

# State Code

3rd Floor

Required Floor area

candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

**Exception:** An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

**R303.7.1 Light activation.** Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the dwelling unit.

**Exception:** Lights that are continuously illuminated or automatically controlled.

**R303.8 Required glazed openings.** Required glazed openings shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.

#### Exceptions:

1. Required glazed openings may face into a roofed porch where the porch abuts a street, yard or court and the longer side of the porch is at least 65 percent unobstructed and the ceiling height is not less than 7 feet (2134 mm).
2. Eave projections shall not be considered as obstructing the clear open space of a yard or court.
3. Required glazed openings may face into the area under a deck, balcony, bay or floor cantilever provided a clear vertical space at least 36 inches (914 mm) in height is provided.

**R303.8.1 Sunroom additions.** Required glazed openings shall be permitted to open into sunroom additions or patio covers that abut a street, yard or court if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening, and the ceiling height of the sunroom is not less than 7 feet (2134 mm).

**R303.9 Required heating.** When the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

## SECTION R304 MINIMUM ROOM AREAS

**R304.1 Minimum area.** Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m<sup>2</sup>) of gross floor area.

**R304.2 Other rooms.** Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m<sup>2</sup>).

**Exception:** Kitchens.

**R304.3 Minimum dimensions.** Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

**Exception:** Kitchens.

**R304.4 Height effect on room area.** Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furrowed ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

North Bedroom = 39 ft<sup>2</sup>  
South East Bedroom = 52 ft<sup>2</sup>  
35 ft<sup>2</sup> needed

## SECTION R305 CEILING HEIGHT

**R305.1 Minimum height, new buildings.** Habitable space, hallways, bathrooms, toilet rooms, laundry rooms, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

#### Exceptions:

1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room shall have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for water closets, bidets, or sinks. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

**R305.1.1 Basements, new buildings.** Portions of basements that do not contain habitable space, hallways, bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

**Exception:** Beams, girders, ducts, or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor.

**R305.2 Alterations to existing building basements.** Alterations to portions of existing basements shall comply with the provisions of this section.

**R305.2.1 Minimum ceiling height, existing buildings.** Alterations to existing basements or portions thereof shall have a ceiling height of not less than 6 feet 4 inches (1931 mm), including beams, girders, ducts, or other obstructions.

**R305.2.1.1 Bathroom plumbing fixture clearance.** Bathrooms shall have a minimum ceiling height of 6

feet 4 inches (1931 mm) at the center of the front clearance area for water closets, bidets, or sinks. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 4 inches (1931 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the wall where the showerhead is placed. The ceiling may have slopes or soffits that do not infringe on the height required for the plumbing fixture.

**R305.2.2 Minimum stairway headroom, existing buildings.** Alterations to existing basement stairways shall have a minimum headroom in all parts of the stairway not less than 6 feet 4 inches (1931 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

**Exception:** Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of  $4\frac{3}{4}$  inches (121 mm).

## SECTION R306 SANITATION

**R306.1 Toilet facilities.** Every *dwelling* unit shall be provided with a water closet, lavatory, and a bathtub or shower.

**R306.2 Kitchen.** Each *dwelling* unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

**R306.3 Sewage disposal.** All plumbing fixtures shall be connected to a sanitary sewer or to an *approved* private sewage disposal system.

**R306.4 Water supply to fixtures.** All plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

## SECTION R307 TOILET, BATH AND SHOWER SPACES

**R307.1 Space required.** Plumbing fixtures shall be installed in accordance with Minnesota Rules, Chapter 4715, *Minnesota Plumbing Code*.

**R307.2 Bathtub and shower spaces.** Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

## SECTION R308 GLAZING

**R308.1 Identification.** Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing

standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A *label* shall be permitted in lieu of the manufacturer's designation.

### Exceptions:

1. For other than tempered glass, manufacturer's designations are not required provided the *building official* approves the use of a certificate, affidavit or other evidence confirming compliance with this code.
2. Tempered spandrel glass is permitted to be identified by the manufacturer with a removable paper designation.

**R308.1.1 Identification of multiple assemblies.** Multi-pane assemblies having individual panes not exceeding 1 square foot (0.09 m<sup>2</sup>) in exposed area shall have at least one pane in the assembly identified in accordance with Section R308.1. All other panes in the assembly shall be labeled "CPSC 16 CFR 1201" or "ANSI Z97.1" as appropriate.

