

City of Ramsey
Agenda
Regular Planning Commission
Thursday, January 22, 2026

6:30 pm

City Hall Council Chamber, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for November 20, 2025.
6. **Public Hearing**
 1. PUBLIC HEARING: "OShaughnessy Third Addition" - Preliminary Plat and Variance to Scenic River Protection Overlay - 17201 St. Francis Blvd. NW
 2. PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Repair Uses at 14310 Sunfish Lake Boulevard NW (Clark Companies)
 3. PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Repair Uses at 14047 Azurite Street NW (Clark Companies)
7. **Commission Business**
8. **Commission/Staff Input**
9. **Adjournment**

Regular Planning Commission

Meeting Date: 01/22/2026

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Information

Title:

Approve the Planning Commission Meeting Minutes for November 20, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for November 20, 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for Novemeber 20, 2025

Attachments

PC November 2025 Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Kalia Lor

Final Approval Date: 01/15/2026

Reviewed By

Brian Hagen

Date

01/15/2026 02:12 PM

Started On: 01/12/2026 02:52 PM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 20, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Nichole Bauer
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Gary VanScoy

Members Absent: None

Also Present: Planning Manager Todd Larson
 City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Lubarski, seconded by Commissioner VanScoy, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, VanScoy, N. Bauer, R. Bauer, and Musgrove. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the October 23, 2025, Planning Commission Meeting Minutes

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, Musgrove, N. Bauer, and Lubarski. Voting No: None. Absent: None. Abstained: Commissioner VanScoy.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Conditional Use Permit for a Bank with Two Drive-Thru Lanes at 7845 Sunwood Drive NW (CorTrust Bank)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP) for a bank with two drive-thru lanes as presented.

Commissioner Musgrove asked for more information on the alignment, driving pattern of vehicles within the site, and the relation to Home2Suites.

Planning Manager Larson replied that the main access aligns with the driveway for Home2Suites. He noted that this is the same roadway configuration as the previous request from this applicant. He stated that at that time, the Commission recommended approval, but the City Council ultimately denied the request.

Commissioner N. Bauer asked if Zeolite could handle traffic from two drive-thru lanes in a mixed-use commercial and residential area.

Planning Manager Larson replied that Zeolite Street is constructed to handle a large volume of traffic, and banks do not generate a large amount of traffic, comparing that use to a coffee shop.

Commissioner R. Bauer stated that in 2023, the Commission recommended approval, and the Council denied the request. He recognized that some of the concerns of the Council have been addressed, but wondered if the Council would be open to the use now.

Planning Manager Larson replied that when the bank reapproached the City, staff were concerned with the same things and therefore held a work session with the City Council to ensure there was support for the project before the applicant invested additional funds. He stated that the Council was supportive of the project coming back.

Commissioner VanScoy asked for clarification on the exit from the drive-thru lanes.

Planning Manager Larson identified how vehicles would travel through the site to use the drive-thru lanes and exit the site.

Citizen Input

Jeff Smith, CFO of CorTrust Bank, 100 E Havens Ave, Mitchell, SD 57301, appreciated the work of the Planning Commission and stated that the business would love to be a part of Ramsey. He commented that the bank is family-owned for four generations, with other locations in the metro area. He recognized that they were not successful in their attempt to locate in Ramsey in 2023, but liked the location and wanted to be a part of Ramsey.

Chairperson Gengler referenced the wall that screens the parking area and asked for more information on the wall.

Trevor Gruys, Loucks, 19010 63rd Place North, Maple Grove, MN 55311, replied that would be a modular block freestanding wall and provided more information. He stated that they are still working on color selection to ensure a match to the building. He stated that it would be three feet high and would span the width of the parking lot to provide screening.

Chairperson Gengler stated that she was apprehensive about parking facing Sunwood but believed that the wall would provide the necessary screening.

Commissioner Musgrove commented that City Hall has a wall that people sit on and asked if this would be a similar wall.

Mr. Gruys confirmed that people could sit on the wall and it would be similar to that existing wall Commissioner Musgrove is referring to.

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, Musgrove, N. Bauer, Lubarski, and VanScoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 7:19 p.m.

Commission Business

Commissioner Musgrove asked why a Conditional Use Permit (CUP) would be used for this type of request rather than a variance.

Planning Manager Larson replied that variances provide deviation from City Code standards for practical difficulty. He stated that in this case, there is no deviation from City Code. He commented that a CUP provides regulation for uses that are listed as conditional within the Code and allows reasonable conditions to be placed upon the use in order to mitigate potential issues. He explained that a drive-thru falls into the conditional category because of issues that could arise with things like traffic.

Commissioner N. Bauer asked if this site would have Saturday operations.

Planning Manager Larson replied that there would probably be some Saturday hours, but banks are generally not very busy on Saturdays.

Commissioner N. Bauer stated that there is more foot traffic on weekends and asked if that would have any real effect.

Planning Manager Larson replied that they did not anticipate that the bank would generate a large volume of traffic, that it would create a pedestrian hazard.

Motion by Commissioner Lubarski, seconded by Commissioner N. Bauer, to recommend that City Council approve of a Conditional Use Permit for a bank with two drive-thru lanes at 7845 Sunwood Drive NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, N. Bauer, R. Bauer, and VanScoy. Voting No: None. Absent: None. Abstained: Commissioner Musgrove.

Mr. Smith commented that some of their locations do have Saturday hours, but not all, and if this location were to be open on Saturdays, it would only be the drive-thru that would be open until noon.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Commissioner Musgrove commented that it was great to see Taco Bell open and residents visiting the business.

Commissioner N. Bauer commented that she believes that it is good to see CorTrust Bank coming into Ramsey, as it will promote competition and give residents a choice.

Planning Manager Larson stated that there are no cases to review at the December meeting, and confirmed the support of the Commission to cancel the meeting. He confirmed that the January meeting would begin at the new start time of 6:30 p.m.

Commissioner R. Bauer asked when the vacant seat on the Commission would be filled.

Planning Manager Larson replied that the seat would be combined with the process of reappointment for the Boards and Commissions.

Commissioner N. Bauer noted that her term is expiring in April 2026, and she did volunteer to stay on if there were no other qualified candidates.

Councilmember Peters commented on the great information provided in the recent mailer that featured recyclable material.

Chairperson Gengler asked for an update on the ordinance that was considered by the Planning Commission at its last meeting.

Planning Manager Larson replied that ordinances must be considered twice by the City Council, noting that the first reading was approved with a vote of 4-2 and the second reading will be considered on Tuesday. He described how variance requests would go through the review process if the second reading is approved.

Commissioner R. Bauer stated that he still feels that this adds an extra step and delays the process for residents, noting that the current system has worked fine for years.

Commissioner Lubarski agreed.

Commissioner N. Bauer commented that all members of the Commission were appointed by the City Council with the faith that they could execute the duties of the Commission, and was unsure why the City Council would want that to change.

Chairperson Gengler would recommend that it is something we can certainly ask for feedback on and there's the opportunity to attend City Council meeting to share those thoughts as well.

Commissioner VanScoy asked who would be responsible for the costs of going to court, as the appeal process would then go through the courts.

Planning Manager Larson replied that the person appealing the decision would file in court and pay the associated fees, and the City would become the defendant. He recognized that the cost comes from the representation of legal counsel.

Commissioner N. Bauer inquired who would represent the city if it were named as the defendant, and asked if it would result in any cost.

Planning Manager Larson confirmed that the city attorney will represent the city. There will be some cost involved, which depends on how the matter falls under our League of Minnesota Cities insurance policy. However, he is not familiar with the specific details of that coverage.

Chairperson Gengler asked could it fall to the resident to pay for the city attorney fees.

Planning Manager Larson stated that it certainly could, but noted that these questions are best answered by the city attorney. He recommended that the commissioners attend the City Council meeting on Tuesday because the city attorney will be present at the meetings.

Commissioner R. Bauer asked whether the Tuesday City Council meeting is a public hearing, if it can be joined remotely, or if attendance in person is required.

Planning Manager Larson stated that the meeting will be on the Council business section, which is not a public hearing. However, the mayor can allow public comment if informed in advance that someone wishes to speak.

Commissioner R. Bauer noted that he will be out of state but would like to join remotely, and mentioned that having the opportunity to speak on the matter would be worthwhile.

Planning Manager Larson responded that he can certainly email the mayor to request a few minutes to speak prior to the meeting.

9. ADJOURNMENT

Motion by Commissioner R. Bauer, seconded by Commissioner Lubarski, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, Lubarski, N. Bauer, Musgrove, and VanScoy. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 7:38 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 01/22/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: "OShaughnessy Third Addition" - Preliminary Plat and Variance to Scenic River Protection Overlay - 17201 St. Francis Blvd. NW

Purpose/Background:

In August 2025, the Planning Commission reviewed the sketch plan for a proposed four-lot rural subdivision named "OShaughnessy Third Addition." The plat subdivides two existing parcels, 17201 St. Francis Boulevard NW and an adjacent vacant outlot, into four lots. The existing home would remain on one of those lots and the other three would be available for new single-family home construction. At that time, it was noted that the lot widths along the western side of the plat do not meet the 200-foot minimum, though they could with adjustment. The Planning Commission considered a variance, as requested by the property owner, that was ultimately approved by the City Council. It was also noted at the sketch plan review that the eastern portion would need a variance. That variance is being considered with this preliminary plat review.

The property is guided Rural Developing in the 2040 Comprehensive plan. The property is zoned RR--Rural Residential and all four proposed lots meet the minimum 2.5 acre lot area. The eastern portion of the plat extends into the Scenic River Protection Overlay District where lots need to have at least 300 feet of width (variance discussed below). All lots will be served by private wells and septic systems.

Roadways and Access

Three of the lots will access St. Francis Boulevard, a state highway. The applicant has already gone through the permitting process and obtained residential driveway permits for the two new driveways and MNDOT is not requiring the installation of turn lanes or other modifications to the roadway. The plat will dedicate additional right-of-way for St. Francis Blvd. to achieve the required 60-foot minimum half as required by the Subdivision Code. The fourth lot will access Germanium St. NW, a local roadway.

Natural Resources

From the EPB's January 12, 2026, review, it was noted that the City's Natural Resources Inventory (NRI) does identify a low-quality natural plant community that is located on what will primarily be Lot 2, but also covers portions of Lots 3 and 4 as well. However, the Oak Woodland—Brushland natural plant community will not be disturbed as part of this subdivision. There is already an existing home on Lot 2, so no tree removal is necessary there. The portions of the natural plant community on Lots 3 and 4 are outside the limits of proposed construction for those lots as well.

The Minnesota Land Cover Classification System identifies three (3) different cover types for the Subject Property. The vast majority of the Subject Property is classified as 'planted or cultivated vegetation'. However, a small portion in the northwest corner of the Subject Property is classified as 'urban with vegetative cover' and the Oak Woodland—Brushland is classified as 'woodland'.

The proposed subdivision does not include public roads or utilities (sanitary sewer or municipal water). Therefore, the only impact on existing trees will be the construction of the homes and septic systems. The Applicant has completed a tree inventory for trees within the limits of disturbance. However, when the tree inventory is superimposed on an aerial image of the Subject Property, it becomes clear that the majority of existing trees will be preserved. Existing trees also appear to satisfy the landscape requirements (two front yard

trees per lot). Thus, no landscape plan is required.

Variance

City Code Section 106-220(c) lists the "practical difficulties" that can be used to justify a variance:

(c) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning code. "Practical difficulties," as used in connection with the granting of a variance, means:

- (1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (2) The plight of the landowner is due to circumstances unique to the property not created by the landowner;*
- (3) The variance, if granted, will not alter the essential character of the locality.*
- (4) Economic considerations alone do not constitute practical difficulties;*
- (5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; and*
- (6) Public takings of property due to condemnation.*
- (7) Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, subd. 14, when in harmony with this chapter.*

The Scenic River Protection Overlay requires a minimum lot width of 300 feet and lot width is measured at the minimum setback (40 feet back from the front property line). The proposed lot is 170.46 feet in width and it widens out behind the adjacent property to the south. The applicant is proposing the building site in this wider area. With that, our Area Hydrologist with the Minnesota Department of Natural Resources stated that there is no concern with granting the variance. Staff is recommending a condition of the variance that the area encumbered by the Overlay is platted with a large drainage easement so that it is not buildable should a future buyer decide a house or accessory building is desired in that area. With the house setback outside the Overlay area, then practical difficulty #3 can be used.

Encroachments

It is noted that there are encroachments on the property. The home to the southeast has a paved and unpaved driveway/parking pad crossing the property line. The plans note that this encroachment will be removed. As seen from aerial photos, there are also paths crossing the property from the house to the northeast, also owned by the property owner. These paths must be abandoned with the ground cover restored as they would cross a property that the O'Shaughnessy's are intending to sell and a cross-access private driveway is not advised.

Notification:

Public notification was mailed to property owners within 700 feet of the site. A legal notice was placed in the January 9, 2026, Anoka Union Herald Newspaper. Signs were placed on the property along St. Francis Blvd. NW and Germanium St. NW.

Time Frame/Observations/Alternatives:

Alternatives to Consider

1. Recommend approval of the preliminary plat and variance as requested by the property owner and recommended by the EPB and staff.
2. Recommend approval with modifications.
3. Recommend denial of the preliminary plat and/or variance based on specific findings.

Funding Source:

All costs associated with this proposal are the responsibility of the applicant.

Recommendation:

The EPB and Staff recommend approval of the preliminary plat and variance.

Outcome/Action:

Motion to recommend approval of the preliminary plat of "OShaughnessy Thrid Addition" with a variance to lot width in the Scenic River Protection Overlay.

