with applicable regulations set

forth in the current National Electrical Code as adopted by the Minnesota Rules shall be prima facie evidence that such installations are reasonably safe to persons and property. Noncompliance with the provisions of this subchapter or the National Electrical Code as adopted by the Minnesota Rules shall be prima facie evidence that the installation is not reasonably safe to persons and property.

(C) The Electrical Inspector may, with approval of the Building Official, authorize installations of special wiring methods other than herein provided for.

(D) Buildings or structures moved from without to within and within the limits of the city shall conform to all of the requirements of this subchapter and city code for new buildings or structures.

(E) Existing buildings or structures hereafter changed in use shall conform in all respects to the requirements of this subchapter and city code for the new use. (Ord. 11-002, passed 7-19-2011) Penalty, see § 150.99

§ 150.48 CONNECTIONS TO INSTALLATIONS.

(A) It shall be unlawful for any person to make connections from a supply of electricity to any electrical equipment for the installation of which a permit is required or which has been disconnected or ordered to be disconnected by the Electrical Inspector.

(B) The public or private utility providing services shall disconnect the same upon a written order from the Electrical Inspector, if the Inspector considers any electrical installation unsafe to life and property or installed contrary to this subchapter. (Ord. 11-002, passed 7-19-2011) Penalty, see § 150.99

§ 150.49 PERMITS AND INSPECTORS.

(A) *Permit required.* An electrical permit is required for each installation, alteration, addition or repair of electrical work for light, heat and power within the limits of the city. Permits for the installation of electrical work in new structures shall only be issued to electrical contractors duly licensed by the state. Permits for the installation, alteration, addition or repair of electrical work in existing structures shall only be issued to electrical contractors duly licensed by the state or to resident owners of property where the work is to be done.

(B) *Public service corporation exception.* No permit shall be required for electrical installations of equipment owned, leased, operated or maintained by a public service corporation which is used by the corporation in the performance of its function as a

utility, except that such electrical installation shall conform to the minimum standards of the National Electrical Safety Code.

(C) *Ownership.* Ownership of any transmission or distribution lines or appurtenances thereto, including, but not limited to, transformers, shall not be transferred by a public service corporation to any person, except another franchised public service corporation dealing in electric energy for distribution and sale, without a permit first having been issued therefore by the city. Such permit shall be issued only after the facilities to be transferred have been inspected and approved as provided in this subchapter and upon payment of an inspection fee as set forth in this subchapter.

(D) *Application and plans.* Application for such permit, describing the electrical work to be done, shall be made in writing, to the city by the person so registered to do such work. The application shall be accompanied by such plans, specifications and schedules as may be necessary to determine whether the electrical installation as described will be in conformity with all the legal requirements. The fees for electrical inspection as set forth in this subchapter shall accompany such application. If applicant has complied with all of the provisions of this subchapter, a permit for such electrical installation shall be issued.

(E) *Concealment.* All electrical installations which involve the concealment of wiring or equipment shall have a "rough-in" inspection prior to concealment, wherein the Inspector shall be duly notified in advance, excluding Saturday, Sunday and holidays.

(F) *Inspection fees.*

(1) *Permits required.* Before commencing any installation of any work regulated by this subchapter, a permit therefore shall be secured from the Building Department and the fee for such permit paid. The fess schedule set forth in M.S. § 326B.37 is adopted by reference and incorporated herein. No such permit shall be issued to do any of the work or make any installation regulated by this subchapter except to persons licensed to do such work under the terms of this subchapter. Holders of a contractor's license shall not obtain permits for electrical work unless the work is supervised by them and is performed by workers employed by them or their firm.

(2) *Fees double, when.* Should any person begin work of any kind, such as set forth in this subchapter, or for which a permit from the Electrical Inspector is required by ordinance, without having secured the necessary permit therefore from the Inspector of Buildings either previous to or during the day of the commencement of any such work, or on the next succeeding day where such work is commenced on a Saturday or on a Sunday or a holiday, he or she shall, when subsequently securing such permit, be required to pay double the fees provided for such permit.

(3) *Additional fees and/or shortages.* Additional fees and/or fee shortages must be received by the city within 14 days of written notice. If additional fees and/or fee shortages are not received within 14 days of notice, permits for electrical installations will not be accepted by the city until such time as the additional fees and/or fee shortages are received.

(Ord. 11-002, passed 7-19-2011) Penalty, see § 150.99

§ 150.50 ELECTRICAL INSPECTIONS.

(A) At regular intervals, the Electrical Inspector shall visit all premises where work may be done under annual permits and shall inspect all electrical equipment installed under such a permit since the day of his or her last previous inspection, and shall issue a certificate of approval for such work as is found to be in conformity with the provisions of this subchapter, after the fee required has been paid.

(B) When any electrical equipment is to be hidden from view by the permanent placement of parts of the building, the person installing the equipment shall notify the Electrical Inspector and such equipment shall not be concealed until it has been inspected and approved by the Electrical Inspector or until 24 hours, exclusive of Saturdays, Sundays and holidays, shall have elapsed from the time of such scheduled inspection; provided, that on large installations where the concealment of equipment proceeds continuously, the person installing the electrical equipment shall give the Electrical Inspector due notice and inspections shall be made periodically during the progress of the work.

(C) If upon inspection, the installation is not found to be fully in conformity with the provisions of this subchapter, the Electrical Inspector shall at once forward to the person making the installation a written notice stating the defects which have been found to exist.

(Ord. 11-002, passed 7-19-2011)

§ 150.51 PERPETUAL SUNSET AND RECODIFICATION.

(A) This subchapter shall be revoked without further action by the City Council upon the enactment of a budget by the State of Minnesota to fund the Department of Labor and Industry for the state fiscal year beginning July 1, 2011 and any future enactments of a state budget thereafter.

(B) Recodification. This subchapter shall be recodified without further action by the City Council upon any future failure of the enactment of a budget of the State of Minnesota Department of Labor and Industry or any future state fiscal year beginning July 1 hereafter.

(Ord. 11-002, passed 7-19-2011)

§ 150.99 PENALTY.

(A) *Building Code.* A violation of §§ 150.01 *et seq.* is a misdemeanor (M.S. § 16B.69, as it may be amended from time to time) and punishable by fine of up to \$1,000, 90 days in jail or both.

(Am. Ord. O-7-03, passed 1-18-2003)

(B) *Permits and general requirements.* The penalty described in the Uniform Building Code, 1979, as amended shall be in keeping with M.S. § 609.03, as it may be amended from time to time, which provides for a maximum fine of \$1,000 or imprisonment of 90 days, or both.

(Prior Code, § 810.04)

(C) *Construction sites.* Any person or organization convicted of a violation of any provision of §§ 150.30 *et seq.* shall be guilty of a misdemeanor and shall be punished by a fine of \$1,000 or by imprisonment not to exceed 90 days, or both, and in either case the costs of prosecution may be added to the extent authorized by statute, the Rules of Court, and the Rules of Civil and Criminal Procedure.

(Prior Code, § 820.03)