Draft Ordinances

Chapter 6

BUILDINGS AND BUILDING REGULATIONS*

ARTICLE I. IN GENERAL

Sec. 6-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial unit means any individually owned or rented tenant space in a building, or portion of a building, subject to the requirements of the building and fire codes approved for an occupancy use other than residential occupancy.

Conduit means a conduit (e.g., HDPE) system capable of housing and protecting fiber optic cable between a handhole and telecommunications point of presence. Conduit can be installed via open trench, plowing, or directional drilling.

Future high-speed broadband service means offering a minimum one gigabit connection capable service, in addition to any service provided by the incumbent and dominant (largest market share in St. Louis Park, Minnesota) cable television and wireline telephone providers.

Gigabit connection means a connection using a transmission technology based on the Ethernet frame format and protocol used in local area networks (LANs), and which provides a symmetrical (download and upload) data rate of 1 billion bits per second.

Handhole means a shallow form of manhole giving access to a top row of ducts in an underground telecommunications system.

Telecommunications point of presence (POP) means the point at which two or more different networks or communication devices build a connection with each other. POP mainly refers to an access point, location or facility that connects to and helps other devices establish a connection with the public telephone system, cable television system, and/or Internet.

Wiring closet means a wiring rack that connects outside lines with internal lines. It is used to connect public or private lines coming into the building to internal networks and to dwelling units and commercial units.

Article IX. Broadband Readiness

Sec. 6-240 – Purpose.

The purpose of this section is to implement the City Council goal of making St. Louis Park a technology connected community, and increase competition and consumer choice for broadband services. This section requires new construction and substantially remodeled buildings to prepare for communication technology by requiring minimum improvements to accommodate the technology as it becomes available.

Sec. 6-241 – Applicable Buildings.

(a) New buildings.

(b) Existing buildings which expand the gross square footage of the building by more than 50 percent.

(c) In conjunction with any street project or any project that requires the installation of underground utilities as per Chapter 32 of St. Louis Park Municipal Code.

Sec. 6-242 – Exempt Buildings.

(a) Accessory buildings.

(b) Single-family dwellings.

(c) Two-family dwellings.

Sec. 6-243 – General Requirements.

(a) New buildings shall complete items 1-3 below. Applicable existing buildings shall, at a minimum, complete item 3 below:

(1) Applicable buildings shall have dedicated wired or fiber connections capable of supporting gigabit connections to each dwelling and commercial unit from each building's telecommunications point of presence to each internal wiring closet.

(2) Each dwelling and commercial unit shall have a minimum of two (2) wired connections from the unit to the telecommunications point of presence (often through a wiring closet), each capable of supporting a minimum of one gigabit connection.

(3) For each building required to serve dwelling and commercial units as described in this section, one 4-inch conduit, suitable and used exclusively to accommodate one or more future high-speed broadband services, shall be installed underground in a handhole starting at a point on the building property abutting public right-of-way to a point in the building's telecommunications point of presence. Said 4-inch conduit shall be capped on both end so as to protect it until used to support a future high-speed broadband service.

Sec. 6-244 – Testing and Certification Requirements.

In copper twisted pair wire, fiber optic, coaxial cable, or other wired installations, certification is achieved through a thorough series of cabling tests in accordance with Telecommunications Industry Association (TIA) or International Organization for Standardization (ISO) standards. A copy of said industry standard cabling tests and certifications that meets the requirements of Section 6-243 is to be paid for and provided by the building permit holder to the City of St. Louis Park before a Certificate of Occupancy is issued.

Sec. 6-245 – Effective Date.

All provisions of this Article shall be required for applicable buildings permitted for construction on or after January 1, 2022.

Chapter 8

BUSINESSES AND LICENSES*

ARTICLE I. IN GENERAL

Sec. 8-1. Definitions.

Enclosed parking facility means an enclosed building or structure, or part of a building or structure, used for parking, storage or maintenance of motor vehicles.

Multilevel parking facility means a building or structure, or part thereof, in which a structural level other than a slab on grade is used for parking, storage, or maintenance of motor vehicles.

Video Surveillance System means a continuous video surveillance system including cameras, cabling, and digital video recording from all cameras.

Subdivision XI. Vehicle Parking Facilities

Sec. 8-396. Licensed required.

All multilevel and enclosed parking facilities within the city must be licensed. A single license may be issued for vehicle parking facilities that are both multilevel and enclosed, provided all requirements for licensing and all fees under this subdivision are paid.