Attachments

Location Map
Preliminary Plat
Tree Inventory
Resoution #26-020 Preliminary Plat
Resolution #26-021 Variance

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 01/15/2026

Reviewed By

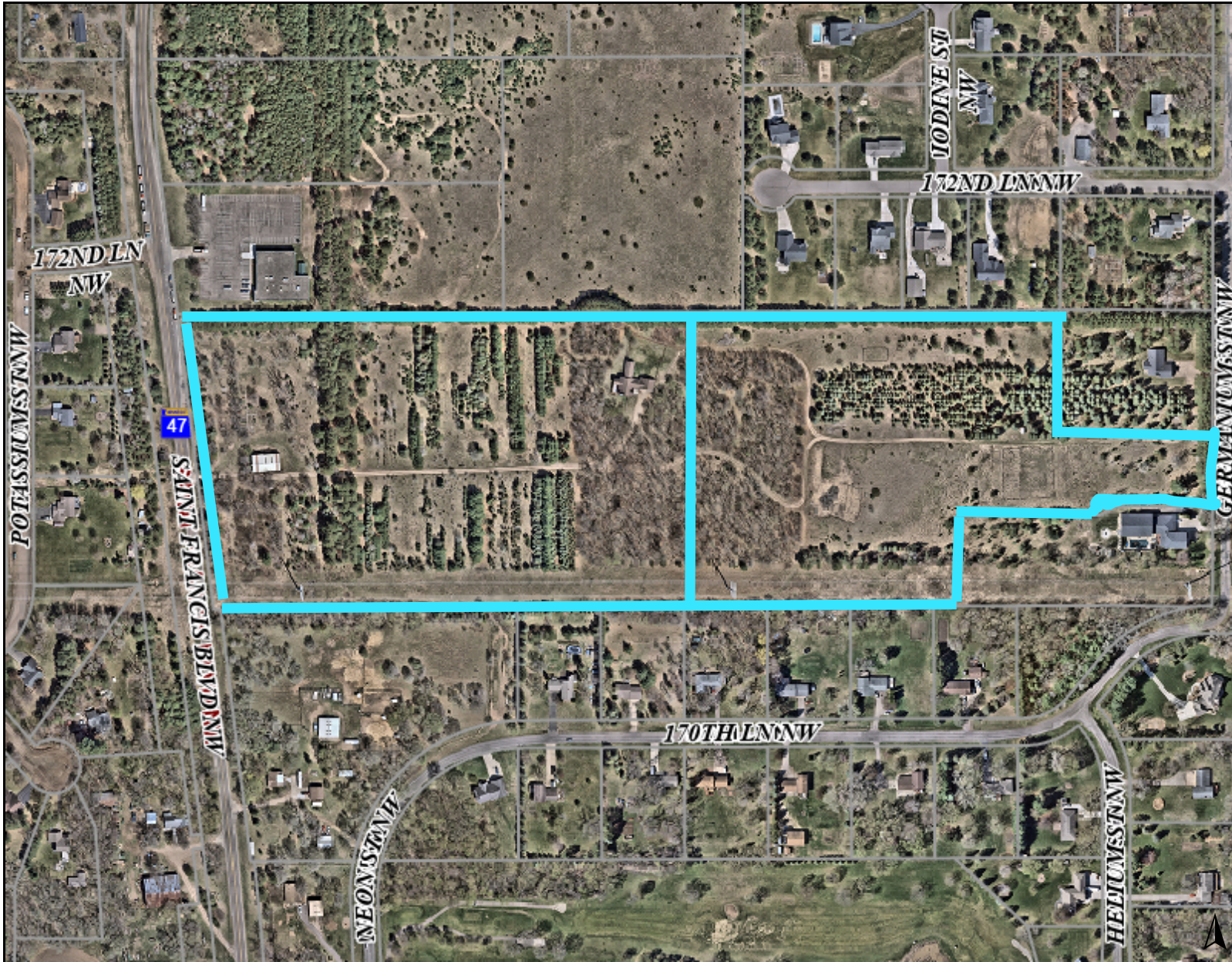
Brian Hagen

Date

01/15/2026 02:12 PM

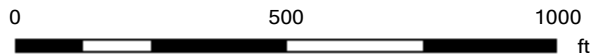
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OShaughnessy 3rd Addition



Address:
17201 Saint Francis Blvd NW
PID:11-32-25-12-0012
PID: 11-32-25-11-0010

Notes

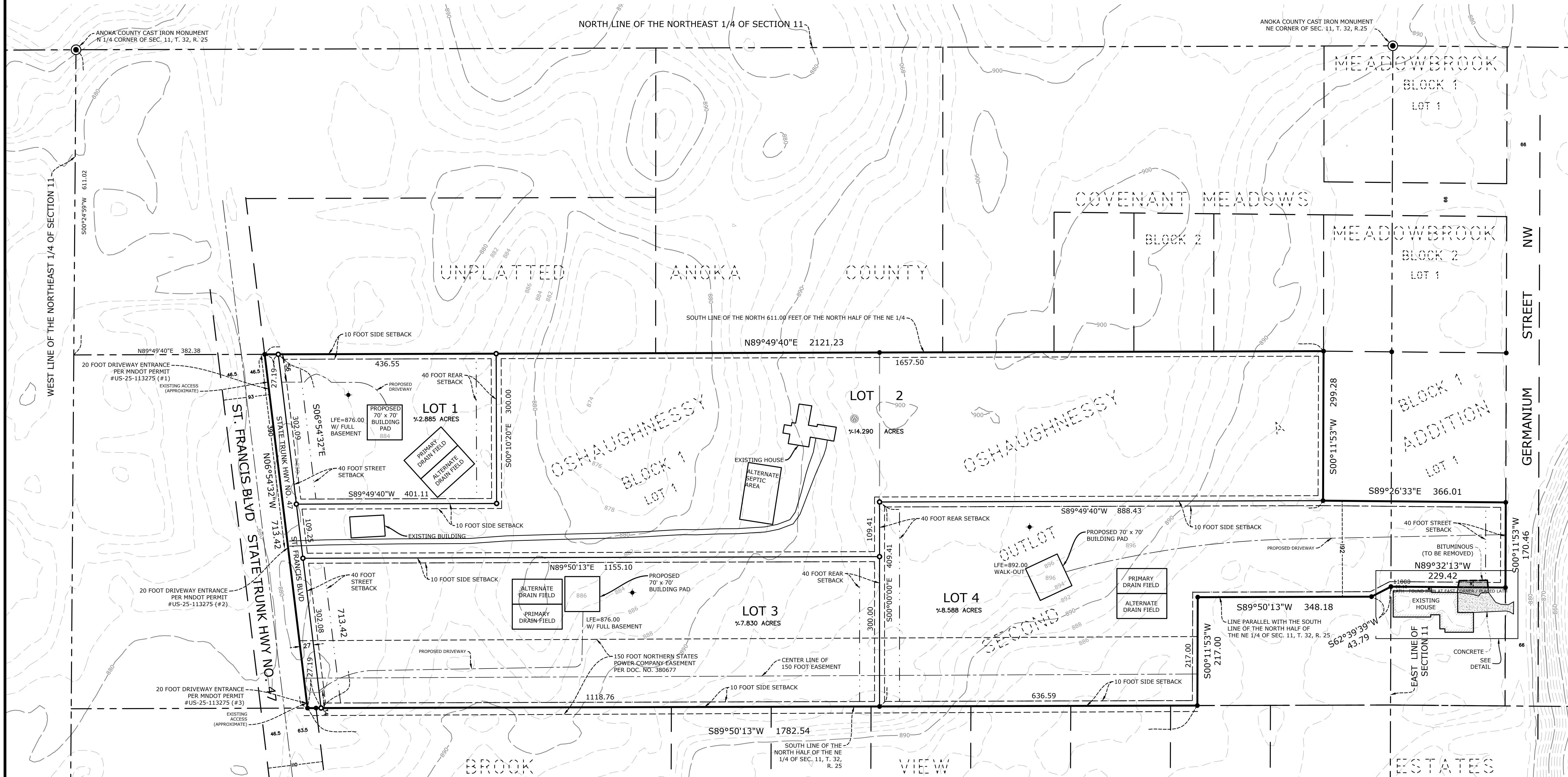


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

PRELIMINARY PLAT

OSHAUGHNESSY THIRD ADDITION

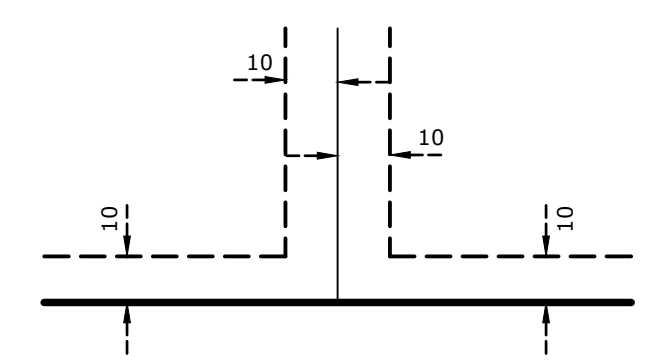
C.R. DOC. NO _____



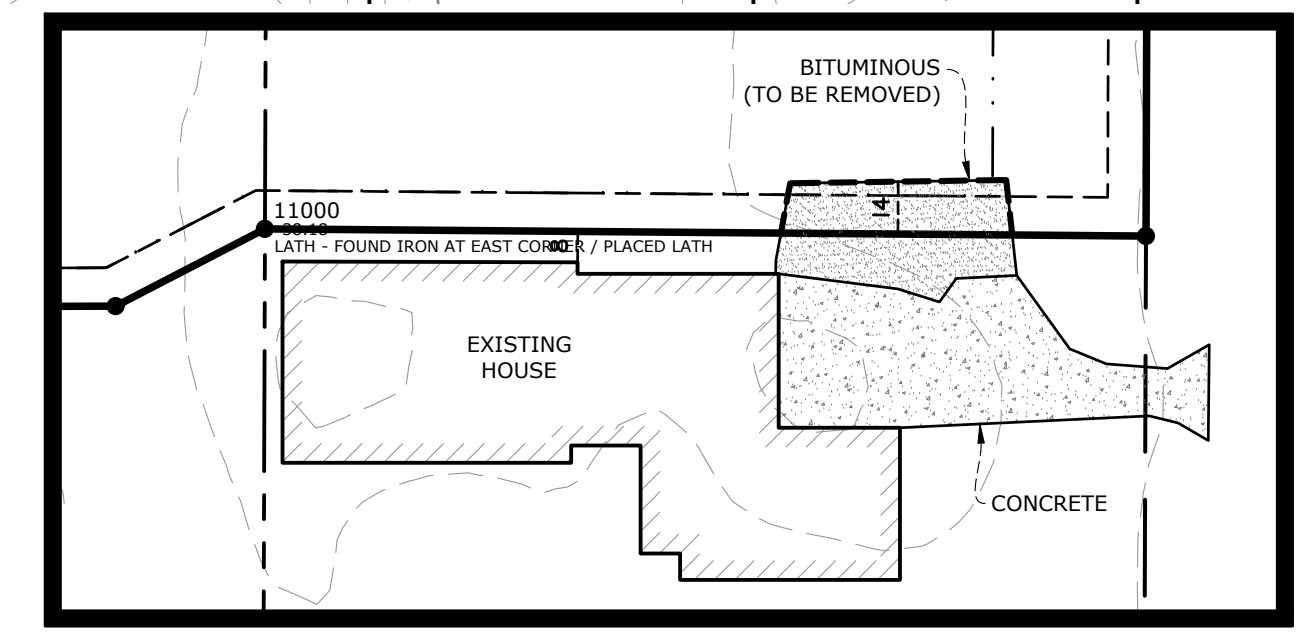
- ◆ Denotes Proposed Well Location
- Denotes Anoka County cast iron monument found
- Denotes found iron monument as shown
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 13637

Bearings are based on West line of the Northeast Quarter of Section 11, Township 32, Range 25, having an assumed bearing of S00°24'59"W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NO SCALE)



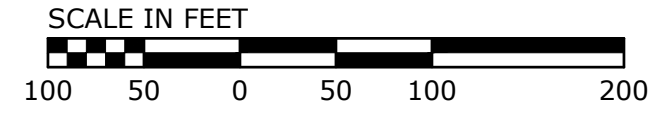
Being 10 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.



DETAIL

GENERAL NOTES:

1. The understanding is these lots are being created to sell to builders and not mass graded. If this is the case the building permit submittals will need to include proposed grading and erosion control plans. If the intent is to grade the building pads and driveways prior to selling to builders, a more detailed grading plan and erosion control plan is needed. Please confirm which process will be followed.

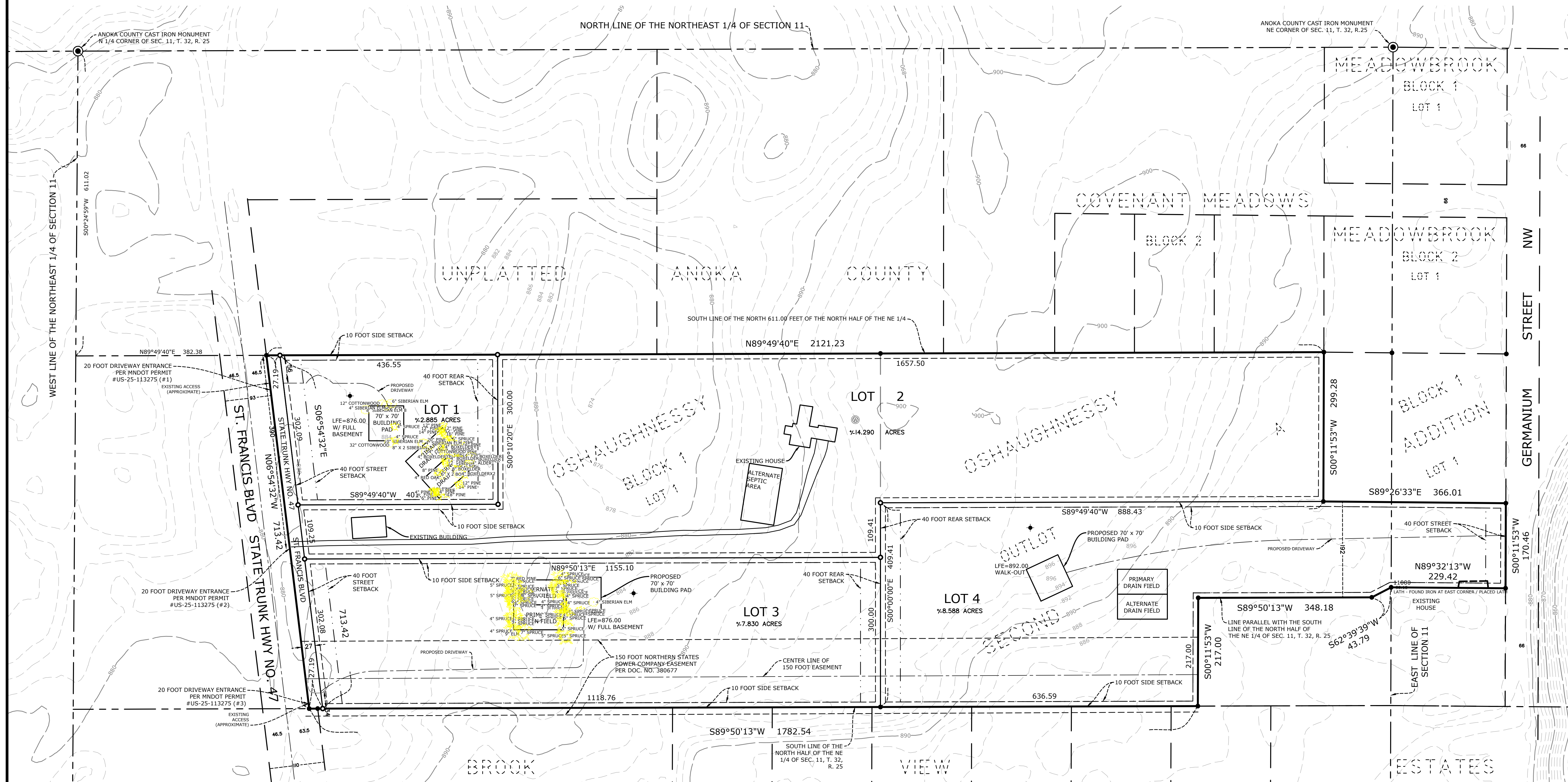


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TREE INVENTORY

OSHAUGHNESSY THIRD ADDITION

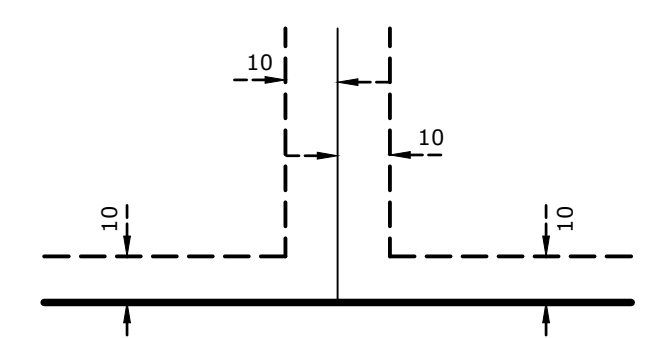
C.R. DOC. NO _____



- ◆ Denotes Proposed Well Location
- Denotes Anoka County cast iron monument found
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Bearings are based on West line of the Northeast Quarter of Section 11, Township 32, Range 25, having an assumed bearing of S00°24'59"W

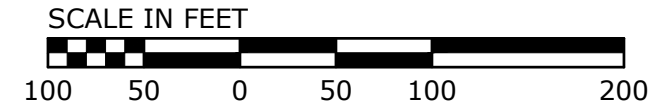
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NO SCALE)



Being 10 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.

