

900.03 Rules.

In constructing this Ordinance, the following rules of construction shall govern, unless their observance would involve a construction inconsistent with the manifest intent of the Council, or be repugnant to the context of the ordinance.

1. Words used in the present tense shall include the past and future tenses, and the future tense shall include the present.
2. Words in the singular shall include the plural, and the plural shall include the singular.
3. The word "shall" is mandatory, and the word "may" is permissive.
4. The use of one gender shall include all other genders.
5. References herein to the Manager, Planner, Assessor, Engineer, Building Official, and Clerk shall mean the person who then holds that position in the City, unless otherwise expressly stated.
6. The use of the phrase "used for" shall include the phrases "designed for," "intended for," "improved for," "maintained for," "offered for," and "occupied for."
7. Words and phrases shall be construed according to rules of grammar and according to their common and approved usage; but technical words and phrases and such others as have acquired a special meaning, or are defined in this ordinance, shall be construed according to such special meaning or their definition.
8. References in this Ordinance to this Ordinance or to another City Ordinance, whether or not be specific number, shall mean this ordinance, and the referred-to ordinance, as it is in force as of the effective date of this ordinance, and as such ordinance may from time to time thereafter be amended and modified, and shall also mean and include such ordinances as may supersede or be substituted for the ordinance so referred to.

Building Code

Subd. 1 Purpose. This Ordinance: provides for the application, administration, and enforcement of the Minnesota State Building Code by regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings and/or structures in this municipality; provides for the issuance of permits and collection of fees thereof; provides penalties for violation thereof; repeals all ordinances and parts of ordinances

12/01/95; 01/04/99 Ord. 495 Amend Building Code
10/20/03 Res. 2003-130, Optional Administration
03/01/04 Ord. 549, Amend Section 900.03, Subd. 4
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that conflict therewith. This ordinance shall perpetually include the most current edition of the Minnesota State Building code with the exception of the optional Appendix Chapters. Optional Appendix Chapters shall not apply unless specifically adopted.

Subd. 2. Codes Adopted by Reference. The Minnesota State Building Code, as adopted by the Commissioner of Labor and Industry pursuant to Minnesota Statutes Chapter 16B.59 to 16B.75, including all of the amendments, rules and regulations established, adopted and published from time to time by the Minnesota Commissioner of Labor and Industry, through the Building Codes and Standards Unit, is hereby adopted by reference with the exception of the optional chapters, unless specifically adopted in this ordinance. The Minnesota State Building Code is hereby incorporated in this ordinance as if fully set out herein.

Subd. 3. Application, Administration and Enforcement. The application, administration, and enforcement of the code shall be in accordance with 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.

The code enforcement agency of this municipality is called the Building Code Department of the City of Waconia. The Administrative Authority shall be a State Certified "Building Official" designated by the City of Waconia to administer the code (Minnesota Statute 16B.65, Subdivision 1).

Subd 4. Permits and Fees. The issuance of permits and the collection of fees shall be as authorized in Minnesota Statute 16B.62 subdivision 1. Permit fees shall be assessed for work governed by this code in accordance with Table 1 of this ordinance, as adopted by the City of Waconia. In addition, a surcharge fee shall be collected on all permits issued for work governed by this code in accordance with Minnesota Statute 16B.70.

Subd. 5. Violations and Penalties. A violation of the code is a misdemeanor (Minnesota Statute 16B.69).

Table 1
BUILDING CODE FEE SCHEDULE

For purposes of this Building Code Fee Schedule, the word “valuation” means the higher of: i) the total cost of the applicable improvement (including, but not limited to, all costs associated with labor and materials for architectural, structural, electrical, plumbing and mechanical work); and ii) the product obtained when the gross square footage of the applicable improvement is multiplied by the per unit cost listed on the then current Building Valuation Data table issued by the Minnesota Department of Labor & Industry. Notwithstanding the above, if this Building Code Fee Schedule expressly requires valuation to be based on some other method (e.g. on a “per square” or “per opening” basis) then the other method of determining valuation shall be used.

TOTAL VALUATION	FEES	WACONIA
Effective January 1, 2004		(97)+10
\$1.00 to \$500.00	\$25.85	
\$501.00 to \$2000.00	\$25.85 for the first \$500.00 plus \$3.35 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.	
\$2,001.00 to \$25,000.00	\$76.10 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$430.30 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$708.05 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001.00 to \$500,000.00	\$1,093.05 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.	
\$500,001.00 to \$1,000,000.00	\$3,557.07 for the first \$500,000.00 plus \$5.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.	
\$1,000,001.00 and up	\$6,172.07 for the first \$1,000,000.00 plus \$4.02 for each additional \$1,000.00 or fraction thereof.	

