

ORDINANCE NO. 2001-5E

AN ORDINANCE AMENDING ORDINANCE 2001-5 WATERFORD TOWNSHIP ZONING ORDINANCE

The Board of Supervisors of Waterford Township ordains the following amendment to Ordinance No. 2001-5 Waterford Township Zoning Ordinance:

5.07 BUILDING PERMITS – Amended in its entirety by adopting the Minnesota State Building Code as follows:

A. Purpose

1. Adopting the Minnesota State Building Code complies with the State of Minnesota's mandate for Cities and Townships within the seven-county metropolitan area to adopt and enforce the Minnesota State Building Code;
2. Adopting the Minnesota State Building Code provides for the application, administration, and enforcement of the Minnesota State Building Code by regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings and/or structures within the boundaries of Waterford Township;
3. Adopting the Minnesota State Building Code provides for the issuance of permits and collection of fees thereof;
4. Adopting the Minnesota State Building Code provides penalties for violation thereof;
5. Adopting the Minnesota State Building Code perpetually includes the most current edition of the Minnesota State Building Code with the exception of the optional appendix chapters. Optional appendix chapters shall not apply unless specifically adopted.

B. Codes Adopted by Reference

The Minnesota State Building Code, as adopted by the Commissioner of Labor and Industry pursuant to Minnesota Statutes chapter 326B, including all of the amendments, rules and regulations established, adopted and published from time to time by the Minnesota Commissioner of Labor and Industry, through the Building Codes and Standards Unit, is hereby adopted by reference with exception of the optional chapters, unless specifically adopted in this ordinance. The Minnesota State Building Code has specific statutory authority, with limited exceptions and is mandatory throughout the entire state of Minnesota. The Minnesota State Building Code is hereby incorporated in this ordinance as if fully set out herein.

C. Applications, Administration and Enforcement

The application, administration, and enforcement of the code shall be in accordance with Minnesota State Building Code. The code shall be enforced within the extraterritorial limits permitted by Minnesota Statutes, 326B.121, Subd. 2(d), when so established by this ordinance.

The code enforcement agency of Waterford Township is called the Building Official.

This code shall be enforced by the Minnesota Certified Building Official designated by this Township to administer the code in accordance with Minnesota Statutes 326B.133, Subdivision 1.

D. Permits and Fees

The issuance of permits and collection of fees shall be as authorized by Minnesota Rules Chapter 1300. Permit fees shall be assessed for work governed by this code in accordance with the fee schedule adopted by Waterford Township. In addition, a surcharge fee shall be collected on all permits issued for work governed by this code in accordance with Minnesota Statutes 362B.148.

E. Violations and Penalties

A violation of the code is a misdemeanor (Minnesota Statutes 326B.082, Subd. 16).

F. Building Code Optional Chapters

Minnesota State Building Code, Chapter 1300 allows the Township to adopt by reference and enforce certain optional chapters of the most current edition of the Minnesota State Building Code.

Waterford Township does not currently adopt the three optional ordinances in the current edition of the Code as listed below:

- International Building Code Appendix J (Grading) See chapter 1300.
- Chapter 1306 Special Fire Protection Systems, either 1306.0020, subpart 2 (existing and new buildings) or subpart 3 (new buildings only)
- Chapter 1335 Floodproofing Regulations Parts 1335.0600 to 1335.1200

G. Procedure

- All building projects (new, remodeled, additions, demolition) are subject to the MN State Building Code thus building & related permits are usually required for the following:
 - New buildings (house, barn, pole shed, utility shed, storage shed, office, etc.)
 - Additions-bedrooms, bathrooms, family rooms, etc.
 - Alteration to the footprint of an existing structure
 - Work-decks, garages, fences, fireplaces, gazebos, pools, water heaters, kennels when pouring a slab, sheds over 200 square feet, etc
 - Renovations-garage conversions, basement furnishings, kitchen expansions, re-roofing, re-siding, window replacement, etc.
 - Electrical systems and/or Plumbing systems and/or Solar Energy Systems
 - HVAC-heating, ventilating & air-conditions systems
- Obtain Building & related permits:
 - Complete Building Permit application – Contact Township Clerk
 - Schedule Planning Commission review – Contact Planning Commission Chairperson
 - Schedule Township Board approval – Contact Township Clerk
 - Schedule Building Plan review- Contact Building Official
 - Pay Building Permit fees – Contact Township Clerk
 - Post approved plans and inspection record in an accessible location at construction site

H. Effective Date of Ordinance

Ordinance No. 2001-5E was adopted by the Waterford Township Board of Supervisors on December 5, 2016 and shall become effective upon its publication.

December 12, 2016	Public Hearing Date
December 12, 2016	Adopted by Resolution R2016-xxx
December 21, 2016	Publication in Northfield News
December 21, 2016	Effective date of Ordinance

ATTEST:

Liz Messner – Supervisor/Chairperson

Frank Wergin – Supervisor

Larry Odegard - Supervisor

Elizabeth Wheeler, Clerk