GENERAL NOTES:

1. Tree save fencing shall be installed no closer than the drip line of any tree being preserved and shall be maintained throughout the construction of the home and septic system.
2. If irrigation systems are installed, they must each be equipped with both a rain sensor and some form of water efficient technology, such as a weather compensating smart controller.
3. As long as existing tree cover remains between the front of the new homes and the public street, no additional tree plantings will be required.
4. Four (4) inches of topsoil, with no more than 35% sand content, is required over all disturbed areas not otherwise improved with impervious surfacing (e.g. home, driveway, walkways, etc.). A topsoil inspection is required prior to establishing ground cover.

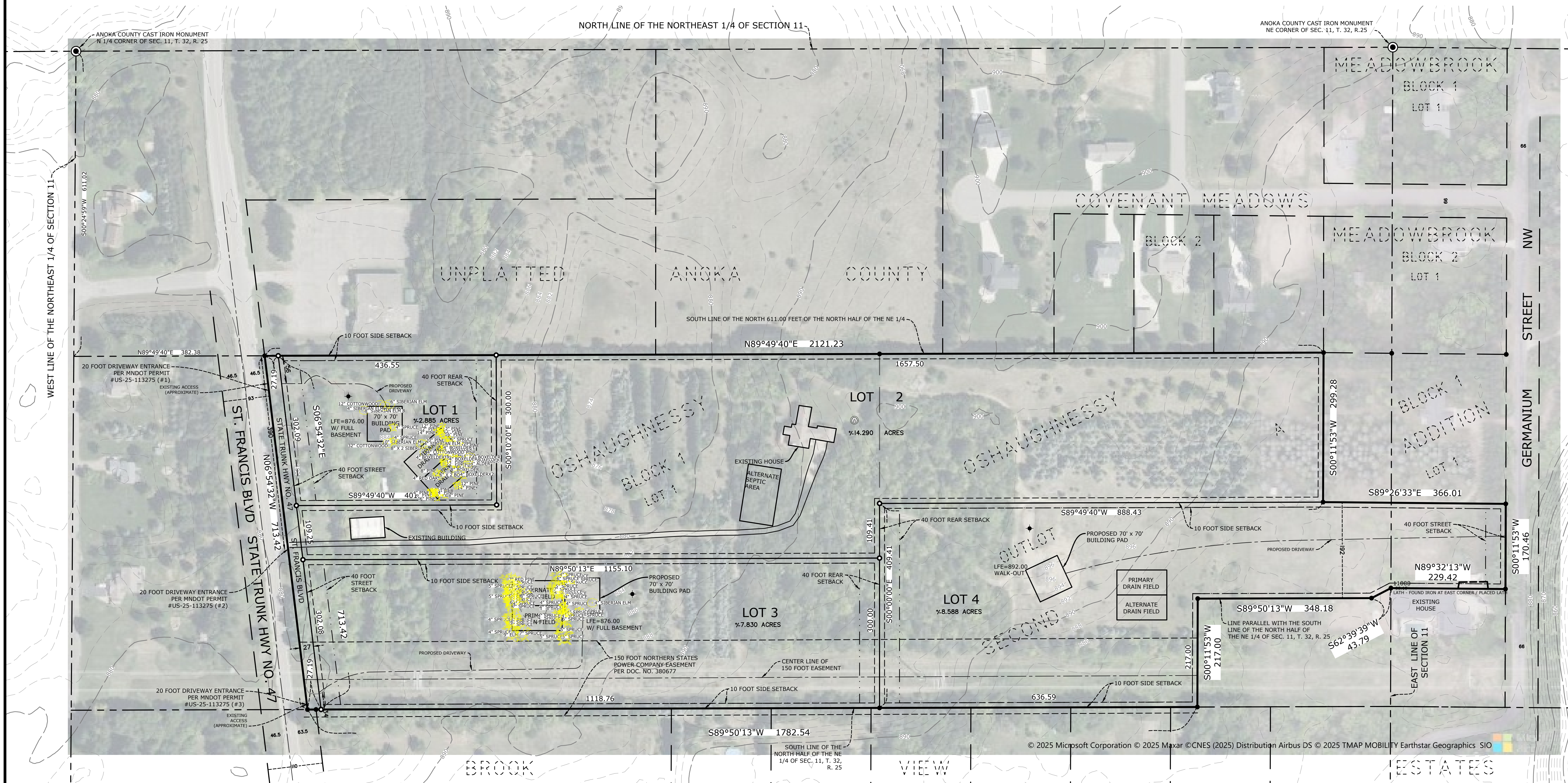


HOUSTON
engineering, inc.

TREE INVENTORY

OSHAUGHNESSY THIRD ADDITION

C.R. DOC. NO _____

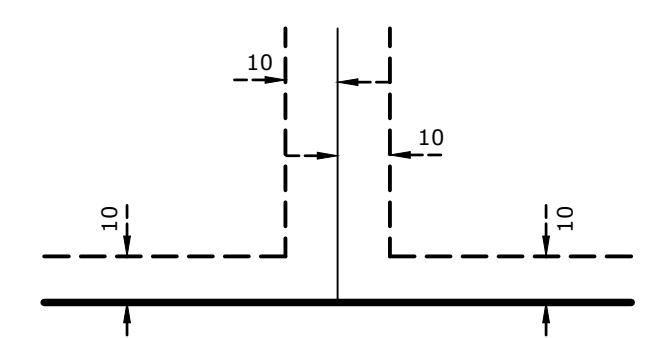


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- ◆ Denotes Proposed Well Location
- Denotes Anoka County cast iron monument found
- Denotes found iron monument as shown
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Bearings are based on West line of the Northeast Quarter of Section 11, Township 32, Range 25, having an assumed bearing of S00°24'59"W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NO SCALE)



Being 10 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.

HOUSTON
engineering, inc.

SCALE IN FEET
100 50 0 50 100 200

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-020

**RESOLUTION APPROVING THE PRELIMINARY PLAT
OF “OSHAUGHNESSY THIRD ADDITION”**

WHEREAS, Mr. Paul Thorpe of Houston Engineering, on behalf of his client, Mr. Tim O’Shaughnessy, hereafter referred to as “Applicant,” properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Lot 1, Block 1, OShaughnessy Addition, and
Outlot A, OShaughnessy Second Addition, Anoka County, Minnesota

Or upon recording

Lots 1-4 (inclusive), Block 1, OShaughnessy Third Addition, Anoka County, Minnesota

(the ‘Subject Property’); and

WHEREAS, the Subject Property is guided Rural Developing in the adopted 2040 Comprehensive Plan; and

WHEREAS, the Subject Property is zoned RR—Rural Residential with the eastern portion of it within the Scenic River Protection Overlay; and

WHEREAS, an existing home with private utility systems, a driveway, and an accessory building are currently on the Subject Property and will remain after platting; and

WHEREAS, proposed Lot 2 does not meet the lot width requirements of the Rural Residential zoning district, though a variance deviating from that standard is addressed in Resolution #25-226; and

WHEREAS, proposed Lot 4 does not meet the lot width requirements of the Scenic River Protection Overlay, though a variance deviating from that standard is addressed in Resolution #26-021; and

WHEREAS, the Planning Commission held a Public Hearing on January 22, 2026, to review the Preliminary Plat; and

WHEREAS, the Planning Commission recommended the City Council approve the Preliminary Plat; and

WHEREAS, the City Council considered the Preliminary Plat on February 10, 2026, at the request of the Applicant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City

Council hereby grants approval of the Preliminary Plat for OShaughnessy Third Addition in accordance with relevant City Codes, subject to the following conditions:

- a) Approval from the Lower Rum River Watershed Management Organization, if applicable.
- b) The Applicant will enter into a Development Agreement with the City.
- c) Removal of encroaching driveways on the Subject Property.
- d) Scheduling a public hearing for vacating existing platted drainage and utility easements.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 10th day of February 2026.

Mayor

ATTEST:

City Clerk

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #26-021

**A RESOLUTION APPROVING A VARIANCE TO LOT WIDTH
IN OSHAUGHNESSY THIRD ADDITION**

RECITALS

1. The City of Ramsey received an application from Mr. Paul Throp of Houston Engineering, on behalf of his client, Mr. Tim O'Shaughnessy (the Applicant) requesting a Variance to the minimum lot width requirements in conjunction with a request to subdivide property (Major Plat) at 17201 St. Francis Boulevard NW into the plat of OSHAUGHNESSY THIRD ADDITION and legally described as follows:

Lot 4, Block 1, OSHAUGHNESSY THIRD ADDITION, Anoka County, Minnesota

(the "Subject Property")

2. That the Subject Property is guided as Rural Developing in the 2040 Comprehensive Plan.
3. That the Subject Property is zoned RR, Rural Residential District with the eastern portion within the Scenic River Protection Overlay District, as are adjacent parcels on the south and north.
4. That the Subject Property has a lot width of approximately 170.46 feet.
5. That City Code Section 106-953(b) specifies that minimum lot width for rural district lots in the Scenic River Protection Overlay is 300 feet.
6. That City Code Section 106-105 (Definitions) define Lot Width as means "the uniform width measured at the property line abutting the street at the minimum building setback line of the underlying zoning district. In the case of a lot abutting a cul-de-sac, the lot width is the width measured at right angles to the depth at the building setback requirement."
7. That the Applicant has requested to subdivide the property into four lots as OSHAUGHNESSY THIRD ADDITION.
8. That along the eastern portion of the property was previously an outlot in the plat of OSHAUGHNESSY SECOND ADDITION and that there is no additional land available to get additional width.
9. That the Environmental Policy Board (EPB) reviewed the variance request at its meeting on January 12, 2026, and recommended approval of it.

10. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on January 22, 2026, and that said public hearing was properly advertised, including notice to the Minnesota Department of Natural Resources, and that the minutes of said public hearing are available.
11. That the City Council reviewed the EPB and Planning Commission’s recommendations at the regular meeting on February 10, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the lot width of Lot 4, Block 1, OSHAUGHNESSY THIRD ADDITION, Anoka County, Minnesota, may be reduced to 170.46 feet in width and that this variance is based on a “practical difficulty” as it is remaining in character with the surrounding neighborhood. It is further conditioned that the house and any accessory buildings must be constructed outside of the area of the property that is within the Scenic River Protection Overlay District.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of February, 2026.

Mayor

ATTEST:

City Clerk

Regular Planning Commission**Meeting Date:** 01/22/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Repair Uses at 14310 Sunfish Lake Boulevard NW (Clark Companies)

Purpose/Background:

Josh Clark with Clark Companies (the "Applicant") has submitted a Land Use Application to allow for Motor Vehicle Repair uses within the existing buildings at 14310 Sunfish Lake Boulevard NW (the "Subject Property"). The property, zoned I-1 Light Industrial, contains two buildings (one measuring 14,440 square feet, and the other measuring 6,200 square feet), 33 parking stalls, and two driveways onto 144th Avenue NW. To accommodate the automotive repair use, the Applicant is requesting a Conditional Use Permit for Motor Vehicle Repair.

It should be noted that this request is speculative in nature, meaning that the Permittee does not have definitive tenants looking to operate a motor vehicle repair business on the property at the time of writing this case. Rather, the Applicant is seeking approval of the Conditional Use Permit to market the eight leaseable suites to motor vehicle repair businesses, as well as other businesses that may work on their own vehicles or equipment as ancillary support of their non-auto-repair business. Other permitted businesses will be allowed to operate in the buildings.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. Two proposed development signs were placed on the property: one at the intersection of 144th Avenue NW and Azurite Street NW, and one along Sunfish Lake Boulevard NW.

Time Frame/Observations/Alternatives:Subject Property

The Subject Property, 14310 Sunfish Lake Boulevard NW, is located in the southeastern part of Ramsey, bounded by 144th Avenue NW to the north, Azurite Street to the west, Sunfish Lake Boulevard to the east, and smaller industrial properties to the south. The Subject Property is zoned I-1, Light Industrial District, and is guided for Business Park land uses in the City's 2040 Comprehensive Plan. Surrounding properties are also zoned Light Industrial and guided for Business Park land use.

Site Plan

This request is unique in that the site improvements were made prior to the Conditional Use Permit request. A building permit and certificate of occupancy were approved for warehousing. The Site Plan includes an existing 14,440 square-foot building labeled as "Building 1", an existing 6,200 square-foot building labeled as "Building 2", 33 parking stalls, and other site improvements. These buildings pre-date most of the buildings and roadways in the surrounding business park. Two existing driveways connect the parking lot to 144th Avenue NW. The western parking lot was recently added with administrative approval.

Building Improvements

The Applicant has been making improvements to the existing buildings to accommodate new uses. The existing

buildings' were granted a certificate of occupancy for warehousing. However, the Applicant is seeking a variety of other types of businesses to lease spaces in the buildings. Mr. Clark is aware that motor vehicle repair use will require a change to occupancy. Therefore, additional building permits and new certificates of occupancy are required to meet Building and Fire Codes. The Applicant has also provided written architectural code analyses for each building to explain what improvements will need to be made to accommodate motor vehicle repair uses, should they come forward for a lease. Additionally, no new signage has been proposed on the submitted plans, but any proposed signage will be reviewed administratively in accordance with Chapter 108 of City Code.

Utilities

The buildings are connected to municipal water and sewer. One condition of approval is the need for a new Sewer Availability Charge (SAC) Determination letter, as required by the Metropolitan Council. This is because the building uses are changing from warehousing to automotive repair which may have an impact on the sewer system. The Engineering Department will need to review the changes and the Metropolitan Council SAC determination. The SAC changes may trigger a change to the Water Availability Charge (WAC) as well.

Conditional Use Permit Standards for Motor Vehicle Repair

As is common for most conditional uses in Ramsey, the requested conditional use has a set of specific performance standards that need to be met before that use can be approved. Those conditions are listed below, as stated in City Code Section 106-525 (in italics):

- *All repair operations must be conducted inside a building.* - The property owner is responsible for ensuring all spaces utilized by motor vehicle repair businesses are large enough to accommodate all repair operations.
- *All vehicles must be properly licensed.* - The property owner is responsible for ensuring compliance with this condition.
- *Parking of any vehicle is prohibited on an adjacent public roadway.* - While not explicitly stated in the Conditional Use Permit, the property owner is responsible for ensuring all vehicles are parked on-site and not parked on any adjacent street. If necessary, "No Parking" signs may need to be installed, with installation costs being the responsibility of the applicant. Additionally, Staff have added another condition stating that all parking standards in Section 106-560 of City Code must be met for all uses on the Subject Property, and that if the current 33 parking stalls are insufficient for meeting minimum parking requirements for all tenants, an amendment to this Conditional Use Permit shall be requested.
- *Visibly damaged vehicles parked outdoors must be screened.* - The Applicant has expressly stated that no visibly damaged vehicles will be parked outdoors. If the Applicant or any of his tenants requests to have any outdoor storage of visibly damaged vehicles, motor vehicle parts, or other items in the future, an amendment to this Conditional Use Permit shall be requested.
- *No vehicle dealer's license will be issued for the property.* - Vehicle dealer's license applications are reviewed by Planning Staff, as regulated by the Minnesota Department of Public Safety, to ensure that a given property is properly zoned for Motor Vehicle Sales. Since Motor Vehicle Sales are a conditional use in the I-1 zoning district, and the Permittee is not seeking a CUP to allow Motor Vehicle Sales, this use will not be allowed on the property.

