

803. Minimum Fire Protection Standards

§803.010 MINIMUM FIRE PROTECTION STANDARDS; REQUIREMENTS. No building containing more than two (2) dwelling units shall be occupied for the purpose of living, sleeping, cooking or eating therein, which does not comply with the following requirements.

Subd. 1. Applicability. Every building falling within the scope of this chapter shall be vacated until made to conform to the requirements of this section.

Subd. 2. Number of Exits. Every apartment and every other sleeping room shall have access to not less than two (2) exits. A fire escape as specified herein may be used as one (1) required exit.

Subd. 3. Stair Construction. All stairs shall have a minimum run of nine (9") inches and a maximum rise of eight (8") inches and a minimum width exclusive of handrails of thirty (30") inches. Every stairway shall have at least one (1) handrail. A landing having a minimum horizontal dimension of thirty (30") inches shall be provided at each point of access to the stairway.

Subd. 4. Interior Stairways. Every interior stairway shall be enclosed with walls of not less than one (1) hour fire- resistive construction. Where existing partitions form part of a stairwell enclosure, wood lath and plaster in good condition will be acceptable in lieu of one (1) hour fire-resistive construction. Doors to such enclosures shall be protected by a self-closing door equivalent to a solid wood door not less than one and three-fourths (1 3/4") inches thick. Enclosures shall include landings between flights and any corridors, passageways or public rooms necessary for continuous exit to the exterior of the building.

The stairway need not be enclosed in a continuous shaft if cut off at each story by the fire-resistive construction required by this subdivision for stairwell enclosures. Enclosures shall not be required if an automatic fire-extinguishing system is provided for all portions of the building except the bedrooms, apartments and rooms accessory thereto.

Subd. 5. Exterior Stairways. Exterior stairs shall be noncombustible or of wood not less than two (2") inch nominal thickness with solid treads and risers.

Subd. 6. Fire Escapes. Fire escapes may be used as one (1) means of egress, if the pitch does not exceed sixty (60) degrees, the width is not less than eighteen (18") inches, the treads are not less than four (4") inches wide and they extend to the ground or are provided with counterbalanced stairs reaching to the ground. Access shall be by an opening having a minimum dimension of twenty-nine (29") inches when open. The sill shall be not more than thirty (30") inches above the floor and landing.

Subd. 7. Doors and Openings. Exit doors shall swing in the direction of exit travel, shall be self-closing and shall be openable from the inside without the use of a key or any special knowledge or effort. Doors shall not reduce the required width of a stairway more than six (6") inches when open. Transoms, and openings other than doors, from corridors to rooms shall be fixed closed and shall be covered with a minimum of three-fourths (3/4") inch plywood or one-half (1/2") inch gypsum wallboard or equivalent material.

All exit doors leading to public areas from all dwelling units and hotel units shall be provided with deadbolt locks, at least one (1) of which must be capable of being locked from the exterior of said unit. For the purpose of this subdivision, a "deadbolt lock" is a locking bolt which, when in the locked position, can only be moved positively by turning a knob, key or sliding bolt. Deadbolt locks having a bolt moved by turning a key shall be of the five (5) pin tumbler type or an approved equivalent. Lock throw shall be not less than three-fourths (3/4") inch. Locks shall meet the requirements of the State Building Code, section 3303(c).

Subd. 8. Exit Signs. Every exit doorway or change of direction of a corridor shall be marked with a well-lighted exit sign having letters at least six (6") inches high.

Subd. 9. Enclosure of Vertical Openings. Elevators, shafts, ducts and other vertical openings shall be enclosed as required for stairways in subdivision 4 above, or by wired glass set in metal frames. Doors shall be noncombustible, or as regulated in subdivision 4.

Subd. 10. Separation of Occupancies. Occupancy separations shall be provided as specified in section 503 of the Uniform Building Code. Lobbies, and public dining rooms not including cocktail lounges, shall not require a separation if the kitchen is so separated from the dining room.

Every room containing a boiler or central heating plant shall be separated from the rest of the building by not less than a one (1) hour fire-resistive occupancy separation. NOTE: a separation shall not be required for such rooms with equipment serving only one (1) dwelling unit.

Subd. 11. House and Building Numbers.

