

**ORDINANCE 854**  
**Amending Title 10**

**TITLE 10. BUILDING/HOUSING**

**Amended 7-11-2024**

- Chapter 1000 Building Code
- Chapter 1010 Demolition
- Chapter 1020 Electrical Inspections
- Chapter 1025 Plumbing Inspections

**Chapter 1000 – Building Code**

**1000.01 Building Code.** The Minnesota State Building Code, established pursuant to Minnesota Statutes ~~16B.59 to 16B.75~~ 326B.101-326B.16 is hereby adopted as the building code for the City of Princeton. The code is hereby incorporated in this ordinance as if fully set out herein.

~~(A) The Minnesota State Building Code includes the following chapters of Minnesota Rules:~~

- ~~1. 1300 Administration of the Minnesota State Building Code~~
- ~~2. 1301 Building Official Certification~~
- ~~3. 1302 State Building Code Construction Approvals~~
- ~~4. 1303 Minnesota Provisions~~
- ~~5. 1305 Adoption of the 2000 International Building Code~~
- ~~6. 1307 Elevators and Related Devices~~
- ~~7. 1309 Adoption of the 2000 International Residential Code~~
- ~~8. 1311 Adoption of the 2000 Guidelines for the Rehabilitation of Existing Buildings~~
- ~~9. 1315 Adoption of the 2000 National Electrical Code~~
- ~~10. 1325 Solar Energy Systems~~
- ~~11. 1330 Fallout Shelters~~
- ~~12. 1335 Floodproofing Regulations~~
- ~~13. 1341 Minnesota Accessibility Code~~
- ~~14. 1346 Adoption of the Minnesota State Mechanical Code~~
- ~~15. 1350 Manufactured Homes~~
- ~~16. 1360 Prefabricated Buildings~~
- ~~17. 1361 Industrialized/Modular Buildings~~
- ~~18. 1370 Storm Shelters (Manufactured Home Parks)~~
- ~~19. 4715 Minnesota Plumbing Code~~
- ~~20. 7670, 7672, 7674, 7676, and 7678 Minnesota Energy Code~~

~~(B) The City of Princeton may adopt by reference any or all of the following optional chapters of Minnesota Rules: Chapter 1335, Floodproofing Regulations, parts 1335.0600 to 1335.1200.~~

**1000.02 Application, Administration, and Enforcement.**

(A) The application, administration, and enforcement of the code shall be in accordance with Minnesota Rules Part 1300 and Minnesota -State Building Code. The code shall be enforced within the extraterritorial limits permitted by Minnesota Statute 16B.62, Subdivision 1, when so established by this ordinance. This code shall be enforced by a Minnesota Certified Building Official designated by the City to administer the code pursuant to Minnesota Statutes 326B.133, including plumbing plan review and inspections. Prior to installation of a system of plumbing other than for a single-family dwelling with independent plumbing service, complete plumbing plans and specifications, together with any additional information that the Building Official may require, shall be submitted in duplicate and approved by the Building Official. No construction shall proceed except in accordance with the approved plans. Any alteration or extension of any existing plumbing system shall be subject to these same requirements.

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Per Minnesota Statutes 326B.43, Subd. 2(n), the plumbing plans and specifications for the following types of projects shall be submitted to the state for review:

- (1) state-licensed facilities as defined in section 326B.103, subdivision 13;
- (2) public buildings as defined in section 326B.103, subdivision 11; and
- (3) projects of a special nature for which department review is requested by either the municipality or the state.

A plumbing system installation, as described herein, shall be subject to inspection as required by the Minn. Rules, part 1300.0215.

Fees for Plumbing Plan Review shall be as authorized in Minnesota Rules, Chapter 1300. Permit and Plan Review fees shall be assessed for work governed by this chapter in accordance with the fee schedule adopted by the City Council via resolution. In addition, a surcharge fee shall be collected on all permits issued for work governed by this code in accordance with Minnesota Statutes, section 326B.148.

(B) The code enforcement agency of the City of Princeton is called the Building Official Department of Building Safety.

(C) A Minnesota certified Building Official must be appointed by this jurisdiction to administer the code (M.S. § 16B.65, as it may be amended from time to time).

