

# COMMUNITY PLANNING DEPARTMENT

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JUNE 12, 2018

# OUTLINE OF PRESENTATION

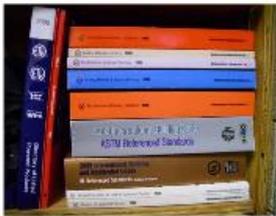
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- I. Building Code Regulations
  - Brief History of Building Codes
  - Minnesota State Building Code
- II. Community Planning Department
  - General Information
  - Statistics
  - Application Process
  - Department Challenges & Responses
- III. Summary

# INTERNATIONAL CODE COUNCIL

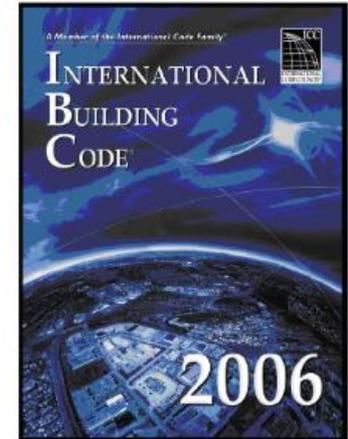
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## ICC Family of Codes Includes:



- **Building IBC / IRC**
- **Fire**
- **Mechanical**
- **State Plumbing**
- **Fuel Gas**
- **Energy Efficiency**
- **Housing and Property Maintenance**
- **Green Building**
- **Referenced Standards**

- The ICC Model codes are the basis of the Minnesota State Building Code (MSBC)
- MN Department of Labor and Industry creates amendments to the model codes creating the MSBC



Building codes are living documents: ICC changes every 3 years, MN State Building Code changes every 6 years

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# MINNESOTA STATE BUILDING CODE

# MN STATE BUILDING CODE: PURPOSE

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Provide minimum Standards to protect life and limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all structures and equipment covered by the code.

# MN STATE BUILDING CODE: WHAT IS IT?

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- ***Practically..... It's a jurisdiction's official statement on the minimum required level of building safety expected for the community.***
- ***Technically... It's a collection of minimum safety standards arranged in a systematic manner for easy reference addressing all aspects of building construction – Fire, Building, Plumbing, Mechanical, Electrical, Energy, Accessibility, etc.***

# MN STATE BUILDING CODE: REQUIRED MANUALS FOR PROPER CODE ADMINISTRATION

- \* Required code manuals, state rules and national standards for proper application, administration, and enforcement of the 2015 Minnesota State Building Code  
<http://www.dli.mn.gov/CCLD/Codes.asp>

## 2015 Minnesota State Building Code (Rules/Chapters)

- \* 1300 – Administration of the State Building Code
- \* 1301 – Building Official Certification
- \* 1302 – Construction Approvals
- \* 1303 – Minnesota Provisions of the State Building Code
- \* 1305 – Adoption of the 2012 International Building Code and amendments
- \* 1306 – Special Fire Protection Systems (Optional)
- \* 1307 – Elevators and Related Devices
- \* 1309 – Adoption of the 2012 International Residential Code and amendments
- \* 1311 – Rehabilitation of Existing Buildings (Minnesota Conservation Code for Existing Buildings)
- \* 1315 – Adoption of the 2014 National Electrical Code
- \* 1322 – Residential Energy Code
- \* 1323 – Commercial Energy Code
- \* 1325 – Solar Energy Systems
- \* 1335 – Flood proofing Regulations
- \* 1341 – Minnesota Accessibility Code
- \* 1346 – Adoption of the 2012 International Mechanical / Fuel Gas Codes
- \* 1350 – Manufactured Homes
- \* 1360 – Prefabricated Buildings
- \* 1361 – Industrialized / Modular Buildings
- \* 1370 – Storm Shelters (Manufactured Home Parks)
- \* 4714 – Minnesota Plumbing Code (Will take effect January 23, 2016)

- \* Required code manuals, state rules and national standards for proper application, administration, and enforcement of the 2015 Minnesota State Building Code  
<http://www.dli.mn.gov/CCLD/Codes.asp>