**R308.2 Louvered windows or жалousies.** Regular, float, wired or patterned glass in жалousies and louvered windows shall be no thinner than nominal  $\frac{3}{16}$  inch (5 mm) and no longer than 48 inches (1219 mm). Exposed glass edges shall be smooth.

**R308.2.1 Wired glass prohibited.** Wired glass with wire exposed on longitudinal edges shall not be used in жалousies or louvered windows.

**R308.3 Human impact loads.** Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section R308.4, shall pass the test requirements of Section R308.3.1.

### Exceptions:

1. Louvered windows and жалousies shall comply with Section R308.2.
2. Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.
3. Glass unit masonry complying with Section R610.

**R308.3.1 Impact test.** Where required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for Category II unless otherwise indicated in Table R308.3.1(1).

**Exception:** Glazing not in doors or enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers shall be permitted to be tested in accordance with ANSI Z97.1. Glazing shall comply with the test criteria for Class A unless indicated in Table R308.3.1(2).

**R308.4 Hazardous locations.** The locations specified in Sections R308.4.1 through R308.4.7 shall be considered specific hazardous locations for the purposes of glazing.

(C.F. No. 05-740, § 1, 9-14-05)  
Code of Ordinances

Sec. 34.12. - Installation and maintenance.

The owner of any premises regulated by this section, as specified in section 34.03, shall comply with the following requirements:



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- (1) *Private wells.* In all dwellings or multiple dwellings serviced by a private well for drinking water purposes, coliform bacteria and nitrate testing of water shall be conducted by the property owner every two (2) years. It shall be the responsibility of the property owner to either:
  - a. Submit well water samples to the department of safety and inspections for testing and analysis; or
  - b. Contract with a laboratory certified by the state department of health for collection, testing and analysis. Within thirty (30) days of the testing, a copy of the test results shall be submitted by the property owner to the department of safety and inspections, along with such fee as may be set by the city council. The department of safety and inspections shall then issue a certificate to the property owner, effective for two (2) years, verifying that the water samples are within the standards set for public health. All repairs and installations shall be made in accordance with the provisions of Minnesota Water Well Construction Code, Chapter 4725.
- (2) *All facilities and equipment.* All required and supplied equipment and all building space and parts in every residential building shall be constructed and maintained to properly and safely perform their intended function in accordance with the provisions of the applicable code.

(C.F. No. 05-740, § 1, 9-14-05; C.F. No. 07-149, § 7, 3-28-07)

Sec. 34.13. - Occupancy.

The owner of any premises regulated by this section, as specified in section 34.03, shall comply with the following requirements:

- (1) *Minimum ceiling height.* In calculating the floor area of habitable rooms, only those portions of the floor area of a room having a clear ceiling height in excess of five (5) feet may be included. At least half of the floor area of any habitable room shall have a clear ceiling height of seven (7) feet or more.
- (2) *Required space in dwelling units.* Every dwelling unit shall contain a minimum gross floor area of at least one hundred fifty (150) square feet for the first occupant, at least one hundred (100) square feet for each occupant thereafter, the floor area to be calculated on the basis of the total habitable room area.
- (3) *Required space in sleeping rooms.* In every dwelling unit, every room occupied for sleeping purposes by one (1) occupant shall have a minimum gross floor area of at least seventy (70) square feet. In every dwelling unit, every room occupied for sleeping purposes by two (2) or more occupants shall have a minimum gross floor area of fifty (50) square feet per occupant thereof. Rooming units shall comply with section 34.17(2) of this Code.
- (4) *Escape window.* At least one (1) emergency escape and rescue window or exterior door opening in every room used for sleeping purposes shall be openable from the inside, with a minimum overall net glazed area of five and seven-tenths (5.7) square feet or in accordance with current building code; the minimum net clear opening height dimension shall be twenty-four (24) inches, the minimum net clear opening width dimension shall be twenty (20) inches, and it shall have a minimum finished sill height of not more than forty-eight (48) inches above the floor. Should the window, or any part of it, be below grade, an excavation shall be made, on the exterior side of the window, that extends at least to the depth of the window sill. Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of nine (9) square feet with a minimum horizontal projection and width of thirty-six (36) inches. Should the window sill be forty-eight (48) inches or more below grade, a stairway or permanently affixed ladder shall be provided from the excavation to grade.
- (5) *Access limitation of dwelling unit or rooming unit to commercial uses.* No habitable room, bathroom or toilet room which is accessory to a dwelling unit or rooming unit shall open directly into or shall be used in conjunction with any commercial or industrial use.

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