(Ord. No. 2181-00, § 4(16-312A.), 11-6-2000)

Sec. 8-397. Exceptions.

Enclosed vehicle parking facilities less than 1,000 square feet are exempt from the licensing requirements of this subdivision. This exemption does not apply to enclosed multilevel vehicle parking facilities unless it is part of a single-family residential dwelling.

(Ord. No. 2181-00, § 4(16-312B.), 11-6-2000)

Sec. 8-398. Insurance.

Multilevel parking facility licensees must submit a certificate of insurance providing comprehensive general liability insurance during the term of the license with the application for such license, with insurance limits not less than those as shall be set from time to time by the city and a schedule of such insurance limits are listed in appendix A to this Code.

(Ord. No. 2181-00, § 4(16-312C.), 11-6-2000)

Sec. 8-399. Inspections.

(a) *Enclosed parking facilities.* The vehicle parking facility licensee must provide access to enclosed parking facilities throughout the year as requested by the city to perform air

quality and ventilation equipment inspections, and to verify other requirements of this section.

(b) *Multilevel parking facilities.* Multilevel parking facilities must be inspected annually by a qualified civil or structural engineer who is registered and licensed by the state. The engineer must provide evidence of experience in the field of structural or civil engineering. The licensee must provide access to the facility as requested by the city to verify compliance with the requirements of this section.

(c) *Exception.* Multilevel parking facilities less than five years old are exempt from the engineer inspection and reporting requirements set forth in this section.

(Ord. No. 2181-00, § 4(16-312D.), 11-6-2000)

Sec. 8-400. Engineering reports.

An applicant for a multilevel parking facility license must provide with the license application or renewal license application a report signed by the engineer, which report shall provide the following:

(1) A description of the inspection methods, testing and results.

(2) A description of the overall condition of the facility and any evidence of deterioration. If any deterioration is identified, the engineer shall identify and specify in the report the deterioration, recommended repairs and the timeframe in which such repairs must be made.

(3) Certification of the structural integrity of the parking facility indicating whether the structure is capable of supporting the loads for which it is being used.

(Ord. No. 2181-00, § 4(16-312E.), 11-6-2000)

Sec. 8-401. Conditions of license.

(a) The engineer's recommendations as set forth in section 8-400 will be included as a condition of a vehicle parking facility license, and repairs must be corrected within the time specified by the engineer.

(b) The owner of a vehicle parking facility shall not permit vehicles to use such vehicle parking facility without a valid license for the facility.

(c) All ventilating facilities for enclosed vehicle parking facilities shall be kept in good repair and shall meet the requirements of this Code. Carbon monoxide and other toxic gas levels shall comply with applicable city and state regulations.

(Ord. No. 2181-00, § 4(16-312F.), 11-6-2000)

Sec. 8-402. Denial, suspension or revocation of license.

If the engineer determines that the parking structure is incapable of supporting itself or the imposed load from vehicles as set forth in section 8-400(3), then the vehicle parking facility license will be suspended, revoked or denied renewal until modifications have been made to the structure and the engineer submits a follow-up report indicating that all deficiencies have been corrected.

(Ord. No. 2181-00, § 4(16-312G.), 11-6-2000)

Sec. 8-403. Security requirements.

All enclosed parking facilities and multi-level parking facilities permitted for construction on or after January 1, 2022 shall meet the following requirements to enhance public safety and deter crimes before issuance of a license.

(a) *Lighting.*

1. Fully enclosed parking garages shall have lighting fixtures provided and maintained that provide a minimum average of 5.0 footcandles of illumination measured at 48" above the floor throughout the entire parking area, stairways, and exits to avoid dark or hidden areas and for the Video Surveillance System to effectively function at all times.

2. Multi-level parking structures shall have lighting fixtures provided and maintained that comply with zoning code section 36-361(l)(8).

(b) *Video surveillance system.*

1 Cameras shall be located to provide complete coverage of the entire parking facility. Including entrances to stairs and elevators.

2 Cameras shall have sufficient resolution to capture license plates of vehicles entering and exiting the facility.

3 Cameras shall be equipped to automatically compensate for changing light conditions to maintain required resolution.

4 Images from the Video Surveillance System shall be recorded and retained for a minimum of 72 hours. Copies shall be made available to the Police Department upon request.

(c) *Emergency Call Station.* All licensed parking facilities shall have a minimum of one Emergency Call Station installed in a visible location on every level of parking. The Emergency Call Station must initiate a light and sound alarm, and provide communication to a 24-hour monitored location.

