



## Request for City Council Committee Action From the Department of Inspections

Date: 2/24/04

To: Public Safety & Regulatory Services Committee, The Honorable  
Dan Niziolek, Chairperson

**Subject:** Amending Title 12, Chapter 244 Section 244.915 of the Minneapolis  
Code of Ordinances relating to Housing Maintenance Code

**Recommendation:** Approve the amendment of Title 12, Chapter 244 Section 244.915

Prepared or Submitted by: JoAnn Velde, Deputy Director  
Housing Inspection Services 673-5850

Approved by:

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Merwyn Larson, Director of Inspections

Presenters in Committee: JoAnn Velde, Deputy Director  
Housing Inspection Services  
Ricardo Cervantes, District Manager

**Financial Impact:**

Action is within current department budget.

**Community Impact:**

City Goals: Through education and enforcement of the Housing Maintenance Code, Housing Inspection Services works with residents and businesses in the City to preserve existing housing and improve community livability.

## **Supporting Information:**

The purpose of this amendment is to update, clarify, and increase safety of our residents.

Currently the MCO 244.915 requires permanently wired smoke detectors in all rental units. In some cases this is more restrictive than the State Building Code. Since we can not be more restrictive than the State Building Code, there is a need to update this ordinance.

By changing this ordinance it would increase occupant safety by clearing up language on location where smoke detectors are placed. The new language requires smoke detectors in near proximity of all sleeping rooms, and requires smoke detectors on every level of a dwelling.

It has been our experience that smoke detectors located near the kitchen and bathroom are often compromised when occupants disable or remove the batteries due to nuisance alarms created by cooking or moisture. Requiring smoke detectors equipped with a silencing switch would reduce the occurrence of occupants disconnecting smoke detectors or removing batteries for nuisance alarms due to moisture or cooking.

The increase in safety would come at small cost to property owners. The potential of saving lives and reducing the loss of property far outweighs the cost for the additional smoke detectors.

The attached amendments have been reviewed and approved by the Fire Marshall, Construction Services and our City Attorney's.