1. It shall be the duty of the owner, lessor, or occupant of every house, industrial, commercial or other building to have proper house or building numbers either by affixing to said building such numbers in metal, glass, plastic or other durable material. The numbers shall not be less than four (4") inches in height, in a contrasting color to the base and so placed to be easily seen from the street and alley if so located. Multiple unit commercial and industrial buildings shall exhibit said numbers so as to be clearly visible from the front and read of each individual unit. The numbers shall be so placed within sixty (60) days from the date of publication of this Ordinance No. 02-09-994. Auxiliary buildings within a unit, such as garages and buildings of like nature, are not affected by this Code. (Ref. Ord. 994, 9/11/02)

2. The Code Enforcement Officer shall be responsible for maintaining order in the numbering system, and shall assign numbers for all properties within the City upon request.

3. Whoever shall fail to comply with the provisions of this Code shall be guilty of a misdemeanor. Each and every day a violation of this Code is allowed to continue shall constitute a separate violation of this Code. (Ref. Ord. Nos. 580, 2/10/76: 660, 1/26/82)

§803.020 MINIMUM FIRE PROTECTION STANDARDS; FIRE LANES. The Fire Chief and the Enforcement Officer shall have the power to designate fire lanes on public and/or private property. These lanes shall be established in areas where congestion or parking would bar the entry of fire equipment or rescue equipment to perform their normal functions. All fire lanes on private property shall be constructed by the property owner and shall be posted in a manner that conforms to the "Manual on Uniform Traffic Control Devices for Streets and Highways of the State of Minnesota." Fire lanes shall not be used for parking purposes, they shall be surfaced as provided in Section 1308.010 of the Code and they shall be kept clear of snow and maintained accessible for Fire Department vehi-

cles. (Ref. Ord. No. 580, 2/10/76)

§803.030 MINIMUM FIRE PROTECTION STANDARDS; FIRE SAFETY REQUIREMENTS. The owner, operator or occupant of a building containing two (2) or more dwelling units shall comply with the following requirements.

Subd. 1. Fire Extinguishers. Fire extinguishers shall be provided in wall mounted receptacles in proper locations on floors of multi-story buildings as directed by the Fire Chief.

Subd. 2. Gasoline. No gasoline shall be stored in any "H" occupancy.

Subd. 3. Doors. Fire doors, stairwell doors, hallway doors, laundry room doors, boiler room doors and storage room doors shall be kept closed at all times.

Subd. 4. Report Fire. Every fire or smoke condition, no matter how small, must be reported to the Fire Department immediately.

Subd. 5. Storage Articles. No articles shall be kept or stored on patio or balcony decks unless a reasonable and adequate exit path is provided.

Subd. 6. Extension Cords. Electrical extension cords running or extended through doors, windows or walls are prohibited.

Subd. 7. Combustible Materials. No combustible materials shall be stored in an area within ten (10') feet of heating plants. (Ref. Ord. No. 580, 2/10/76)

§803.040 MINIMUM FIRE PROTECTION STANDARDS; REGISTRATION OF DWELLING UNIT. It shall be the duty of every property owner or agent within the City of White Bear Lake who owns a multiple dwelling containing more than two (2) units, to register the same with the Code Enforcement Department. It shall be the responsibility of the property owner or agent to provide entry into the building and each unit within two (2) weeks after written notice by the Code Enforcement Officer. (Ref. Ord. No. 580, 2/10/76)

§803.050 MINIMUM FIRE PROTECTION STANDARDS; INSPECTION REQUIRED. After the properties subject to this chapter have been initially inspected and approved, a certificate of Compliance shall be issued by the Code Enforcement Officer. Thereafter, the property shall be inspected every two (2) years. (Ref. Ord. No. 580, 2/10/76)

§803.060 MINIMUM FIRE PROTECTION STANDARDS; CERTIFICATE OF COMPLIANCE, FEE. At the time the properties are registered with the Code Enforcement Department, the owner or agent shall make application for the Certificate of Compliance. Fees shall be three (\$3.00) dollars per unit and a maximum of one hundred fifty (\$150.00) dollars and a minimum of ten (\$10.00) dollars per building. The biennial inspection fee shall be one-half (1/2) of the original inspection fee. When re-inspections are required, the fee shall be seven dollars and fifty cents (\$7.50) per inspection which shall be paid prior to the inspection (Ref. Ord. No. 580, 2/10/76)

§803.070 MINIMUM FIRE PROTECTION STANDARDS; ALTERNATIVE METHOD. No alternative method of obtaining the fire protection and safety required by this chapter may be used unless the City Council finds that such alternate method provides Protection and safety equivalent to that required herein. (Ref. Ord. No. 580, 2/10/76)