(d) *Signage.* All multilevel and enclosed parking facilities shall have clearly visible signage near all structure entrances and exits stating that the facility is under video surveillance.

Secs. 8-404--8-420. Reserved.

Chapter 14

FIRE PREVENTION AND PROTECTION*

ARTICLE VII - PUBLIC SAFETY 800 MHZ RADIO BUILDING COVERAGE

Sec. 14-200. - Adequate radio coverage.

Except as provided in section 14-201, no person shall construct any building, construct an addition to any building that increases the gross floor area of the building by more than 20 percent, change the occupancy classification of more than 50 percent of the floor area of any building or cause the same to be done to a building, if such building fails to support adequate radio coverage for the Minnesota Regional Radio Communications System, including but not limited to firefighters and police officers. For the purposes of this article, parking garages, parking ramps, stair shafts, elevators and stairwells are included in the definition of the term "building." For purposes of this article, adequate radio coverage shall be an average received field strength of no less than 93 dBm, or one percent BER, measured at 30 to 36 inches above the floor over 90 percent of the area of each floor including the basement in the building and other critical areas determined by the fire chief or the fire chief's designee such as fire command centers, stairwells, elevators, high hazard areas, basements and parking garages and ramps. Without an in-building radio system, only the received signal level standard must be achieved, as the talk-out path is equivalent to the talk-in path in this regional radio system.

Sec. 14-201. - Exempt buildings.

The requirements of section 14-200 shall not apply to:

(1) Any single-family or duplex dwelling unit or accessory building.

(2) Any building of less than 25,000 square feet in gross floor area.

(3) Any building constructed of wood frame; provided that such building does not contain any metal construction or any below grade levels or below grade parking areas.

Sec. 14-202. - Amplification systems allowed.

Buildings required by section 14-200 to support adequate radio coverage which cannot support the required level of radio coverage required by section 14-200 shall be equipped with approved bi-directional 800 MHz signal enhancement systems as needed. If amplification is used in the system, all required FCC authorizations must be obtained by the building owner prior to the use of the system. If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a continuous period of at least 12 hours without external

power input. The battery system shall automatically charge in the presence of an external power input.

Sec. 14-203. - Testing procedures.

The following testing procedures shall apply to each building or structure required by section 14-200 to support adequate radio coverage:

(a) *Acceptance test procedure.* Prior to the issuance of a certificate of occupancy, the owner of the building shall arrange for testing conducted by individuals acceptable to the fire chief to ensure the building conforms with the requirements of section 14-200. Testing procedures shall conform to practices adopted and on-file with the building official.

(b) *Annual tests.* When an in-building radio system is required to support the required level of radio coverage, the owner of the building shall arrange for testing conducted by individuals acceptable to the fire chief of all active components of the system, including but not limited to amplifiers, power supplies and backup batteries, a minimum of once every 12 months. Amplifiers shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance. Backup batteries and power supplies shall be tested under load for a period of one hour to verify that they will properly operate during an actual power outage. If within the one-hour test period, in the opinion of the testing technician, the battery exhibits symptoms of failure, the test shall be extended for additional one-hour periods until the testing technician confirms the integrity of the battery. All other active components shall be checked to determine that they are operating within the manufacturer's specifications for the intended purpose. All deficiencies found shall be corrected and testing repeated. All test results shall be submitted to the fire chief within 30 days of the test date.

(c) *Five-year tests.* When an in-building radio system is required to support the required level of radio coverage in addition to the annual test, the building owner shall arrange for testing conducted by individuals acceptable to the fire chief to perform a radio coverage test a minimum of once every five years to ensure that the radio system continues to meet the requirements of the original acceptance test. A radio test shall also be performed whenever there is a change in or to the building that may have an impact on coverage. Examples of the types of changes that may change radio coverage are interior remodeling that adds and/or changes partitions, removal of windows, and the addition of metalized treatment to window surfaces. The procedure described by practices adopted by the city shall be used for these tests. All test results shall be submitted to the fire chief within 30 days of the test date.

(d) *Field testing.* Fire and police personnel, after providing reasonable notice to the owner or the owner's representative, shall have the right to enter onto the property to conduct testing to be certain that the required level of radio coverage is present.

Sec. 14-204. – Effective Date.

All provisions of this Article shall be required for applicable buildings permitted for construction on or after January 1, 2022 to enhance public safety.