

ORDINANCE NO. 25

An ordinance adopting the Minnesota Building Code: providing for its administration and enforcement: regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City of Forada: providing for the issuance of permits and collection of fees therefore: providing penalties for the violation thereof and declaring and establishing fire zones.

The City Council of Forada does ordain as follows:

SECTION 1

Building Code. The Minnesota State Building Code, one copy of which is on file in the office of the Building Inspector has been adopted by Laws 1977, Chapter 381 as a uniform building code applicable throughout the state. Such code is hereby confirmed as the building code of the City of Forada and incorporated in this ordinance as completely as if set out in full.

A. The 1978 Edition of the State Building Code, adopts by reference the following codes:

- (1) 1976 Edition of the Uniform Building Code, identified as "UBC";
- (2) 1975 Edition of the National Electric Code, identified as "NEC";
- (3) 1971 American National Standard Safety Code for Elevators, Dumbwaiters Escalators and Moving Walks, identified as ANSI A17.1 - 1971 and Supplements, ANSI A17.1a - 1972, ANSI A17.1b - 1973, ANSI A17.1c - 1974, ANSI A17.1d - 1975, ANSI A17.1e - 1975, ANSI A17.1f - 1975 and ANSI A17.1g - 1976.
- (4) 1976 Minnesota Plumbing Code, identified as MHD 120 through MHD 135.
- (5) "Flood Proofing Regulations", June 1972, Office of the Chief Engineers, U.S. Army.
- (6) Minnesota Heating, Ventilating, Air Conditioning and Refrigeration Code, identified as SBC 7101 through SBC 8505.
- (7) "Design and Evaluation Criteria for Energy Conservation in New Building, Additions and Remodeled Elements of Buildings and Standards for Certain Existing Public Buildings", identified as 2MCAR Section 1.16001 through 2MCAR Section 1.16006. (SBC 6001-6006).
- (8) State of Minnesota Mobile Home Installation Standards 1977, identified as 2MCAR 1.90450 installations and related definitions in 2MCAR 1.90103.
- (9) Standards of Performance for Solar Energy Systems and Subsystems Applied to Energy Need of Buildings, 1977 Edition, identified as 2MCAR 1.16101 through 2MCAR 1.16107.

B. In addition to those items listed above, certain Appendices, Standards and Supplemental Materials referenced in the Code are hereby adopted by reference as part of the Building Code of the City of Forada and incorporated into this ordinance as completely as if set out in full, included but not limited to the

following:

- (1) Technical Requirements for Fallout Shelters, identified as SBC Appendix "A".
- (2) Variations in Snow Loads, identified as SBC Appendix "B".
- (3) 1976 Uniform Building Code Appendix Chapters 23, 35.
- (4) Minnesota Plumbing Code Appendix "B".

C. The following appendices, Standards and supplemental materials are not a mandatory part of the Code, but are adopted by reference for the City of Forada and are incorporated by into this ordinance as completely as if set out in full.

- (1) SBC Appendix "C". Abbreviations and addresses of Technical Organizations.
- (2) Minnesota Plumbing Code Appendices A, B, D, E and F.

SECTION 2 ORGANIZATION and ENFORCEMENT

The organization of the Building Department and enforcement of the Code shall be conducted within the guidelines established by Chapter 2 of the Uniform Building Code 1976 Edition. The Code shall be enforced by the city Building Inspector.

The city Building Inspector shall be appointed by the City Council. The Building Inspector must have a State of Minnesota "Certification".

SECTION 3 PERMITS, INSPECTIONS and FEES

(1) The issuance of permits and conduction of inspections shall be as provided for in Chapter 3 of the Uniform Building Code.

(2) The City Building Inspector shall collect for each permit according to the following schedule:

Valuation \$1 to \$2000 - Permit Fee \$10.00.

\$2,000 and up - .005 of permit valuation.

Permits for the installation of septic systems or well shall be \$10.00 for each permit or \$15.00 for a combination permit.

(3) The valuation for permit purposes shall be determined by the Building Inspector and shall be calculated by multiplying the square foot area of the proposed structure times the factor prescribed by the State of Minnesota Building Code Division as is in effect at the time of application.

(4) Surcharges. In addition to the permit fee required in item 2 above, the applicant shall pay a surcharge in the Amount Fixed by State Law. The amount required by law shall be remitted quarterly to the Minnesota Department of Administration.

(5) All fees and charges shall be due and payable upon initial application for the permit and shall be collected by the Building Inspector who is required to report to the City Council on a quarterly basis.

(6) In all instances where circumstances require that a application for permit be denied, a refund shall be made to the applicant in an amount equal to the original fee, less the amount of ten (\$10.00) dollars.

(7) The fees and charges listed herein are exclusive of fees and charges required by the State of Minnesota pertaining to electrical permits and inspections.

SECTION 4 ZONING

All applications for permits shall be accompanied by a written approval by the city council. No permits shall be granted without this approval.

SECTION 5 FIRE ZONE DISTRICTS

Fire Zone Districts may be established by the city council of the city of Forada.

SECTION 6 VIOLATIONS and PENALTIES

The penalty described in the Uniform Building Code, 1976 Edition, Chapter Two, Section 205 shall be in keeping with Minnesota Statutes 609.031 which provide for a maximum fine of \$500 or imprisonment for 90 days or both.

SECTION 7 EFFECTIVE DATE OF ORDINANCE

The effective date of this Ordinance shall be January 8th, 1979.

City of Forada, Douglas County
Harlan Kluver, Mayor

Attest: Dean Oderkirk, City Clerk