**1000.03 Permits and Fees.**

(A) The issuance of permits and the collection of fees shall be as authorized in Minnesota



~~Statute 16B.62, Subdivision 1 Rule 1300.0160.~~

- (B) Permit fees shall be assessed for work governed by this code in accordance with the fee schedule adopted by the City of Princeton. In addition, a surcharge fee shall be collected on all permits issued for work governed by this code in accordance with M.S. §~~16B.703~~26B.148, as it may be amended from time to time.

#### **1000.04 Infrastructure Connection Certificate - Payment of Special Fee in Lieu of Assessment.**

No building permit shall be issued, nor shall any permit to tap or connect with any municipal infrastructure (sanitary sewer, water, street or storm water) system of the City either directly or indirectly from any lot, tract, or parcel of land, unless the City shall have certified:

- (A) That such lot or tract of land to be served by such infrastructure has been assessed for the cost of construction of said infrastructure with which the connection is to be made; or
- (B) If no assessment has been levied for such construction cost, that proceedings for levying such assessment have been or will be commenced in due course; or
- (C) That the cost of construction for said infrastructure has been paid by the developer, owner, or builder platting said lot or tract of land. This shall not include lots, parcels, or tracts served by the infrastructure and which were not a part of the plat or tract developed; or
- (D) If no assessment has been levied and no assessment proceedings will be completed in due course, and the developer, owner, or builder of the lot, tract, or parcel has not paid the cost of improving said lot, tract, or parcel of land, that a sum equal to the portion of the cost of constructing said infrastructure which would be assessable against said lot or tract has been paid to the City of Princeton.

If no such certificate can be issued by the City, no building permit or permit to tap or connect to said infrastructure shall be issued unless the applicant pays the appropriate fee in lieu of assessment for each infrastructure improvement serving said lot, tract or parcel of land. Said fee shall be equal to an amount representing the estimated construction cost or value of said infrastructure which would have been assessed against said lot, tract, or parcel, to be served by such tapping or connection.

Said fee shall be set by resolution of the Council and shall be reviewed annually by the City Engineer. Said fee shall be set on the basis as any assessment previously levied against other property for the same or similar infrastructure.

The City Council may, by its resolution and upon receipt of a written request from and signed by the land owner(s), provide that said fee, as provided by this Section, be transmitted to the County Auditor to be extended on the proper tax lists of the County to be payable in a number of annual installments as set by the City Council, and to provide further that all assessments and interest collected by the County Treasurer therefrom shall be paid over to the City in the same manner as other municipal taxes.

**1000.99 Violations and Penalties.** Any person, firm, corporation, or voluntary association which violated this chapter shall be guilty of a misdemeanor and punished as provided by §100.99. Each violation, and each day that a violation is permitted to exist, shall constitute a separate offense.

**Chapter 1010 – Demolition**

**1010.01 Purpose.** The purpose of this chapter is to regulate the destruction of buildings in the City and ensure the protection of the public health, safety, and welfare, as well as the protection of public property and facilities.

- (A) This chapter shall apply to the demolition of any structure. The Building Official shall have the authority to waive any requirement when warranted by the nature of the demolition. Any requirement waived shall be done in writing to the applicant stating the reason and based upon evidence presented by the applicant.
- (B) Interior demolition and the replacement of windows, doors, shingles, and similar activities shall be exempt from this chapter, but may require a building or other permit.
- (C) The owner of the property is responsible to ensure that this chapter and other applicable laws are followed in the demolition process.

**1010.03 Application Process.** Anyone wishing to demolish a building or other structure under this chapter must make application at least 30 days prior to the desired start date and provide the following information:

- (A) Site sketch;
- (B) Method of destruction;
- (C) Anticipated amount of demolition material to be hauled off-site and method of removal, including anticipated number of trucks required;
- (D) Proposed truck routes to and from site;
- (E) Proposed methods for mitigating any nuisance, such as dust, vibration, noise, and the like;
- (F) Proposed time schedule;
- (G) Certificate of liability insurance.
- (H) Copies of documents submitted to the Minnesota Pollution Control Agency: Pre Renovation/Demolition Environmental Checklist, and the Demolition/Renovation Notification forms

**1010.04 Application Fee.** A fee set from time to time by ordinance of the City Council shall be paid to the city. ~~Initially the fee shall be based on the size of the structure to be demolished as follows:~~