Staff have built upon the above criteria to add conditions that meet the spirit and intent of a speculative motor vehicle repair use, while at the same time protecting the health, safety, welfare, and general character of the surrounding neighborhood. These conditions have been reviewed by City Staff and the City Attorney.

Additional Considerations

As noted above, this Conditional Use Permit is not connected to a specific user or a specific suite. Rather, the Applicant is seeking approval for the Conditional Use Permit for the eight (8) leasable suites to allow for increased flexibility for prospective tenants. This is a fairly uncommon approach, as Conditional Use Permits are typically sought by tenants and then designed to meet the specific needs of the tenants, the property, and the surrounding neighborhood. Staff have researched past cases and conferred with the Building Official and Fire Marshal to ensure this Conditional Use Permit is sufficient for meeting the Applicant's request while simultaneously protecting the City's interests.

Alternatives

Alternative 1: Recommend approval of the Conditional Use Permit, contingent upon satisfying the conditions

listed in Resolution #26-024 as requested by the Applicant and recommended by staff.

Alternative 2: Recommend approval of the Conditional Use Permit with modifications, based on supporting findings of fact.

Alternative 3: Recommend denial of the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Conditional Use Permit, contingent upon satisfying the conditions listed in Resolution #26-024.

Outcome/Action:

Motion to recommend the City Council approve Resolution #26-024, Approving a Conditional Use Permit for Motor Vehicle Repair at 14310 Sunfish Lake Boulevard NW, subject to the conditions specified within the Resolution.

Attachments

Resolution 26-014

Site and Architectural Plans

Architectural Code Analysis and Email Correspondence

Applicant's Narrative

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 01/15/2026

Reviewed By

Brian Hagen

Date

01/15/2026 02:12 PM

Started On: 01/09/2026 01:50 PM

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #26-024

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR VEHICLE REPAIR USE AT 14310 SUNFISH LAKE BOULEVARD NW

RECITALS

1. Mr. Josh Clark of Clark Companies, hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate motor vehicle repair uses on the property addressed as 14310 Sunfish Lake Boulevard NW and legally described as:

The South 250 Feet of the North 750 Feet of the East 871 Feet as measured along the East and North lines of the North half of the Southeast quarter of Section 27, Township 32, Range 25, except road, subject to easement of record, Anoka County, Minnesota.

(the “**Subject Property**”); and
2. The Subject Property is zoned I-1, Community Business District, and the total area of the Subject Property is approximately 4.65 acres; and
3. The parcels to the north, west, and south of the **Subject Property** are also zoned I-1, Light Industrial District, and properties to the east (across Sunfish Lake Boulevard) are zoned R-1A, Single-Family Residential District; and
4. The **Subject Property** is guided as Business Park in the 2040 Comprehensive Plan; and
5. Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-521 (Principal Uses) within the I-1 Zoning District; and
6. The **Permittee** has submitted a Site Plan, architectural plans, and architectural code analyses, all designed and prepared by El-Nagdy Architects and dated December 11, 2025, depicting the location of an existing 14,440 square-foot building labeled as “Building 1”, an existing 6,200 square-foot building labeled as “Building 2”, 33 parking stalls, and other site improvements; and
7. The **Permittee** has also submitted a written narrative to explain the requested motor vehicle repair use, which is speculative in nature and intended to allow for future tenants to lease and operate motor vehicle repair uses within any of the eight existing suites in the existing buildings; and
8. The **Permittee** will make improvements to the existing buildings to accommodate the change in occupancy from warehousing to motor vehicle repair, and will obtain all applicable building permits in accordance with State Law; and
9. The Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-515(10); and
10. That the Planning Commission reviewed the request at their meeting on January 22, 2026, and recommended _____; and
11. That the City Council reviewed the request at their meeting on February 10, 2026.

FINDINGS OF FACT

1. That the motor vehicle repair use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and
2. That the motor vehicle repair use will be designed and operate in such a way that it will not change the essential character of the area.

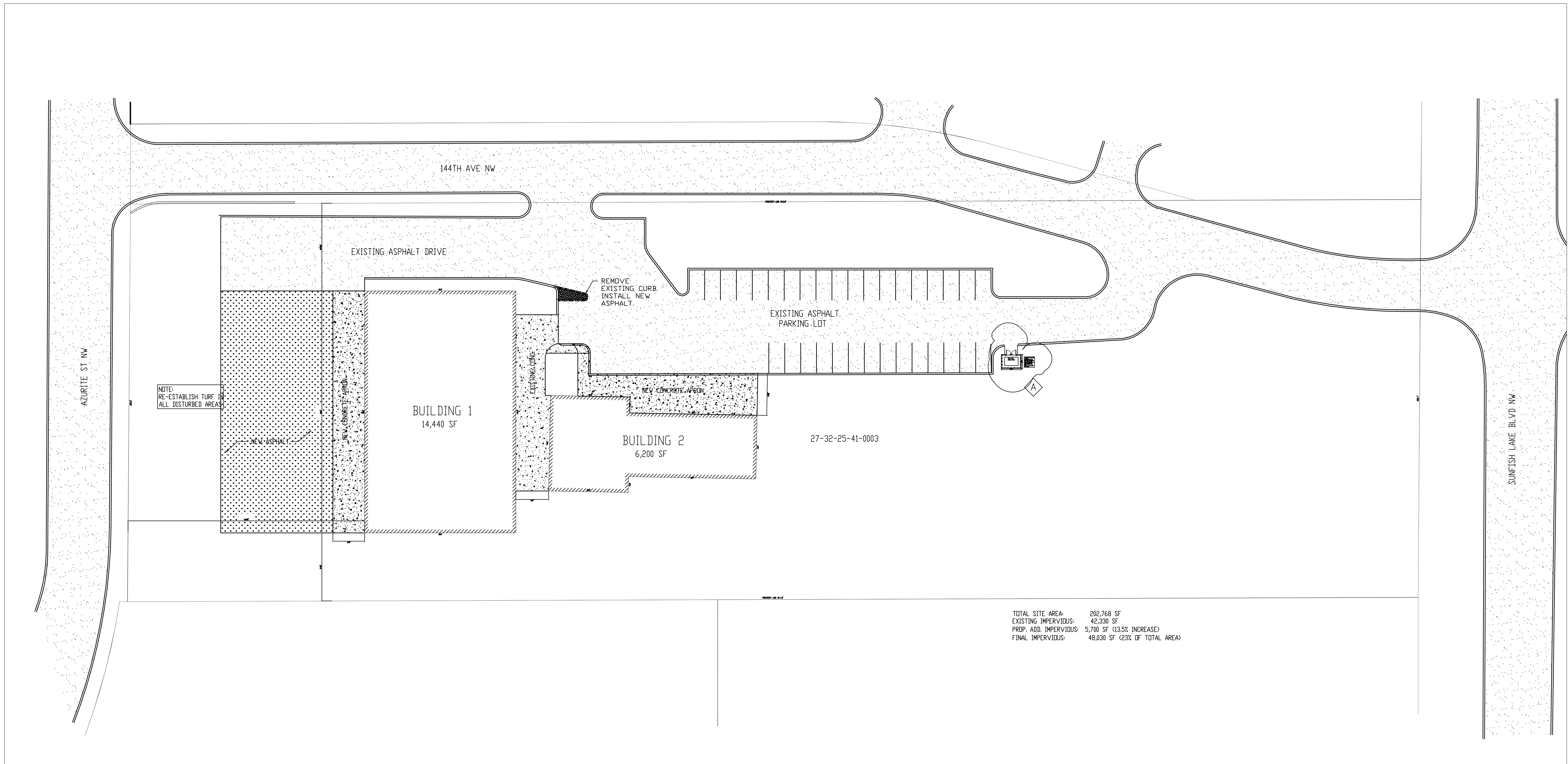
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “**Permit**”) for the construction and operation of motor vehicle repair uses on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.
2. The building improvements will be constructed in accordance with the change in occupancy from the existing warehousing use, and any change in occupancy from the existing warehousing use will require building permits in accordance with State Law.
3. A new Sewer Accessibility Charge (SAC) Determination form must be submitted to account for the change in use of the existing structures, as required by Metropolitan Council Environmental Services (MCES), and a concurrent Water Accessibility Charge (WAC) may apply in accordance with the City of Ramsey’s policies.
4. All repair operations must be conducted inside the existing buildings.
5. All vehicles must be properly licensed.
6. Loading, unloading, and transferring of product or materials to and from commercial vehicles must not occur on any adjacent public roadway.
7. The Permittee stated that any visibly damaged vehicles will be parked indoors. Should visibly damaged vehicles need to be parked outdoors, an amendment to this Conditional Use Permit shall be requested.
8. No visibly damaged vehicles may be parked outdoors on the **Subject Property**. All vehicles stored outdoors on the **Subject Property** shall be operable and parked within a designated parking space directly abutting a drive aisle.
9. Section 106-560 of City Code requires each motor vehicle repair use to provide a minimum of 3 parking spaces for each enclosed bay and 1 space for each full-time employee. If the 33 parking stalls are insufficient for meeting minimum parking requirements for all tenants on the **Subject Property**, an amendment to this Conditional Use Permit shall be requested.
10. Outdoor storage as an accessory use is a Conditional Use in the I-1 zoning district. Should outdoor storage be requested by any of the tenants on the **Subject Property**, an amendment to this Conditional Use Permit shall be requested.

11. No area of the **Subject Property** may be used for accumulation of junk or debris, and the entire **Subject Property** shall comply with Chapter 30 of Ramsey City Code, entitled “Nuisances”.
12. All waste must be located in dumpsters or trash bins, located within a designated waste enclosure on the **Subject Property**.
13. All hazardous waste generated on the **Subject Property** are properly disposed of in accordance with Ramsey City Code and all applicable state laws. If a hazardous waste generators license is applicable through the Minnesota Pollution Control Agency’s regulations, a copy of the license shall be submitted to the City.
14. No vehicle dealer’s license will be issued for any tenant or suite on the **Subject Property**.
15. Signs must meet City Code requirements and obtain the proper permits.
16. The **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.
17. This **Permit** shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.
18. The **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
19. In the event that violations of any conditions set forth in this **Permit** occur, the City Council shall have the authority to revoke the **Permit** as stated in Section 106-230 of Ramsey City Code.



TOTAL SITE AREA: 202,768 SF
 EXISTING IMPERVIOUS: 42,330 SF
 PROP. ADD. IMPERVIOUS: 5,700 SF (13.5% INCREASE)
 FINAL IMPERVIOUS: 48,030 SF (23% OF TOTAL AREA)

consultants

project number: 2524
 date: 4-25-2025
 drawn by: ER
 checked by: AF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# 22887
 NAME: ALEXANDER EI-NAGDY
 SIGNATURE: *Alexander El-Nagdy*
 DATE: 4-25-2025

certification

revisions

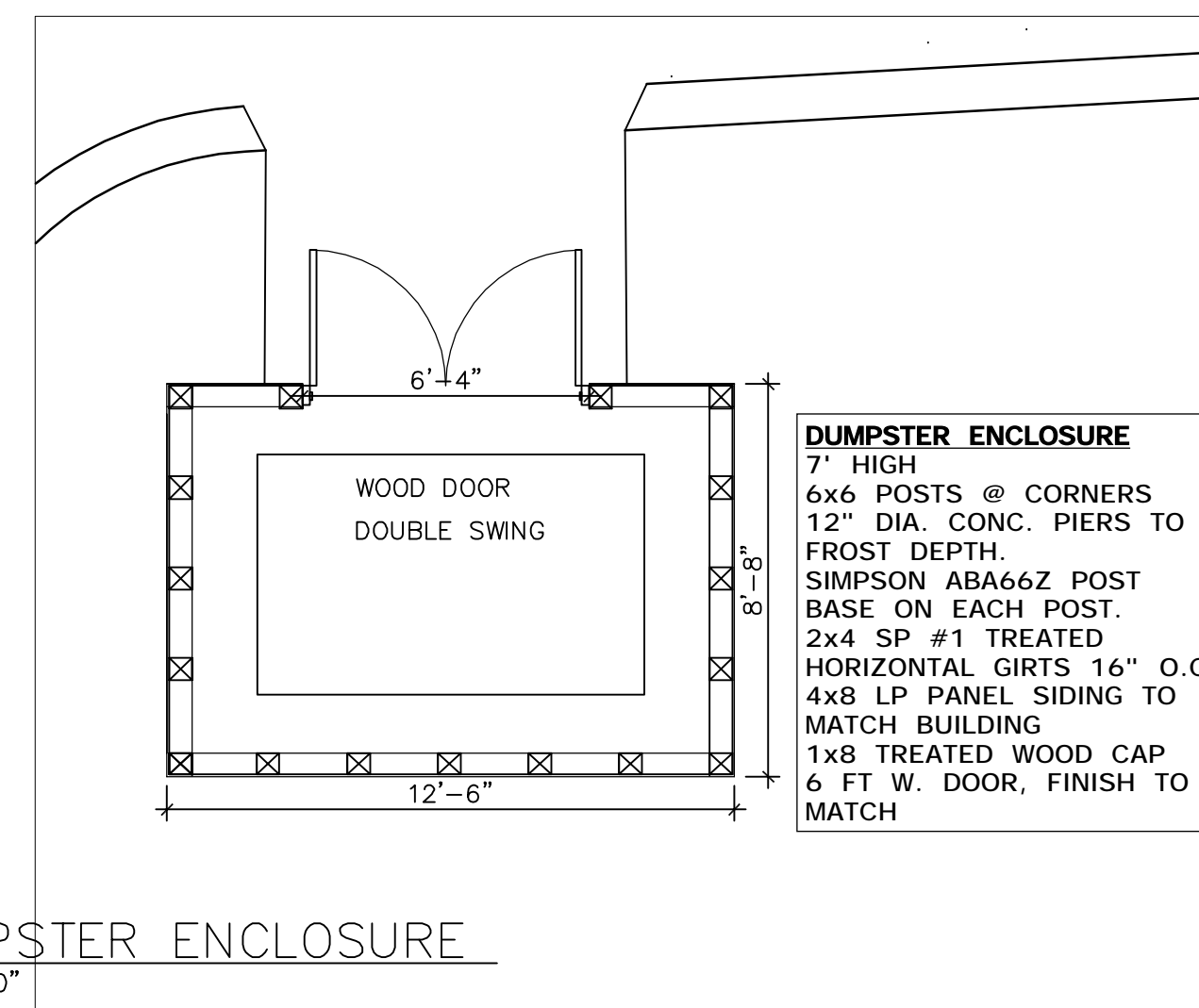
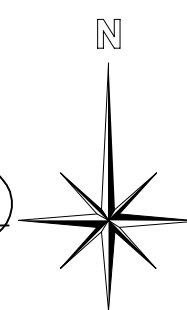
REVISION 1 7/25/2025
 REVISION 2 8/25/2025
 REVISION 3 12/11/2025