- \* 2012 International Building Code
- \* 2012 International Residential Code
- \* 2012 International Fire Code (Pending adoption in spring of 2016)
- \* 2012 International Mechanical Code
- \* 2012 International Fuel Gas Code
- \* 2014 National Electrical Code (NFPA 70)
- \* 2015 Minnesota Conservation Code for Existing Buildings
- \* 2015 Minnesota Energy Code with ANSI/IES Standard 90.1-2010
- \* 2015 Minnesota Accessibility Code
- \* ACI 318-2011 Building Code Requirements for Structural Concrete
- \* ACI 530.1-2011 Building Requirements for Masonry Structures
- \* ACI 530.1 – 2011 Specifications for Masonry Structures
- \* ANSI/ASHRAE 62.1 – 2010 Appendix A
- \* ANSI/ASHRAE 15 – 2010 Safety standard for Refrigeration Systems
- \* ANSI/ASHRAE 34 – 2010 Designation and Safety Classification of Refrigerants
- \* SMACNA/ANSI – 2005 HVAC Duct Construction Standards – Metal and Flexible
- \* SMACNA – 2003 Fibrous Glass Duct Construction Standards
- \* NFPA 45 – 2011 Standard on Fire Protection for Laboratories Using Chemicals
- \* NFPA 96 – 2014 Ventilation & Fire Protection for Commercial Cooking Hoods
- \* NFPA 58 – 2011 Liquefied Petroleum Gases
- \* NFPA 13 – 2010 Installation of Fire Sprinklers
- \* NFPA 13R – 2010 Installation of Fire Sprinklers for Multifamily
- \* NFPA 13D – 2010 Installation of Fire Sprinklers for Dwellings
- \* NFPA 72 – 2010 Installation of Fire Alarm Systems
- \* NDS – 2012 National Design Specification for Wood Construction
- \* ICC 300 – 2012 ICC Standard on bleachers, folding & telescoping seating and grandstands.

# MN STATE BUILDING CODE

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## **BENEFITS OF BUILDING CODE**

- Provides Consistent Standards of construction to ensure the safe construction and use of buildings built in the community.
- Maintains Market values of buildings in the community
- Provides services from the local level that increases customer satisfaction

## **STATEWIDE APPLICATION**

- The 2008 legislation has made the Minnesota State Building Code (SBC) the minimum “construction standard” throughout all of Minnesota including all cities, all townships, and all counties.

# MN STATE BUILDING CODE

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## HISTORY

- The SBC was been enacted through legislation in 1971 and has been in effect since July 1, 1972
- **326B.121 STATE BUILDING CODE; APPLICATION AND ENFORCEMENT.**

### **Subd. 2.Municipal enforcement.**

(a) If, as of January 1, 2008, a municipality has in effect an ordinance adopting the State Building Code, that municipality must continue to administer and enforce the State Building Code within its jurisdiction. The municipality is prohibited from repealing its ordinance adopting the State Building Code.

# MN STATE BUILDING CODE: PERMITS

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- **1300.0120 PERMITS**

## **Subpart 1. Required.**

An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.

# MN STATE BUILDING CODE: PERMITS

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- **Subp. 4. Work exempt from permit.**

Exemptions from permit requirements of the code do not authorize work to be done in any manner in violation of the code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

A. Building:

(1) One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet (60 960 mm<sup>2</sup>);

(2) Fences not over seven feet (2134 mm) high; etc.



# PREVIOUS CODE DEVELOPMENTS

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- 2015 – New Residential Building Code adopted based on 2012 IRC w/ amendments
  - a. Smoke and CO detectors are mandatory with each building permit
  - b. Braced wall information required from contractors
  - c. Sprinkler requirements were adopted and later deleted for single family houses and duplexes but are left in for townhouses
  - d. Additional Energy Code requirements
- 2016 – New Commercial Building Code adopted based on 2012 IBC w/ amendments
  - a. Sprinklers are required in all apartment buildings including tri-plexes and four-plexes.
  - b. Stricter Energy Code requirements
- 2018 – New IBC and IRC are published and the State of Minnesota is in the process of amending them for the new Minnesota Code to be adopted in the beginning of 2020.

