

## ORDINANCE NO. 1023

### AN ORDINANCE AMENDING NORTHFIELD CITY CODE, CHAPTER 16 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE I. – BUILDING CODE

**THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT** (new material is underlined; deleted material is lined out; sections which are not proposed to be amended are omitted; sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 1. Northfield Code, Chapter 16 – Buildings and Building Regulations, Section 16-1. - Minnesota State Building Code adoption and administration, Subsection (b), is hereby amended as follows:

- (b) *Application, administration and enforcement.* The application, administration, and enforcement of the code shall be in accordance with Minnesota State Building Code. This code shall be enforced within the extraterritorial limits permitted by Minn. Stat. § 326B.121, subd. 2(d), when so established by this article.

The code enforcement agency of this municipality is called the building inspection division. A Minnesota certified building official shall be appointed by the city administrator, subject to confirmation by a majority vote of the city council, and shall be responsible for the administration and enforcement of the building code in compliance with Minn. Stat. § 326B.133, including plumbing plan review and inspections.

SECTION 2. Northfield Code, Chapter 16 – Buildings and Building Regulations, Section 16-5. - Plumbing, is hereby amended, as follows:

**Sec. 16-5. - Plumbing, plans and specifications, and inspections ~~on private property.~~**

- (a) All plumbing on private property within the city must comply with the provisions of the state building code and this article.
- (b) *Plans and specifications.* Prior to the installation of a system of plumbing other than for a single-family dwelling, complete plans and specifications, together with any additional information that the building official may require, must be submitted in duplicate and approved by the building official. Construction cannot proceed except in accordance with approved plans and specifications. Any alteration, extension, or repair of an existing system is subject to these same requirements, unless waived by the building official in accordance with Minn. Rules, part 1300.0215.
- (c) *Exceptions.* Pursuant to Minn. Stat. § 326B.43, subd. 2(n), plumbing plans and specifications for the following projects must be submitted to the Minnesota Department of Labor and Industry for a full plan review:
- (1) State-licensed facilities as defined in Minn. Stat. § 326B.103, subd. 13;
  - (2) Public buildings as defined in Minn. Stat. § 326B.103, subd. 11; and
  - (3) Projects of a special nature for which department review is requested by either the municipality or the state.
- (d) *Inspections.* New plumbing systems or parts of existing plumbing systems that have been altered, extended, or repaired shall be inspected, tested, and approved by the building official in

accordance with Minn. Rules, part 1300.0215 before the plumbing system is put into use. The building official shall perform the final inspection and witness the test. The building official shall approve the plumbing system if the system complies with the requirements of this code, any permit requirements, and the requirements of any approved plans and specification. Plumbing system tests shall comply with Minn. Rules, Chapter 4714.

- (e) Covering of work. No building drainage or plumbing system or part thereof shall be covered until it has been inspected, tested, and approved as herein prescribed.

SECTION 3: This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield, Minnesota, this \_\_\_\_ day of \_\_\_\_\_ 2021.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

First Reading: 04/20/2021

Second Reading: 05/04/2021

Published: \_\_\_\_\_

VOTE: \_\_\_\_ POWNELL \_\_\_\_ GRABAU \_\_\_\_ NAKASIAN \_\_\_\_ NESS  
\_\_\_\_ PETERSON WHITE \_\_\_\_ REISTER \_\_\_\_ ZUCCOLOTTO