project title

COMMERCIAL REMODEL
 14310 SUNFISH LAKE BLVD.
 RAMSEY MN, 55303

SITE PLAN REFERENCE

1 SITE PLAN (REFERENCE)
 A-0.0 1/32"=1'-0"

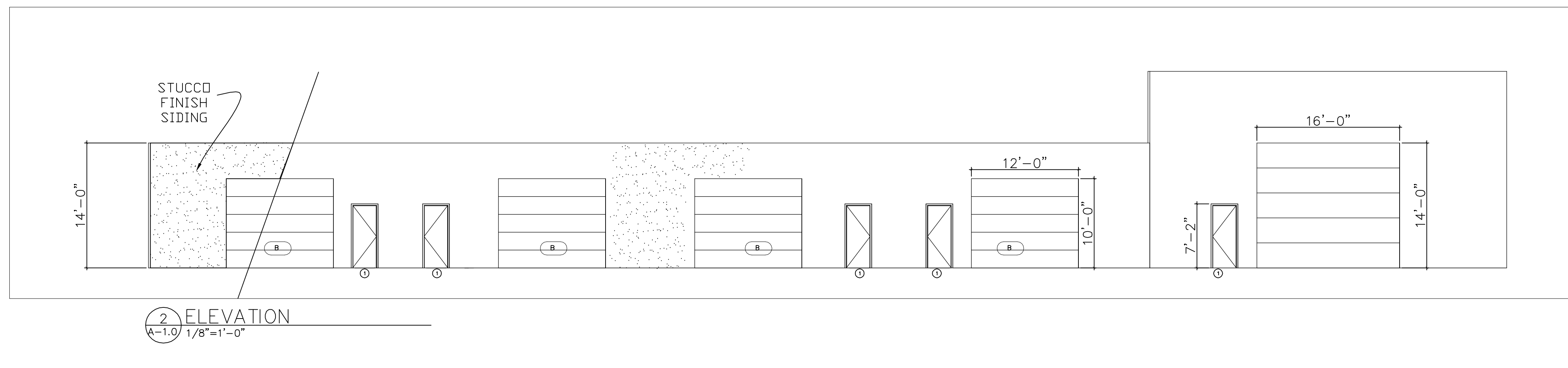
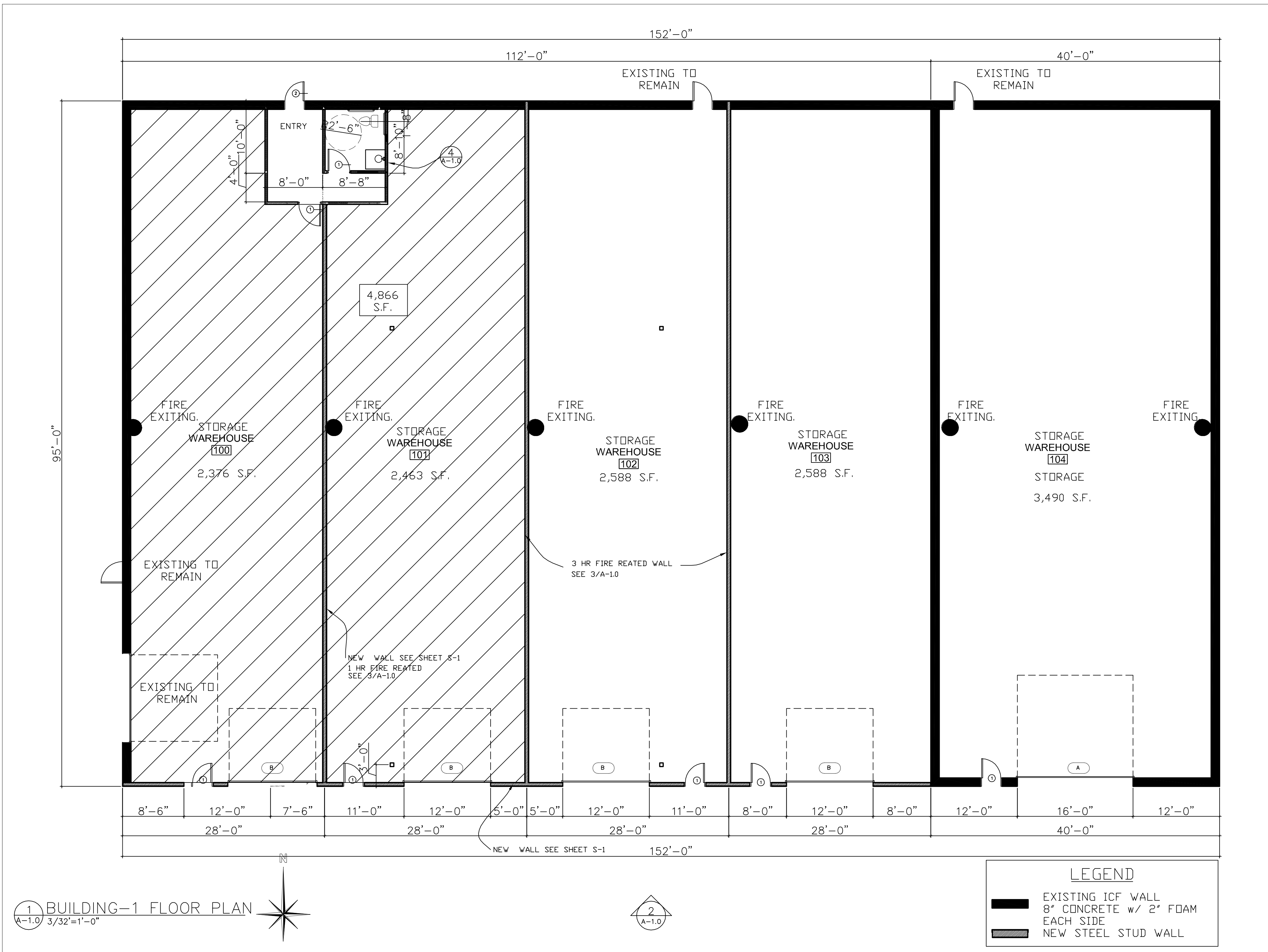


2 DUMPSTER ENCLOSURE
 A-0.0 1/4"=1'-0"

LEGEND	
	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE

IMPERVIOUS SUMMARY

TOTAL SITE AREA: 202,768 SF
 EXISTING IMPERVIOUS: 42,330 SF
 PROP. ADD. IMPERVIOUS: 5,700 SF (13.5% INCREASE)
 FINAL IMPERVIOUS: 48,030 SF (23% OF TOTAL AREA)



CODE REVIEW: BLDG 1

PROJECT DESCRIPTION: REMODELING OF EXISTING PROPERTY
14310 SUNFISH LAKE BLVD
RAMSEY, MN 55303

ZONING:
C (COMMERCIAL)

CODE USED:
2018 IBC
2020 STATE BUILDING CODE

BUILDING
EXISTING ONE STORY
TYPE OF CONSTRUCTION: V-B
NONE SPRINKLER

OCCUPANCY CLASSIFICATION:

S OCCUPANCY
TOTAL AREA USED FOR S
OCCUPANCY 14,440 SF
TOTAL OCCUP. ALLOWED 48
100]S OCCUPANCY.2,376 SF
101]S OCCUPANCY.2,436 SF
102]S OCCUPANCY.2,588 SF
103]S OCCUPANCY.2,588 SF
104]S OCCUPANCY.3,490 SF

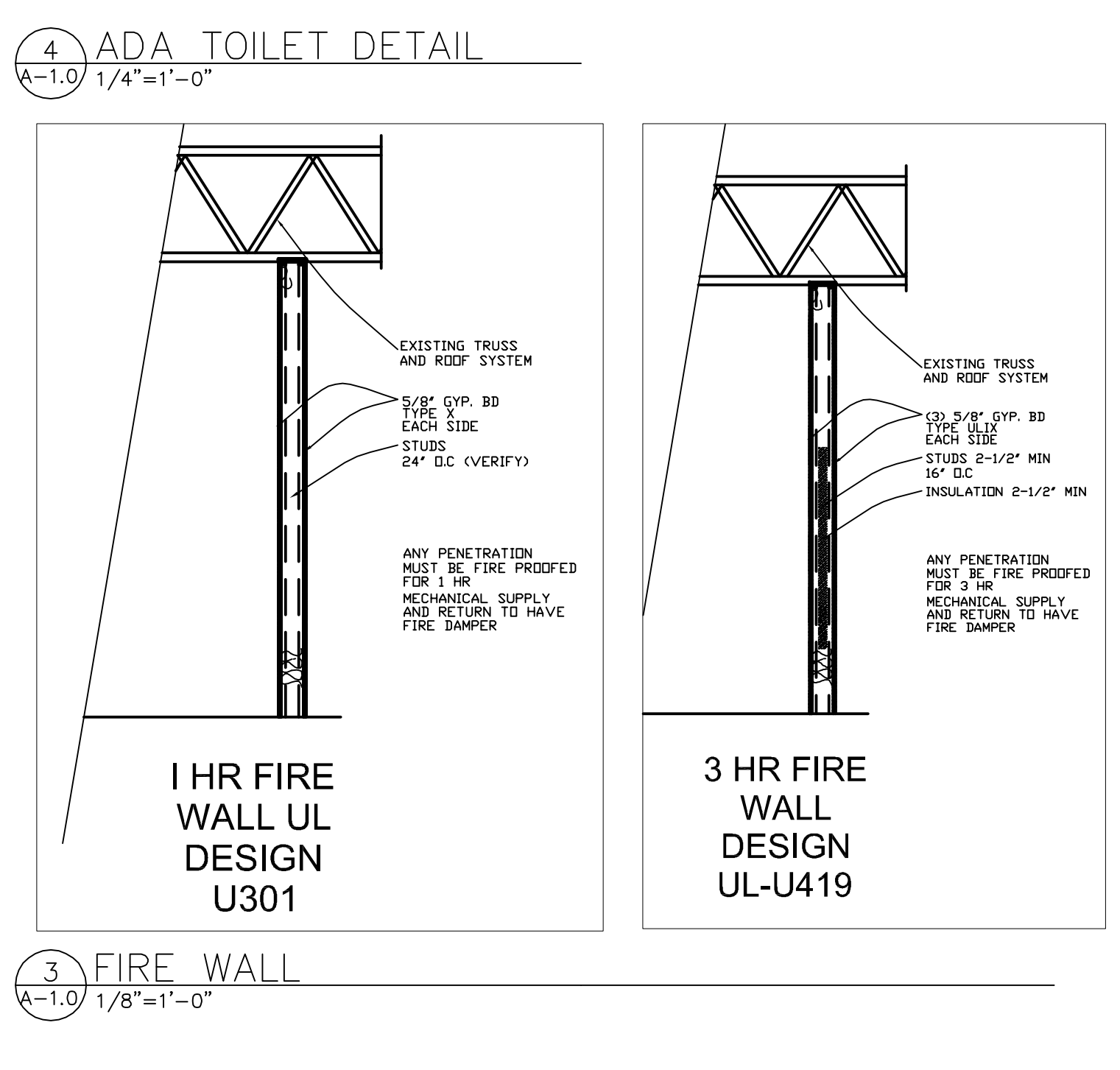
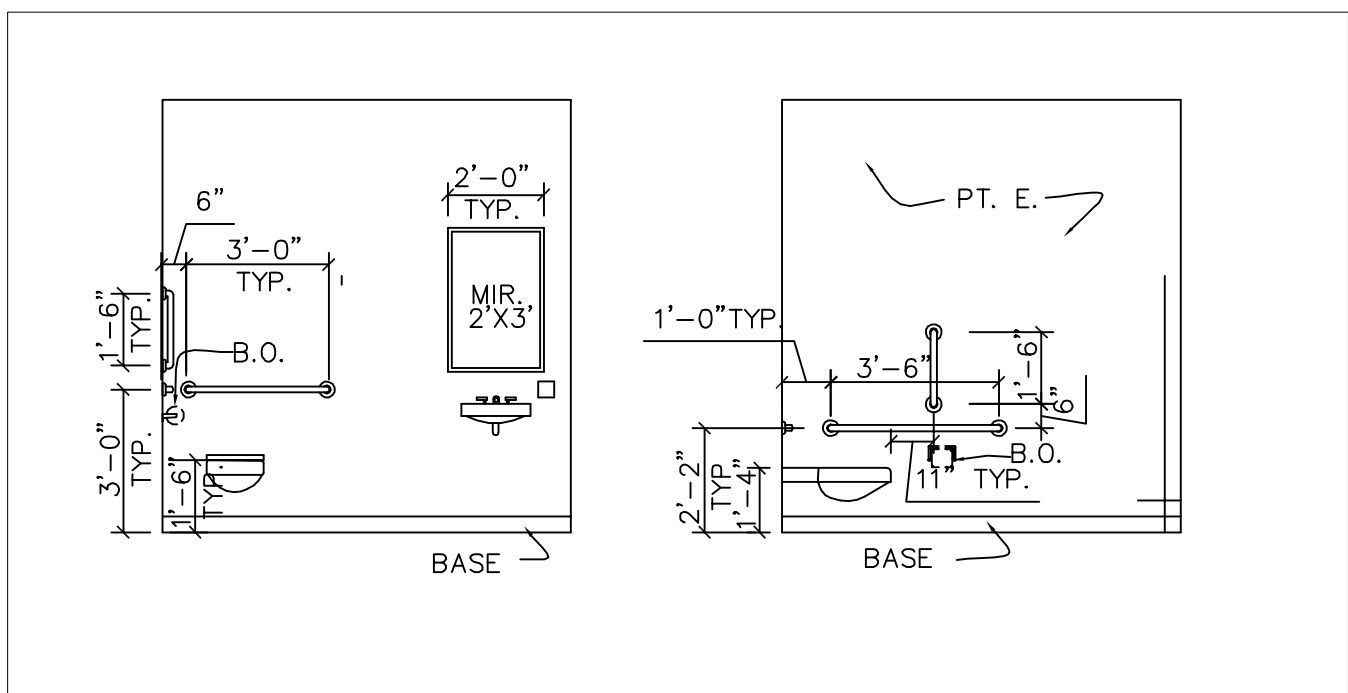
OCCUPANCY LOAD

100]S @300 SF # OF OCCUP.ALLOWED 8
101]S @300 SF # OF OCCUP.ALLOWED 8
102]S @300 SF # OF OCCUP.ALLOWED 9
103]S @300 SF # OF OCCUP.ALLOWED 9
104]S @300 SF # OF OCCUP.ALLOWED 12

PLUMBING FIXTURES:
AREA S OCCUPANCY 1 (EXISTING)