Twenty thousand (20,000) square feet or less	_____	\$150.00
More than 20,000 square feet	_____	\$300.00
Time Extension	_____	\$50.00



**1010.05 Site Maintenance/Security.**

- (A) **Openings.** At no time during the demolition may the building be permitted to have openings to the elements left uncovered and unsecured overnight. All holes, removed windows, ceiling holes, perforations, and doorways shall be covered with plywood or similar material at the end of each day of demolition.
- (B) **Storage of materials.** All material taken out of or off the building is to be immediately removed from the premises. Under no circumstances are building materials, furnishings, or fixtures to be stored on the premises overnight except in locked storage buildings or locked dumpsters with lids. Roll-off dumpsters shall not contain any material that is municipal solid waste, subject to blowing off the site (such as paper and dust) or is a health or odor hazard. ~~All debris left on site overnight is to be kept in locked dumpsters.~~ The contractor shall not permit demolition debris, dust, or rodents to leave the demolition work site. The contractor and property owner shall be fully liable for any city expenses related to the removal of any of this material.
- (C) **Entry points.** All entry points shall be at existing curb cuts. No equipment or material may be loaded or unloaded on city property or public right-of-way, including streets, boulevards, or sidewalks.
- (D) **Fencing.**
- (1) The job site is to be completely surrounded with fencing at all times. All excavations left overnight are to be fenced with chain link metal fencing (snow fencing is prohibited and shall not be considered as a substitute). Warning signs are to be posted on the site at all times.
  - (2) Any above ground structure or part of a structure that is left in a standing position without supporting beams, shoring, or scaffolds shall be fenced at a distance adequate to protect the public from its fall. This distance shall be determined by the City Building Inspector.
- (E) **Illumination.** The job site will be illuminated at night whenever there are any below grade excavations.
- (F) **Disconnection from utilities.** The owner shall ensure that all utilities are appropriately capped. Sewer and water shall be capped at the property line, or at a location determined by the City, and inspected by a city inspector before backfilling.
- (G) **Demolition debris.** No demolition debris may be buried on the site. All excavations must be immediately backfilled with clean granular fill.
- (H) **Time schedule.** Structures shall be razed and completely removed within 120 days after issuance of a permit. Site restoration, to include landscaping and planting, shall be completed within nine months of issuance of a permit. In the event of unforeseen circumstances, the applicant may apply to the City Council for an extension of these

time limits. The application must be submitted at least 21 days prior to a City Council meeting. The application shall explain the reason for the extension and any extenuating circumstances. The Council, in its sole discretion, shall determine if an extension is warranted and the length of any extension, if granted.

#### 1010.06 Financial Security.

- (A) **Bonding.** All demolition contractors must have a bond in an amount equal to the cost of the demolition in place in favor of the City to cover all expenses related to the demolition. This shall include any disruptions of city utilities, damage to city property, and on-site and off-site clean up of any debris.
- (B) **Liability insurance.** All demolition contractors must have ~~at least \$1,000,000.00 of general liability insurance.~~ a general liability insurance policy, naming the city as an additional insured, in an amount of at least \$1,500,000.00, or other such sums as outlined in Minnesota Statute Section 466.04, as may be amended from time to time, setting forth the statutory maximum liability for Minnesota municipalities.
- (C) **Reimbursement to City.** The contractor shall agree to pay to the City all expenses related to the posting of City police officers on the site for any reason or any city expense related to the mitigation of any hazard on or related to the site. The contractor shall also reimburse the City for any damage caused to the city or public property by any person on the demolition site, whether or not that person was an employee of the contractor.

**1010.99 Penalty.** Any person, firm, corporation, or voluntary association which violates this chapter shall be guilty of a misdemeanor and punished as provided by §100.99. Each violation, and each day that a violation is permitted to exist, shall constitute a separate offense.