# MARSHALL COMMUNITY PLANNING DEPARTMENT

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- Jason Anderson, Community Planning Director/Zoning Administrator
- Ray Henriksen, Building Services Coordinator/Designated Building Official
- Ilya Gutman, Plans Examiner/Assistant Zoning Administrator
- Kurtis Van Keulen, Building Inspector I
- Chris DeVos, Office Assistant/Receptionist (Building Permit Technician)
- In addition to enforcing the State Building Code, this Department is also enforcing the City Zoning Ordinance and the City Housing Code

# MARSHALL COMMUNITY PLANNING DEPARTMENT

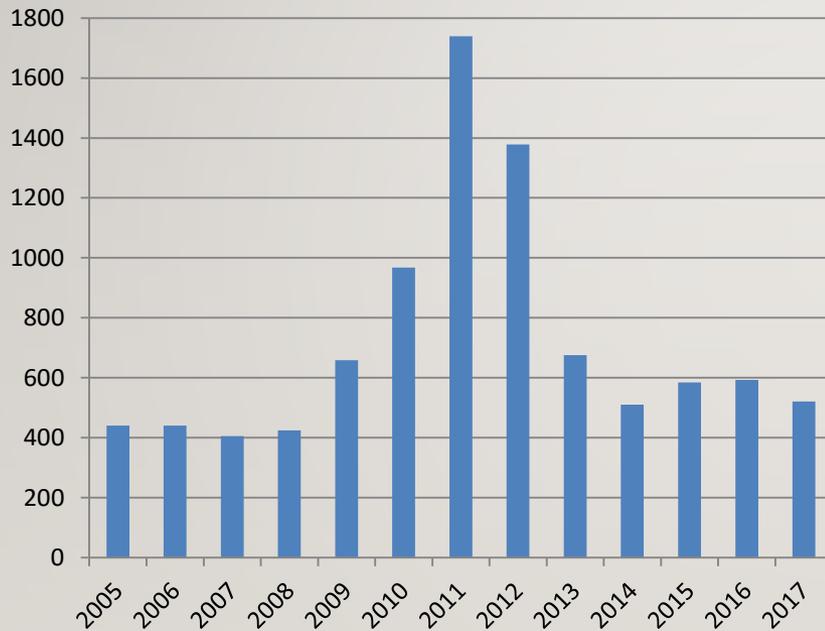
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## Our Mission

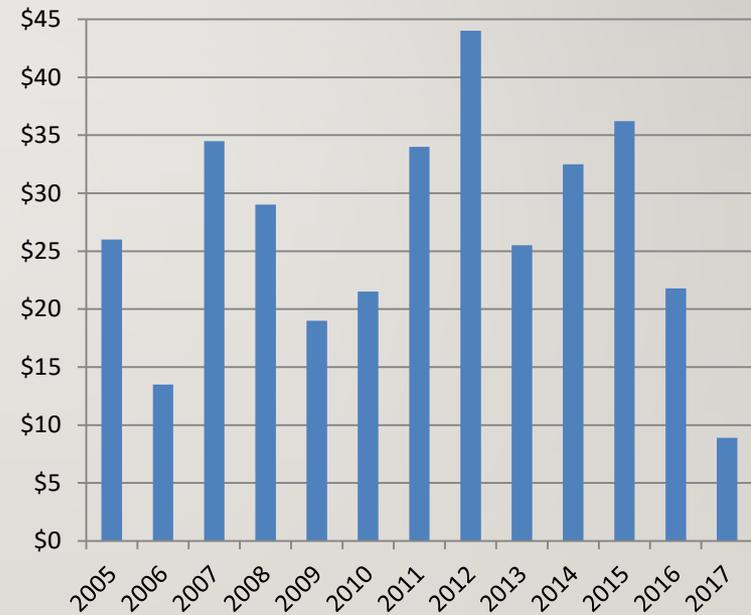
*To protect the public's life, health and welfare and improve the quality of life through the adoption, interpretation, education and enforcement of the Minnesota Building Code and zoning ordinances in a fair, cooperative and efficient manner. We will advance the overall growth of the community by being a resource to our economic development partners. Through education and cooperation, we will build positive working relationships with the building community and citizens alike.*