EXIT REQUIREMENTS
S OCCUPANCY 1
2 EXIT PROVIDED AT EACH AREA

PARKING REQUIREMENTS
EXISTING
SEE SITE PLAN A-0.0



El-Nagdy Architects

3632 HARDING ST. NE.
MINNEAPOLIS, MN 55418
PHONE(612)2451297

consultants

project number 2524
date 4-25-2025
drawn by ER
checked by AE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# 22887
NAME: ALYELDIN ELNAGDY
SIGNATURE: *Alyeldin ElNagdy*
DATE: 4-25-2025

certification

revisions

REVISION 1 7/25/2025
REVISION 2 8/25/2025
REVISION 3 12/11/2025

project title

COMMERCIAL REMODEL
14310 SUNFISH LAKE BLVD.
RAMSEY MN,55303

FLOOR PLAN BUILDINGS 1

A-1.0

consultants

project number: 2524
date: 4-25-2025
drawn by: EB
checked by: ME

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION: 22887
NAME: AYELEIN ELNAGDY
SIGNATURE: *A. El-Nagdy*
DATE: 8/19/2025

certification

revisions

REVISION 1: 7/25/2025
REVISION 2: 8/25/2025
REVISION 3: 12/11/2025

project title

Title
Title
14310
SUNFISH LAKE
BLVD.
RAMSEY
MN, 55303

FLOOR PLAN BUILDINGS 2

CODE REVIEW :BLDG 2

PROJECT DESCRIPTION: REMODELING OF EXISTING PROPERTY
14310 SUNFISH LAKE BLVD
RAMSEY, MN 55303

ZONING: I-1: LIGHT INDUSTRIAL

CODE USED: 2018 IBC
2020 STATE BUILDING CODE

BUILDING: EXISTING ONE STORY
TYPE OF CONSTRUCTION: V-B
NONE SPRINKLER

OCCUPANCY CLASSIFICATION: S-1 OR S-2 OCCUPANCY, NON-SEPARATED USES
AREA USED FOR S-1 / S-2 OCCUPANCY 6,011 SF

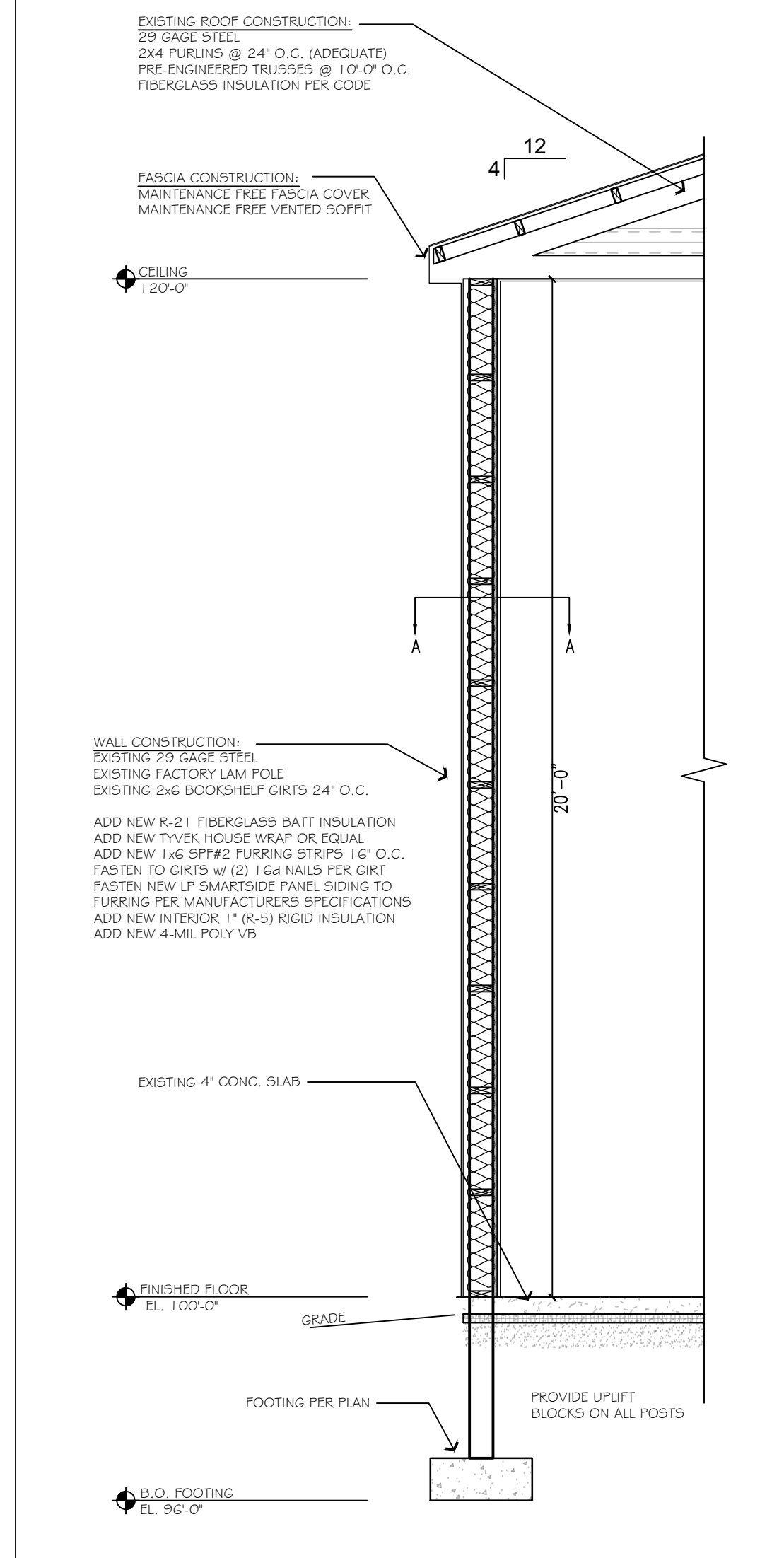
OCCUPANCY LOAD:
[200] S-1 / S-2 2,981 SF @300 # OCCUP.ALLOWED 10
[201] S-1 / S-2 1,530 SF @300 # OCCUP.ALLOWED 5
[202] S-1 / S-2 1,530 SF @300 # OCCUP.ALLOWED 5
TOTAL OCCUP. ALLOWED S-1 / S-2 @ 300 SF 20

PLUMBING FIXTURES: S-1 / S-2 OCCUPANCY 1
PROVIDED AT BUILDING 1

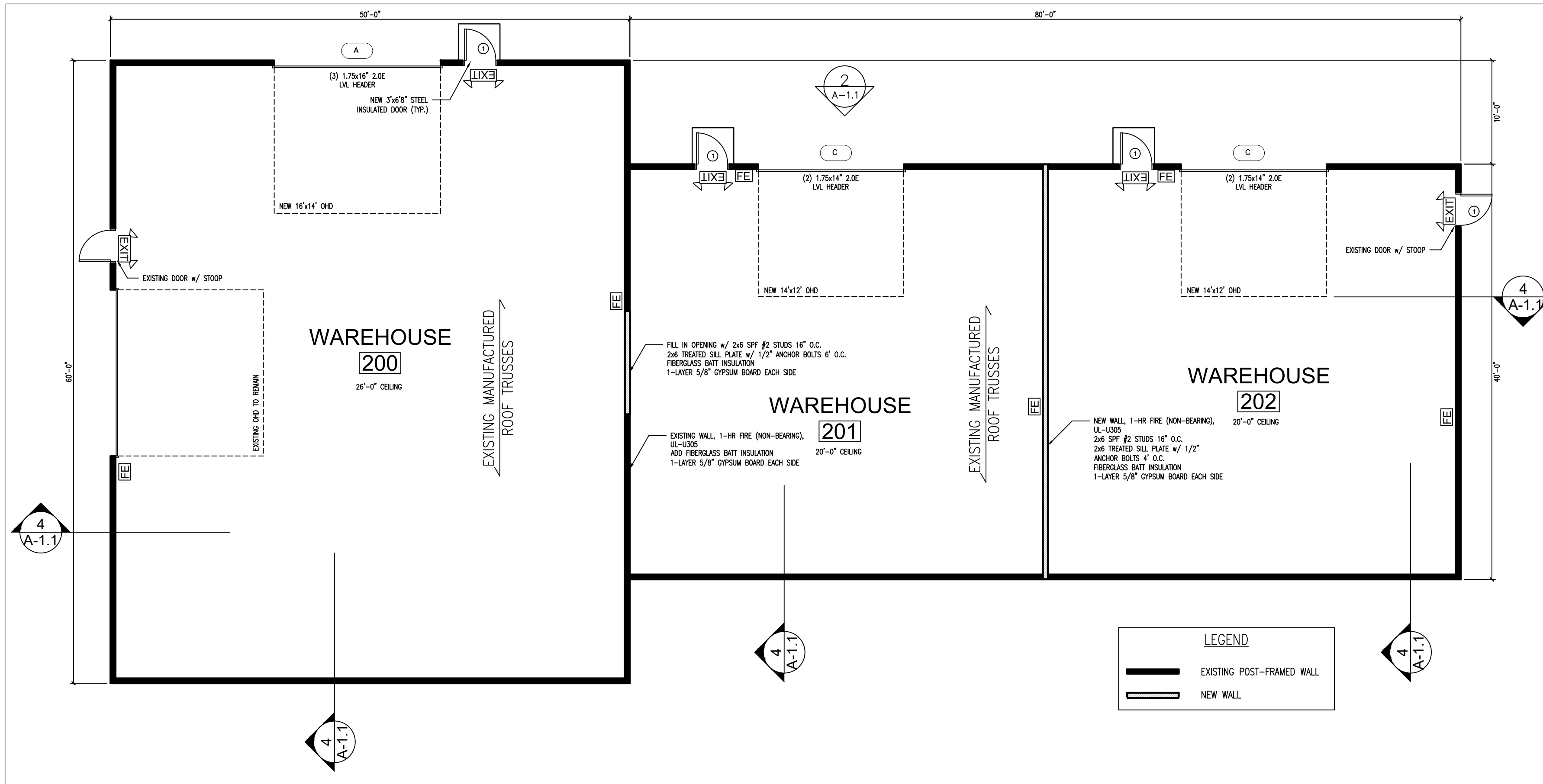
FIRE SEPARATION: NONE REQUIRED

EXIT REQUIREMENTS: S-1 / S-2 OCCUPANCY 1
2 EXIT PROVIDED AT EAT AREA

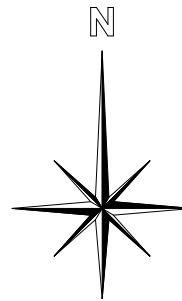
PARKING REQUIREMENTS: EXISTING
SEE SITE PLAN A-0.0



4 EXTERIOR WALL SECTION
A-1.1 3/8"=1'-0"



1 FLOOR PLAN BLDG. 2
A-1.1 1/8"=1'-0"



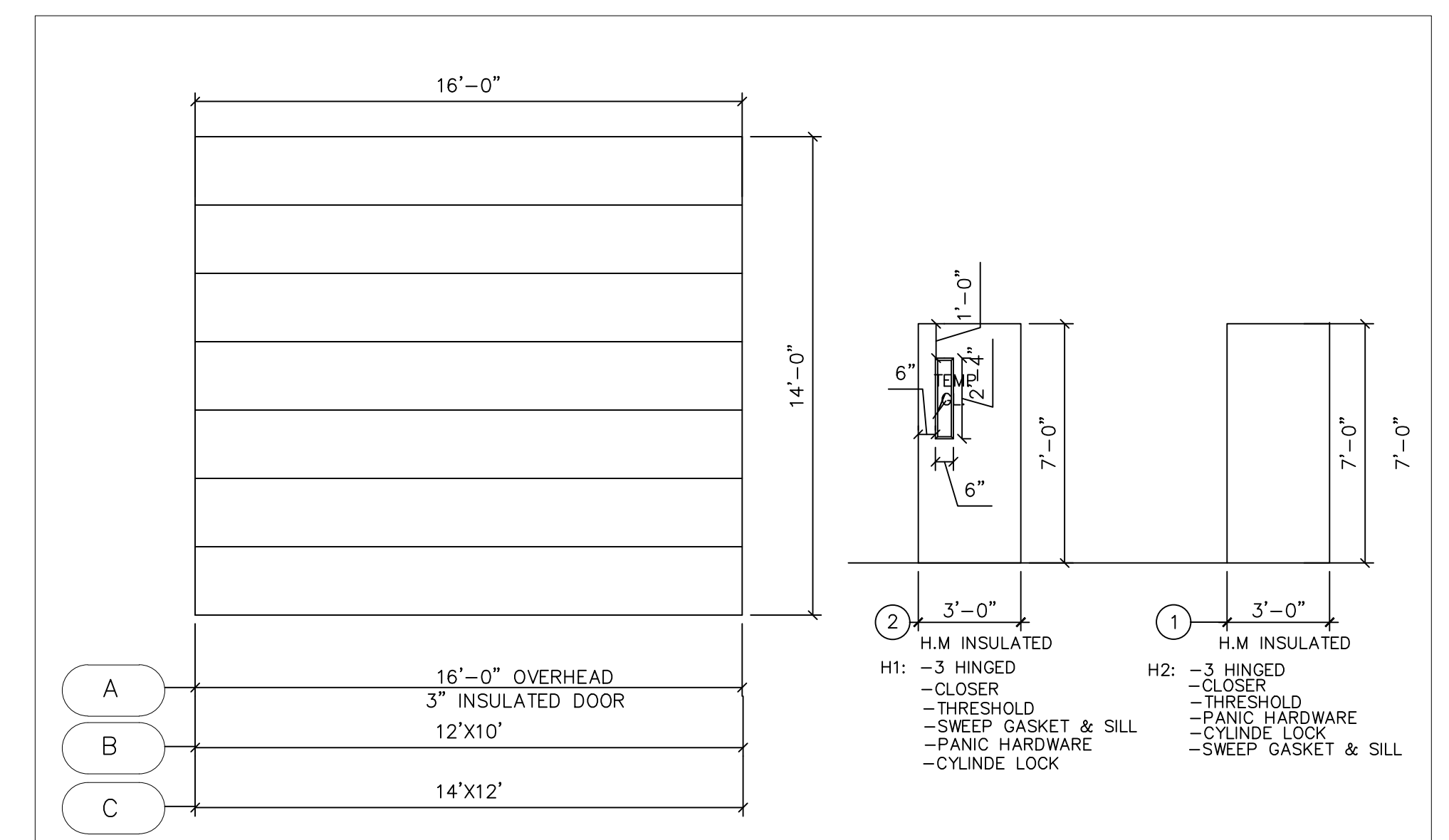
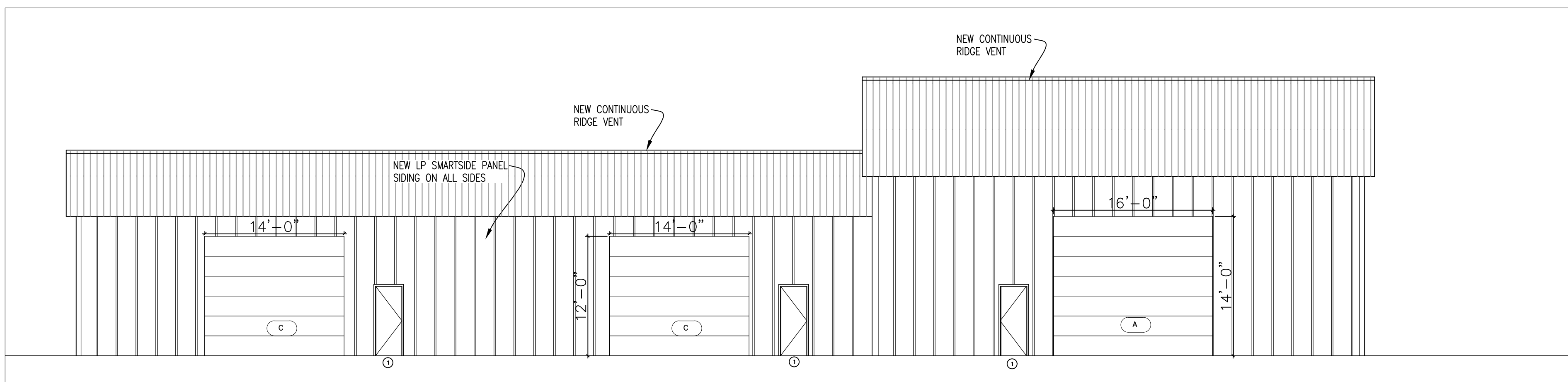
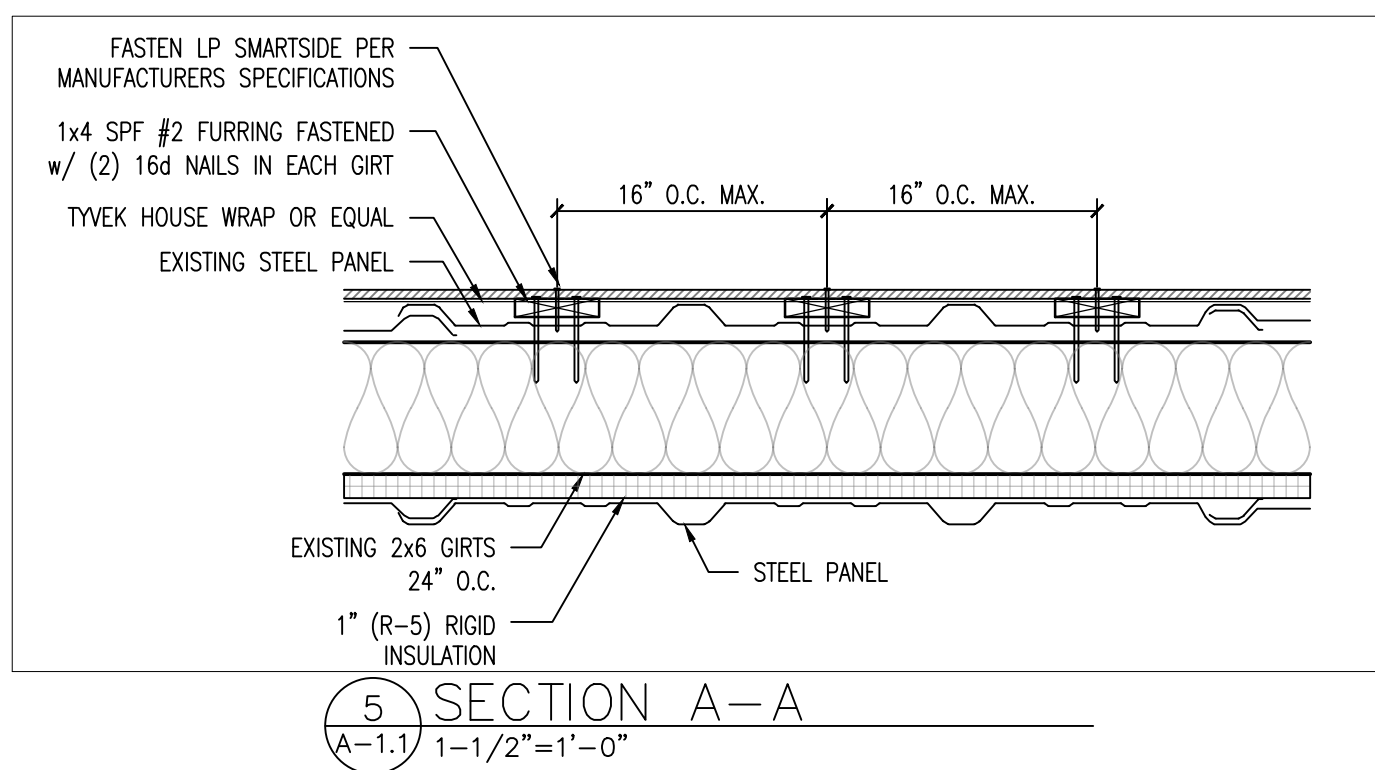
MNBC 311.2 Moderate-hazard storage, Group S-1.
Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosol products, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture
- Furs
- Glues, mucilage, pastes and size
- Grains
- Horns and combs, other than celluloid
- Leather
- Linoleum
- Lumber
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8) *
- Photo engravings
- Resilient flooring
- Self-service storage facility (mini-storage)
- Silks
- Soaps
- Sugar
- Tires, bulk storage of
- Tobacco, cigars, cigarettes and snuff
- Upholstery and mattresses
- Wax candles