#### Repeal Chapter 1020 – the state takes care of all permitting and inspections

##### ~~Chapter 1020 – Electrical Inspections~~ amended 7-28-11 ord #667

~~**1020.01 Authority to inspect.** The City of Princeton hereby provides for the inspection of all electrical installations, pursuant to Minn. Stat. § 326B.36, subd. 6.~~

~~**1020.02 Adopted by reference.** The Minnesota Electrical Act, as adopted by the Commissioner of Labor and Industry pursuant to Minnesota Statutes Chapter 326B, Sections 326B.31 to 326B.399. The Minnesota Electrical Act is hereby incorporated into this ordinance as if fully set out herein. The Minnesota State Building Code incorporates by reference the National Electrical Code pursuant to Minn. R. 1315.0020. All such codes incorporated herein by reference constitute the electrical code of the City of Princeton.~~

~~**1020.03 Compliance.** All electrical installations shall comply with the requirements of the electrical code of the City of Princeton and this ordinance.~~

~~**1020.04 Permits and fees.** The issuance of permits and the collection of fees shall be as authorized in Minnesota Statutes 326B.37. Any inspection or handling fees will be payable to the City~~



~~of Princeton.~~

~~**1020.05 Notice and appeal.** All notices of violations and orders issued under this ordinance shall be in conformance with Minn. Stat. §326B.36, subd. 4.~~

~~**1020.06 Violations and penalties.** A violation of the Minnesota Electrical Act is a misdemeanor. (M.S. 326B.082, subd. 16).~~

~~**1020.07 Enforcement and Suspension.** Enforcement of this ordinance by the City shall be suspended upon a finding by the City Administrator that neither the Minnesota Department of Labor and Industry, nor any other State Agency, is able to provide inspection and permitting of electrical installations as required by this ordinance, and enforcement of this ordinance by the City shall be reinstated upon a finding by the City Administrator that the Minnesota Department of Labor and Industry, or any other State Agency, is able to provide inspection and permitting of electrical installations as required by this ordinance.~~

### Chapter 1025 – Plumbing Inspections

**1025.01 Authority to inspect.** The City of Princeton hereby provides for plumbing permits, approval of plumbing plans and specifications, and inspections of plumbing, pursuant to Minn. Stat. § 326B.44 and as identified in Chapter 1000, Subp. 1000.02 of this code.

**1025.02 Adopted by reference.** Minnesota Statutes Chapter 326B, Sections 326B.41 to 326B.49 and Minnesota Rules Chapter ~~4715~~4714 (“Plumbing Code”) are hereby incorporated into this ordinance as if fully set out herein. All such codes incorporated herein by reference are adopted pursuant to Minn. Stat. § 471.62 as the plumbing code of the City of Princeton

**1025.03 Compliance.** All plumbing systems, plans and specifications shall comply with the requirements of the Minnesota Plumbing Code of the City of Princeton and this ordinance.

**1025.04 Insurance.** Pursuant to Minn. Stat. § 326B.44, no person who engages in the business of plumbing in the City of Princeton need post a bond or maintain public liability insurance as a prerequisite for engaging in the business of plumbing, except the bond to the state and insurance required under Minn. Stat. § 326B.46 and except any performance bond and insurance required under a contract with the person for the performance of plumbing work for the City.

**1025.05 Permits and fees.** Any inspection or permit fees will be payable to the City of Princeton

**1025.06 Violations and penalties.** A violation of the Minnesota Plumbing Code of the City of Princeton is a misdemeanor and ~~will~~ may be reported to the state department of labor and industry. (M.S. 326B.082, subd. 16).

Repeal - ~~**1025.07 Enforcement and Suspension.** Enforcement of this ordinance by the City shall~~

~~be suspended upon a finding by the City Administrator that neither the Minnesota Department of Labor and Industry, nor any other State Agency, is able to provide plan and specification review, permitting, and inspection of plumbing installations as required by this ordinance, and enforcement of this ordinance by the City shall be reinstated upon a finding by the City Administrator that the Minnesota Department of Labor and Industry, or any other State Agency, is able to provide plan and specification review, permitting, and inspection of plumbing installations as required by this ordinance.~~

**EFFECTIVE DATE.** This ordinance shall take effect upon its summary publication in the City’s official newspaper. Said publication shall read as follows:

*Ordinance # 854 amends Title 10 – Building / Housing Ordinances. A copy of the full ordinance is available for review at City Hall.*

**ADOPTED** by the City Council this 11th day of July, 2024

\_\_\_\_\_  
Thom Walker; Mayor

ATTEST:

\_\_\_\_\_  
Shawna Jenkins Tadych; City Clerk