# STATISTICS: BUILDING PERMITS

**Permits**



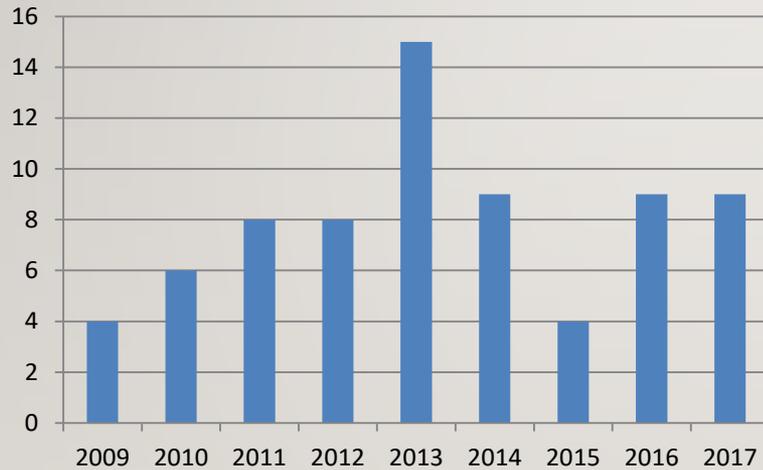
**Valuation (millions)**



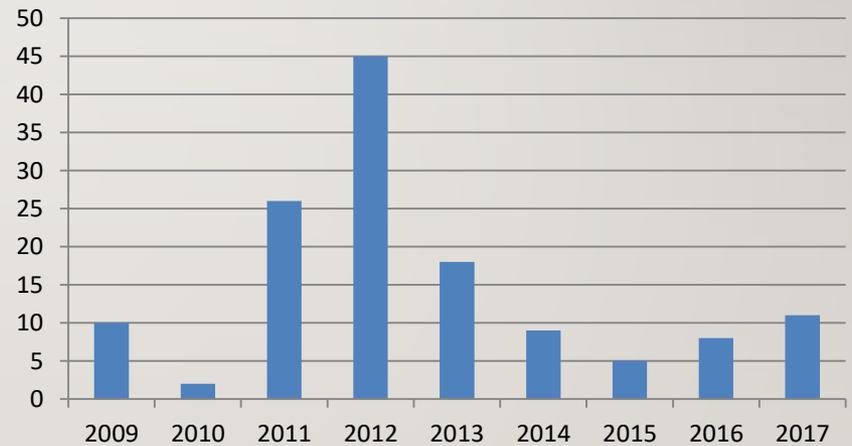
# STATISTICS: RESIDENTIAL BUILDING PERMITS

