

Proposed Ordinance 2004-Or-____
By Zerby and Zimmerman

Amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code.

The City Council of The City of Minneapolis do ordain as follows:

That Section 244.915 of the above-entitled ordinance be amended to read as follows:

244.915. Fire warning system. (a) Every hotel or motel sleeping room, and every dwelling unit, shared bath unit and rooming house shall be provided with an approved smoke detector as set out in this chapter. ~~Owner-occupied, single-family dwellings shall be provided with approved smoke detectors meeting the requirements of any one of the following Underwriters' Laboratory tests: UL 167, UL 168 or UL 217. Smoke detectors required for single-family dwellings shall be mounted on the ceiling or wall at a point centrally located in the corridor or an area giving access to rooms used for sleeping purposes. Where sleeping rooms are located on an upper level, the required detector shall be placed at the center of the ceiling directly above the stairway. However, all such detectors shall be located in accordance with approved manufacturer's instructions. When actuated, the detector shall provide an audible alarm in the dwelling unit or guest room. All detectors, when located on the ceiling, shall be not less than six (6) inches from the wall; if located on the wall, at a point between six (6) inches and twelve (12) inches from the ceiling and spaced at least two (2) feet from the inside corner of any two (2) intersecting walls.~~

~~(b) All dwelling units, hotel units and motel units as set out in subsection (a), other than owner-occupied single-family dwellings and owner-occupied two-family dwellings, when let to another, shall be provided with a detector of products of combustion other than heat as specified in subsection (a), which shall be permanently wired to a proper unswitched circuit.~~

~~(c) Smoke detectors, as set out in subsection (a), shall also be provided in rooming houses in such numbers that, when activated, the alarm is audible in all sleeping rooms and shall be provided on each and every floor used for sleeping purposes and within fifteen (15) feet of a doorway leading to every room used for sleeping purposes.~~

~~(d) Compliance with the requirements pertaining to rooming houses, one- and two-family dwellings, and hotel and motel units shall be required as of January 1, 1980. Buildings containing three (3) or more dwelling units shall be brought into compliance with the provisions of this chapter not later than January 1, 1980.~~

~~(e) When, in the opinion of the director of inspections and the chief of the fire prevention bureau, conditions exist which warrant the installation of smoke detectors in a shorter time~~

~~period than set out in this chapter, they shall be empowered to order and secure compliance with such installation orders.~~

Single and multiple station smoke alarms shall be installed in the following locations:

- (1) Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- (2) On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

(b) All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

(c) All smoke detectors shall be installed per the manufacturer's installation instructions and its listing. Hard-wired smoke detectors shall be wired to a proper unswitched circuit.

(d) Smoke alarms and smoke detectors shall not be located closer than three (3) feet from any door to a bathroom or kitchen. Smoke alarms and smoke detectors that are located within twenty (20) feet of a cooking appliance shall be equipped with a silencing switch or be of the photoelectric type in accordance with National Fire Protection Association Standard 72, Section 8-1.4.2.

(e) When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired. Exception: smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.