OTHER INSPECTIONS AND FEES PER CONTRACT:

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| 1. Inspections outside of normal business hours; minimum two hour charge | \$57.00 per hour |
| 2. Re-Inspection Fee | \$57.00 each |
| 3. Inspections for which no fee is specifically indicated | \$57.00 per hour |
| 4. Site Inspection Fee. Required on all new construction. | \$45.00 each |
| 5. Additional plan review required by changes, additions, or revisions to approved plans
Minimum one-half hour charge | \$57.00 per hour |
| 6. For miscellaneous and special services, as per contract | \$40.00 per hour |
| 7. Pre-Move Inspection | \$165.00 each |

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8. Moved-In Structure (not including foundation, interior remodel, etc.) \$275.00 each
9. Replacement Inspection Card \$ 45.00 each

Building Permit Fee: Schedule is 100% of the above fee schedule, plus a State Surcharge as follows:

- \$1,000,000 or less = .0005 x the valuation (minimum of \$5.00)
\$1,000,001 to \$2,000,000 = \$500.00 = .004 x (Value - \$1,000,000)

Plan Check Fee: Is 65% of the Permit Fee for Residential and Commercial Projects

SEC Fee: .0004 x permit valuation for all Building Permits except Re-Roof, Re-Side, Re-Window, Decks & Interior Remodels.

Plumbing Permit Fees: (See Below for Commercial Fees)

- \$4.00 per fixture with minimum of \$45.00, plus \$5.00 surcharge
- Plumbing Change outs: Water heaters or water softeners, \$20.00 each, plus \$5.00 surcharge

Heating, Air Conditioning, & Gas Piping Permit Fees: (See Below for Commercial Fees)

- New Home Construction Only: furnace and A/C are considered one unit
- \$38.00 for EACH Heating and Air Conditioning unit, including Air Exchange units, In-Floor heat systems, gas logs/fireplaces, factory wood burning and factory fireplaces, gas water heaters, plus \$5.00 surcharge
- \$10.00 per gas fitting or connection, with a \$20 minimum (on gas fitting), plus \$5.00 surcharge
- If permit issued for gas line/gas piping only, then minimum fee is \$38.00, plus \$5.00 surcharge
- Masonry Fireplaces require a regular building permit; need to submit plans & fee is based on valuation

Residential General Fees:

- Re-Roof: \$45.00, plus \$5.00 surcharge
Re-Side: \$45.00, plus \$5.00 surcharge
Re-Window: \$45.00, plus \$5.00 surcharge, if replaced with the same size window
Any size change requires a regular building permit.
Fence: \$45.00, plus \$5.00 surcharge. Any fence over 6' requires a regular building permit.
Shed: \$45.00, plus \$5.00 surcharge. Any shed over 120 square feet requires a regular building permit.

Demolition: Permit Fees are based on valuation and requires a regular building permit.

Mobile Home Installation: \$250.00, plus \$5.00 surcharge and requires a regular building permit. If also doing a basement, foundation, garage, or entryway, fees are based on square foot basis.

Commercial Project Fees:

- Building Permit Fees are based on Valuation, including Re-Roof and Re-Side Projects
- Plumbing & Mechanical Permit Fees = 1% of the Contract Price
Plumbing Minimum is \$45.00, plus \$5.00 surcharge
Mechanical Minimum is \$38.00, plus \$5.00 surcharge

- Fire Sprinkler Systems require a regular building permit. Fees are based on Valuation with NO surcharge.
- Demolition Fees are based on valuation and requires a regular building permit.

Non-Residential Plumbing Plan Review:

Building Sewer and/or Water Service Only		\$150.00
Plumbing System:		
25 or fewer DFU		\$150.00
26 to 50 DFU		\$250.00
51 to 150 DFU		\$350.00
151 to 249 DFU		\$500.00
250 or more DFU	Multiply \$3 times number of DFU	
To a maximum of \$4,000		
Interceptors/Separators		\$ 70.00 each
Storm Drainage System	Minimum	\$150.00
Internal Roof drain opening:	\$50 each	
To a maximum of \$500.00		
Storm Water Interceptor, Separator, or Catch Basin		\$ 70.00 each

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