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## Single Family



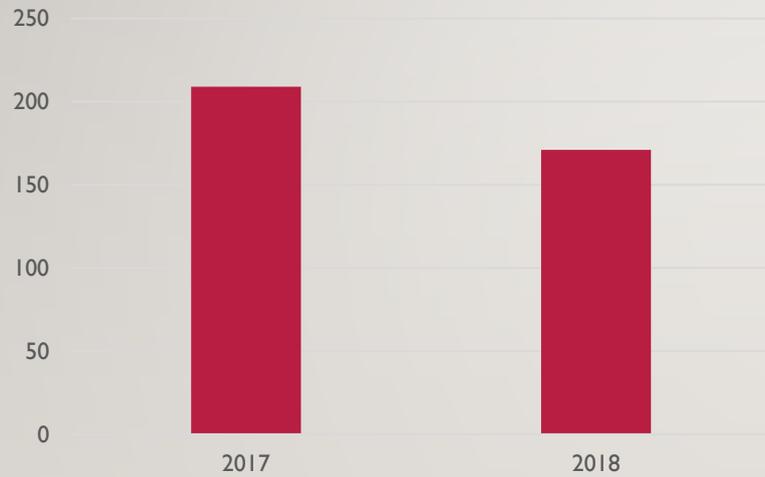
## Units



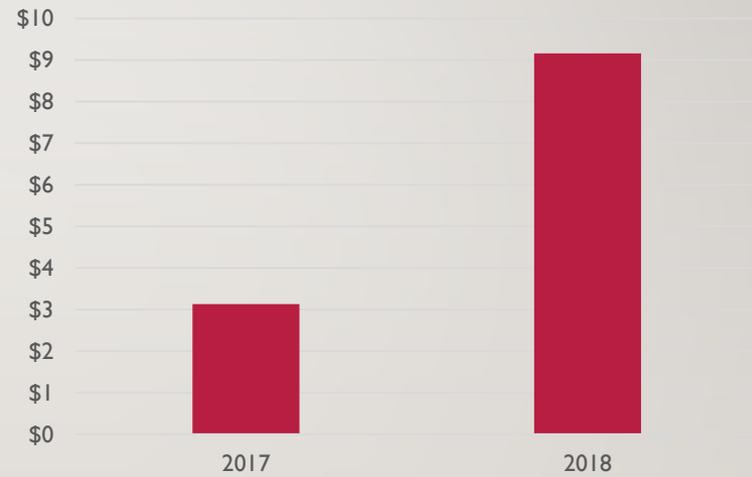
# STATISTICS: THROUGH MAY 31

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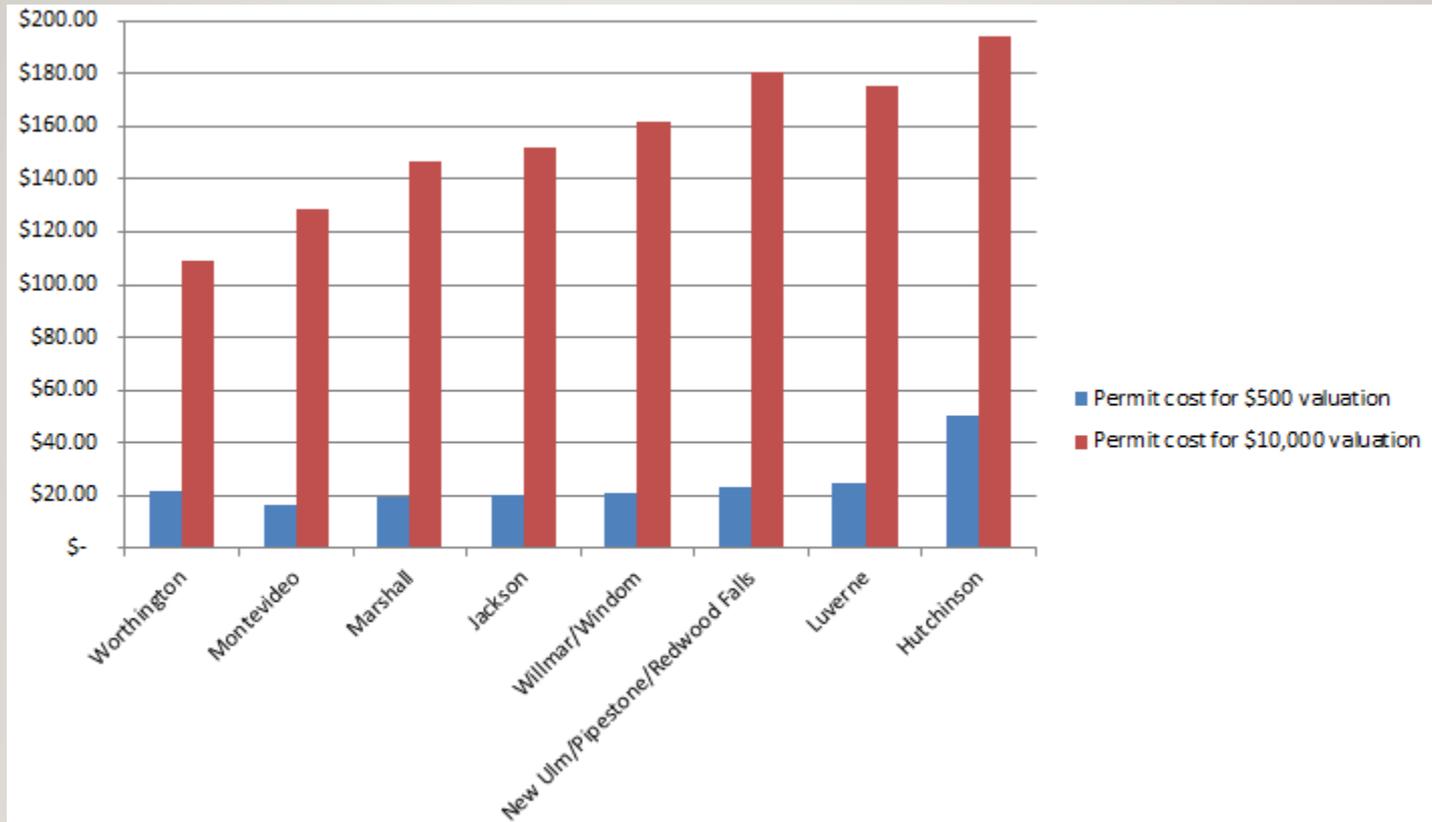
Permits



Valuation (millions)



# STATISTICS: BUILDING PERMIT FEES



# BUILDING PERMIT APPLICATION PROCESS

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- An applicant fills out a building permit application either in person or on-line
- A building permit fee is collected in a form of a check, cash, or credit card payment including over the phone
- Pre-inspection is conducted if justified; in many cases just a phone call provides all required information
- All required construction documents are reviewed and additional documents are requested if necessary
- For commercial projects when drawings are prepared by an architect, a letter of review is mailed; for other projects, all comments are noted on the drawings and listed on a permit
- When all issues are resolved and all required documentation is submitted, a permit is signed and mailed along with a pink window copy for window display and a blue inspection card listing all inspections applicable to the project; a stamped set of drawings is also sent out to remain on site
- Minor variations from the above process are possible depending on specific circumstance

# DEPARTMENT CHALLENGES

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- Even though the State Building Code is applicable statewide, it is not enforced in our area outside of Marshall city limits, making it difficult to explain to people and contractors why they have to do certain things in Marshall but not in other communities. The Code is applicable everywhere, but only enforced in larger communities.
- Code is the law and as in any law, flexibility is limited; complicated commercial projects may not fit into Code language and require interpretations, but residential construction is pretty well defined by the Code.
- Project review prior to construction is a service to permit applicants and some documentation is explicitly required by the Code; in fact, thorough review of the plans prior to construction will prevent problems during construction because it is easier to change things on paper than in the field. Unfortunately, construction documentation is viewed as an unnecessary burden with no benefits.
- Inspections are required by the Code and the applicant is responsible for calling for inspections. All required inspections are listed on the blue inspection card that every permit applicant receives. We receive few calls for inspections.
- Conveying Code requirements to people is difficult because our methods are limited. Contractors may read the Code and come to the seminars, but homeowners cannot attend. Our new website provides a lot of helpful information but people have to go there to find it.
- Permitworks, our permit processing software, has not lived up to our expectations or to vendor promises. We will be exploring alternative options.

# DEPARTMENT RESPONSE: CUSTOMER SERVICE

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- Proactive approach: we initiate a contact with an applicant if we need something; unless requested otherwise, we communicate directly with contractors, architects, and engineers to speed up the process
- Flexibility: we meet with applicants, contractors, and architects whenever (including after hours) and wherever it is convenient for them whether a permit is open or just as a consultation prior to application
- Collaboration: we work with all owners and owners' representatives to find a code compliant solution to design and construction problems
- Communication: we may discuss things in person, over the phone, through e-mail, or in letters
- Openness: we always explain the Code requirement and show the Code language when requested
- Education: we conduct annual meetings with general contractors (the last one in December 2017) and HVAC/plumbing contractors (the last one in March 2018)
- Team approach: we all work together within the department and always discuss problems amongst ourselves including our weekly staff meetings

# SUMMARY

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- ▶ Marshall Community Planning Department staff is obligated to enforce the Minnesota State Building Code
- ▶ The staff is making all possible efforts to facilitate communication and to convey Code requirements to contractors and homeowners
- ▶ Currently, there are 175 open permits
  - ▶ 28 are commercial
  - ▶ Oldest permit open since September 2014
  - ▶ 21 current unapproved applications
- ▶ Large projects currently open
  - ▶ Office complex E. College Drive
  - ▶ Aldi store
  - ▶ Grace Life Church
  - ▶ Holy Redeemer School HVAC and interior upgrade
  - ▶ Menards

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QUESTIONS?