* ADDITIONAL CHANGES TO THE BUILDING ARE REQUIRED FOR AUTOMOTIVE USES.

MNBC 311.3 Low-hazard storage, Group S-2.
Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

- Asbestos
- Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
- Cement in bags
- Chalk and crayons
- Dairy products in nonwaxed coated paper containers
- Dry cell batteries
- Electrical coils
- Electrical motors
- Empty cans
- Food products
- Foods in noncombustible containers
- Fresh fruits and vegetables in nonplastic trays or containers
- Frozen foods
- Glass
- Glass bottles, empty or filled with noncombustible liquids
- Gypsum board
- Inert pigments
- Ivory
- Meats
- Metal cabinets
- Metal desks with plastic tops and trim
- Metal parts
- Metals
- Mirrors
- Oil-filled and other types of distribution transformers
- Parking garages, open or enclosed
- Porcelain and pottery
- Stoves
- Talc and soapstones
- Washers and dryers



Building Official * Fire Marshal * Professional Engineer

Douglas K Whitney PE
612-598-4993 DWhit10351@aol.com

Project Description: 2025-6A Warehouse Remodel Bldg. 1 Date: Tuesday, January 6, 2026
Project Location: 14310 Sunfish Lake Blvd, Ramsey, MN 55303
Construction by: CLARK COMPANIES
Architect: EL-NAGDY ARCHITECTS Engineer: Becklin & Whitney
Code Study by: dkw

APPLICABLE BUILDING CODES:

- 2020 Minnesota Building Code
- 2024 Minnesota Commercial Energy Code
- 2020 Minnesota Accessibility Code
- 2020 Minnesota Mechanical and Fuel Gas Code
- 2020 Minnesota Plumbing Code
- 2020 Minnesota Fire Code
- Minnesota Electrical Code 2023 NEC
- 2020 Minnesota Building Code Administration
- 2020 Minnesota Provisions to the State Building Code
- **2020 Minnesota Conservation Code for Existing Buildings**

Minnesota State Building Code Jurisdiction has adopted the building code: yes
Jurisdiction using optional building codes: Chapter 1306, Special Fire Protection Systems
Sub Part 2: No, 1306 sub part 3: No.
This chapter authorizes optional provisions for the installation of on-premises fire suppression systems that may be adopted by a municipality in addition to the State Building Code
Accessibility enforced: local

This code study is based on the 2018 International Building Code by ICC using Plan Analyst.
www.plananalyst.com

BASIC BUILDING DESCRIPTION:

Type of Construction = IIB
Building does not have an automatic sprinkler system
Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

Unprotected Steel Frame They often have exposed member so there is no fire resistance.

Building and Fire Code issues considered:

1. Occupancy types: S-1
2. Construction type: II-B.
3. Fire separation: None.
4. Automatic sprinkler system: None
5. Common path of egress travel: 75 feet.

6. Maximum exit access travel distance: 75 feet.
7. Number of exits required: 1 minimum each bay
8. Exit signs: None required
9. Emergency lighting: None required
10. A fire alarm system: None required
11. Smoke / CO alarms: None required
12. Fire extinguishers: provide one at each exit door.
13. Door swing: Out
14. Panic hardware: None required.
15. Minimum number of plumbing fixtures: 1 unisex.

This code study is based on the 2018 International Building Code by ICC using Plan Analyst.
www.plananalyst.com

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)

The north side has a public way. Distance to public way = 52.0 ,width = 60.0

Length of perimeter facing the public way = 95.0 This side can be accessed from a street or approved fire lane.

The east side has an imaginary line between two buildings.(705.3) Distance to building = 20.0 ,the imaginary line = 10.0

Length of perimeter facing other building = 152.0 This side can be accessed from a street or approved fire lane.

The south side has a lot line. Distance to lot line = 42.0

Length of perimeter facing lot line = 95.0 This side can be accessed from a street or approved fire lane.

The west side has a public way. Distance to public way = 100.0 ,width = 60.0

Length of perimeter facing the public way = 152.0 This side is not accessible from a street or approved fire lane.

Perimeter of the entire building = 494.0 feet.

Perimeter which fronts a public way or accessible open space = 342.0 feet.

Weighted average of the width of public way or accessible open space = 16.7 feet. (506.3.2)

Allowable area increased 24.57% due to frontage. (506.3)

HEIGHT OF BUILDING:

Actual height of building = 20.00 ft Allowed building height = 65.00 ft The height is within the allowed height. (504.1 and Table 504.3)

**BUILDING INTERIOR:
ALLOWABLE AREA AND HEIGHT:**

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Warehouse	S1	2	14440	21800.21	0.66	OK
TOTAL FOR FLOOR				14440	21800.21	0.66	OK
BUILDING TOTAL				14440	21800.21	0.66	OK

Notes:

Allowable area is based on Table 506.2 and Section 506.

Allowable number of stories is based on Table 504.4 and Section 504

Allowed area increased 24.6% for frontage increase. (506.3)

NOTE: Storage areas were set to the major use occupancy group because these areas are accessory to the major use of the building. (311.1.1)

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN EXIT	MIN EXIT WIDTH	PANIC HDWR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL DIST	NOTES
F1	Warehouse	29	1	5.8	no	any	N/A	200	
	TOTAL 1st FLOOR	29	2	5.8	no	any	N/A	200	5

FOOTNOTES:

5. Number of exits from this floor is based on Section 1006.3.2

NOTES FOR EXIT TABLE:

Door swing is based on Section 1010.1.2

Occupant load is based on Section 1004 and Table 1004.5

Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2

For the minimum width of stairways, see Section 1011.2.

Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

Exception 5: Revolving doors complying with Section 1010.1.4.1

Exception 6: Horizontal sliding doors complying with Section 1010.1.4.3

Exception 7: Power-operated doors complying with Section 1010.1.4.2

EXIT WIDTH NOTES:

Exit width is in inches and based on Section 1005.2

Width shown for all areas is based on other egress components. (1005.3.2)

Width shown for 1st floor is based on other egress components. (1005.3.2)

Width shown for other floors & basements is based on stairways. (1005.3.1)

For the minimum width of doors, see Section 1010.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/2 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1)

Exception 1: Where interior exit stairways are interconnected by a 1-hour corridor, the separation shall be measured along the shortest direct travel within the corridor.

Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)

2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)

3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)

See exceptions

See section 1008.3 for emergency power requirements.

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1010.1.5)

2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)

3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)

4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.

Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)

5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.5)

Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.6)
 Exception 2: Where manually operated bolt locks are permitted.
 Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)

Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.4)

2. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:

2.1 The locking device is readily distinguishable as locked.

2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

BUILDING ACCESSIBILITY:

Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.

On floors where drinking fountains are provided, accessible drinking fountains shall be provided. No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a wheelchair and one for standing persons. (1109.5.1)

MINIMUM NUMBER OF PLUMBING FIXTURES: (2902.1)

FL	NAME OF AREA	NUMBER OCC	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
			MALE	FEMALE	MALE	FEMALE	
F1	Warehouse	29	1	1	1	1	1
TOTAL for 1st FLOOR		29	1	1	1	1	1

NOTES ON THE TOTAL NUMBER OF PLUMBING FIXTURES:

The number of fixtures for a floor may not match total number of fixtures per area.

1. Fixtures for accessory areas are not included in the floor total.

2. The number of fixtures for each area are rounded up to the next whole number. Floor totals are not rounded up until the floor total is obtained.

If the fixtures only serve an area, use number shown for each area.

If the fixtures serve an entire floor, use number shown for totals.

[P] 2902.1 Minimum number of fixtures.

Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official. The number of occupants shall be

determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

Exception: When approved by the building official, buildings or structures that are normally unoccupied, such as picnic shelters, amphitheaters, small transit stop stations, cold-storage buildings, utility sheds, warming houses, kiosks, concession stands and similar structures, need not be provided with restroom facilities

[P] 2902.1.2 Single-user toilet facility and bathing room fixtures.

The plumbing fixtures located in single-user toilet facilities and bathing rooms, including family or assisted-use toilet and bathing rooms that are required by Section 1109.2, shall contribute toward the total number of required plumbing fixtures for a building or tenant space. Single-user toilet facilities and bathing rooms, and family or assisted-use toilet rooms and bathing rooms shall be identified for use by either sex.

[P] 2902.2 Separate facilities.

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:

North Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

East Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)

Maximum unprotected openings = 15% of wall area. Maximum protected openings = 45% of wall area. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

South Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

West Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

Parapet walls must extend 30 inches above the roofing.

The parapet wall is required to have the same fire rating as the wall and shall have noncombustible faces for the uppermost 18 inches. (705.11)

If roof/ceiling protection is used instead of a parapet wall:

4.1 Where roof/ceiling framing are parallel to the wall, framing and support shall be not less than 1-hour fire-resistive for a minimum width of 10 feet from the inside of the exterior wall.

4.2 Where roof/ceiling framing are not parallel to the wall, the entire span of framing and support shall be not less than 1-hour fire-resistive.

4.3 Openings in the roof shall not be located within 10 feet of the exterior wall.

4.4 The entire building shall be provided with not less than a Class B roof covering.

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above

Primary structural frame must be noncombustible. Minimum fire resistance rating = 1 hour

Interior bearing wall must be noncombustible. Minimum fire resistance rating = 1 hour

Interior nonbearing wall must be noncombustible. Minimum fire resistance rating = 0 hr.

Fire-retardant treated wood shall be permitted in: (603.1)

1.1 Nonbearing partitions where the required fire-resistance rating is two hours or less.

1.2 Nonbearing exterior walls where no fire rating is required.

1.3 Roof construction, including girders, trusses, framing and decking.

Partitions dividing portions of stores, offices or similar places occupied by one tenant only and do not establish a corridor or serve an occupant load of 30 or more may be:

1. constructed of fire retardant treated wood

2. one hour fire resistive construction

3. wood panels or similar up to six feet in height. (603.1, 11)

Floor/ceiling assembly must be noncombustible. Minimum fire resistance rating = 1 hour

Roof/ceiling assembly must be noncombustible. Minimum fire resistance rating = 1 hour

Heavy timber shall be permitted where a 1 hour or less fire rating is required. (Table 601, c)

Fire-retardant-treated wood shall be allowed in buildings including girders and trusses as part of the roof construction. (Table 601, b.)

Stairs must be noncombustible. Minimum fire resistance rating = 0 hour

Where columns are required to be fire-resistance rated, the entire column shall be provided individual encasement protection on all sides for the full length. (704.2)

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)

Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces;

Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and

Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

FIRE PARTITIONS:

The following wall assemblies shall comply. (708.1)

Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)

See exceptions.

Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)

See exceptions.

The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported.

See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)

Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces. (710.4) The supporting construction shall be protected to afford the required fire-resistance rating of the wall or floor supported.
See Section 710.5 for opening requirements.

PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:

WALLS ASSEMBLIES:

Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.

DUCTS AND AIR TRANSFER OPENINGS:

Where required. (717.5) , Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 509)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = 1 hour

Rooms with any boiler over 15 psi and 10 horsepower = 1 hour

Refrigerant machinery rooms = 1 hour

Hydrogen cut-off rooms not classified as Group H = 1 hour

Incinerator rooms = 2 hours and an automatic sprinkler system is required

Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the IFC. = 1 hour

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class B or better. (Table 1505.1)

ROOF DRAINAGE:

Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason, secondary (emergency overflow) roof drains or scuppers shall be provided. (1502.2)

1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.

2. See section 1611.1 for design load requirements.

3. Scuppers shall not have an opening dimension of less than 4 inches. (1502.3)

4. See sections 1106 and 1108 of the Plumbing code for design requirements.

AUTOMATIC SPRINKLER SYSTEMS:

If openings are not provided in each 50 feet on at least one exterior wall or there is floor area more than 75 feet from an exterior opening, an automatic sprinkler system is required. Openings shall have a minimum dimension of 30 inches. There must be at least 20 sq. ft. of opening in every 50 lineal feet of wall or fraction thereof. The height of the bottom of the opening shall not exceed 44 inches measured from the floor. (903.2.11.1)

An automatic sprinkler system is required where a fire area containing Group S-1 exceeds 12,000 square feet (903.2.9 #1, #1) or the combined fire area on all floors exceeds 24,000 square feet. (903.2.9 #1, #3)

Note: The size of the fire area may be reduced using fire barriers. See section 707.3.10 for requirements.

The fire-resistive rating for the fire barrier assembly is 3 hours. (Table 707.3.10)

An automatic sprinkler system shall be provided when the area exceeds 2,500 square feet and is used for the storage of upholstered furniture or mattresses. (903.2.9 #5)

Note: The size of the fire area may be reduced using fire barriers. See section 707.3.10 for requirements.

The fire-resistive rating for the fire barrier assembly is 3 hours. (Table 707.3.10)

[F] 903.2.10 Group S-2 enclosed parking garages.

An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

[F] 903.2.10.1 Commercial parking garages.

An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

Note Limitations

903.2.9.3 Group S-1 upholstered furniture and mattresses.

An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the storage of upholstered furniture or mattresses that exceeds 2,500 square feet (232 m²).

Exception: Self-service storage facilities (mini-storage) no greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.

FIRE PUMPS:

When provided, fire pumps shall be located in rooms that are separated from all other areas by 2-hour fire barrier construction. (913.2.1)

PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers are required. (906.1)

See Section 906.1 and Table 906.1 for location requirements.

See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:

A standpipe system is not required. (905)

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

ACCESSIBLE FACILITIES:

Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.

Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

ADDITIONAL TOILET REQUIREMENTS:

Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)

The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)

The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.2)

Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)

Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.3.5)

Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet,

two family/assisted-use toilet facilities shall be permitted to serve as required separate facilities.

Toilet facilities shall not be required to

be identified for exclusive use by either sex. (2902.2.1)

LIGHT AND VENTILATION:

1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1204.1)

2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1202.1)

3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1202.5.2.1)

GLAZING REQUIREMENTS:

All glazing in hazardous locations is required to be of safety glazing material. (2406.1)

See Section 2406.4 for locations.

WALL AND CEILING FINISHES:

1. Wall and ceiling finish materials are required to comply with Sec. 803.13 and Table 803.13.
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6.
3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)
4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1209.2.1)
5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1209.2.2)

CEILING HEIGHTS:

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1207.2)

INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2) 'concealed installation' and Sec. 720.3 'exposed installation'

Foam plastic insulations are required to be protected. (2603)

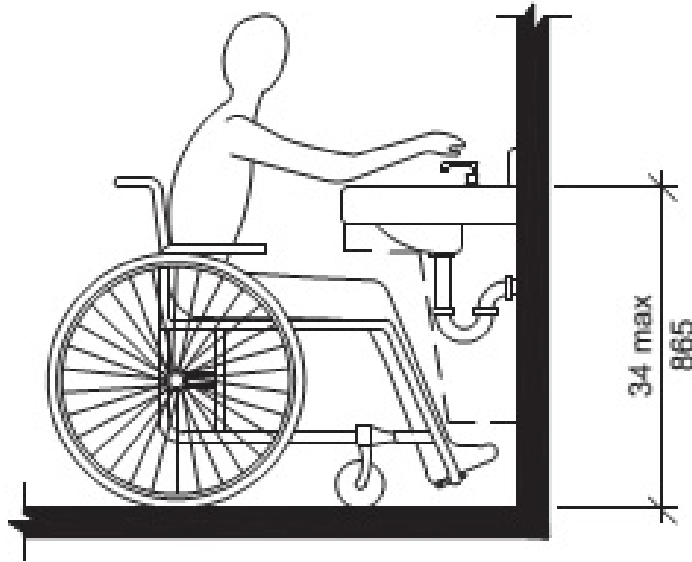
305.7 Alterations affecting an area containing a primary function.

Where an *alteration* affects the accessibility to or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The accessible route to the *primary function area shall include toilet facilities, parking facilities, and drinking fountains serving the area of primary function.*

Exceptions:

- 1.1. The costs of providing the *accessible* route are not required to exceed 20 percent of the costs of the *alterations* affecting the area of *primary function*.
- 2.2. This provision does not apply to *alterations* limited solely to windows, hardware, operating controls, electrical outlets, and signs.
- 3.3. This provision does not apply to *alterations* limited solely to mechanical systems, electrical systems, installation or *alteration* of fire protection systems, and abatement of hazardous materials.
- 4.4. This provision does not apply to *alterations* undertaken for the primary purpose of increasing the accessibility of a *facility*.
- 5.5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

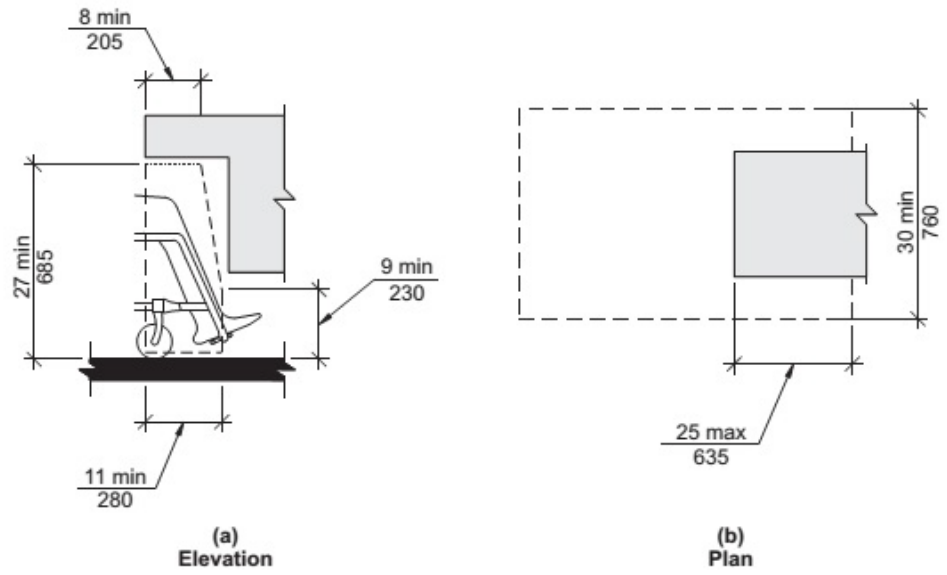
6.6. This provision does not apply to alterations undertaken by a tenant where the accessible route, toilet facilities, parking facilities, telephones, and drinking fountains are outside the tenant space



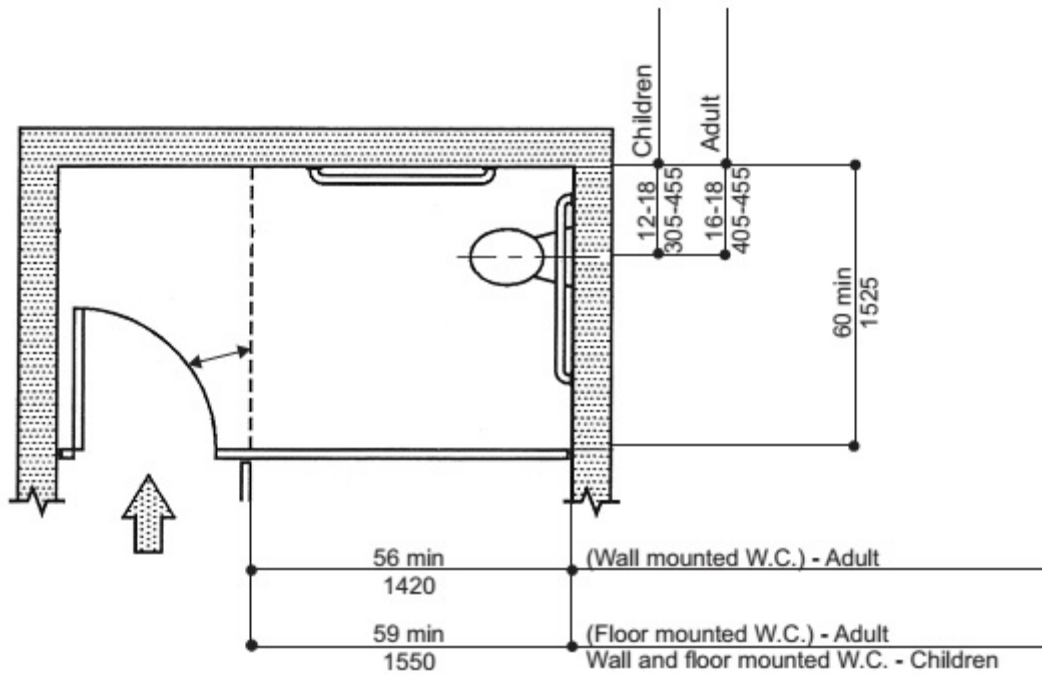
HEIGHT OF LAVATORIES AND SINKS

TABLE 603.6 MAXIMUM REACH DEPTHS AND HEIGHT

Maximum Reach Depth	0.5 inch (13 mm)	2 inches (51 mm)	5 inches (125 mm)	6 inches (150 mm)	9 inches (230 mm)	11 inches (280 mm)
Maximum Reach Height	48 inches (1220 mm)	46 inches (1170 mm)	42 inches (1065 mm)	40 inches (1015 mm)	36 inches (915 mm)	34 inches (865 mm)



CLEARANCES OF LAVATORIES AND SINKS



CLEARANCE FOR WATER CLOSET

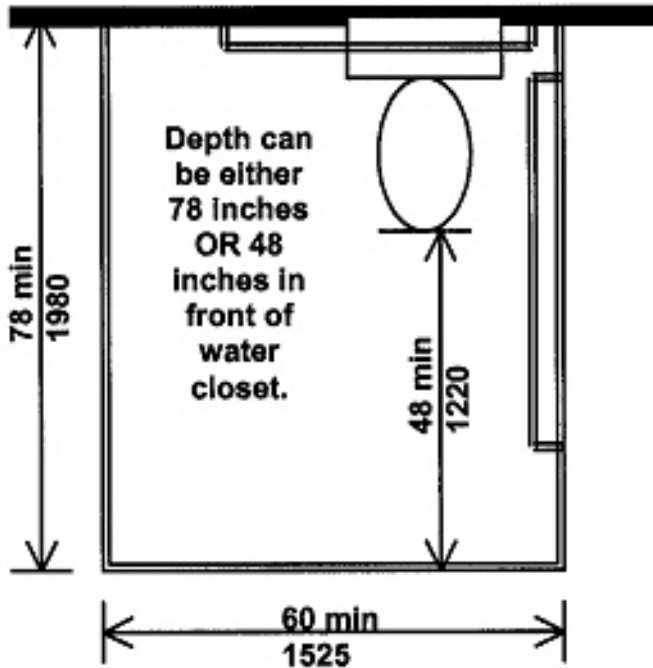
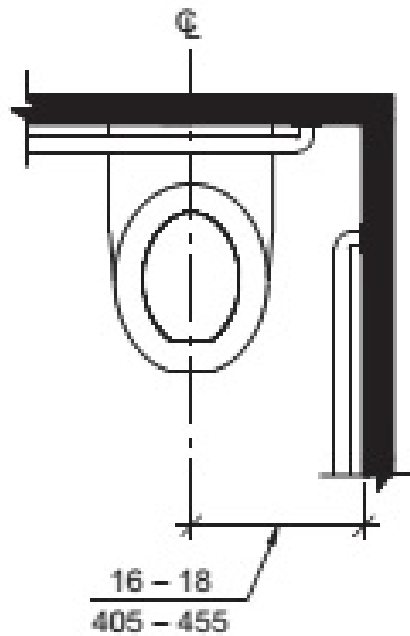
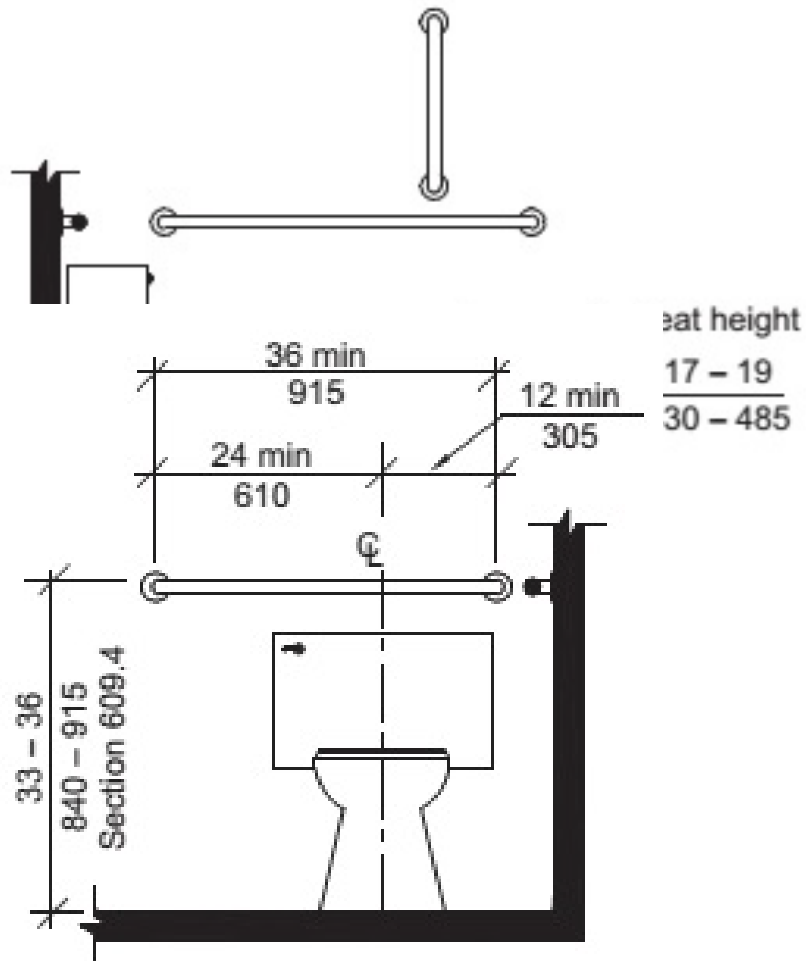
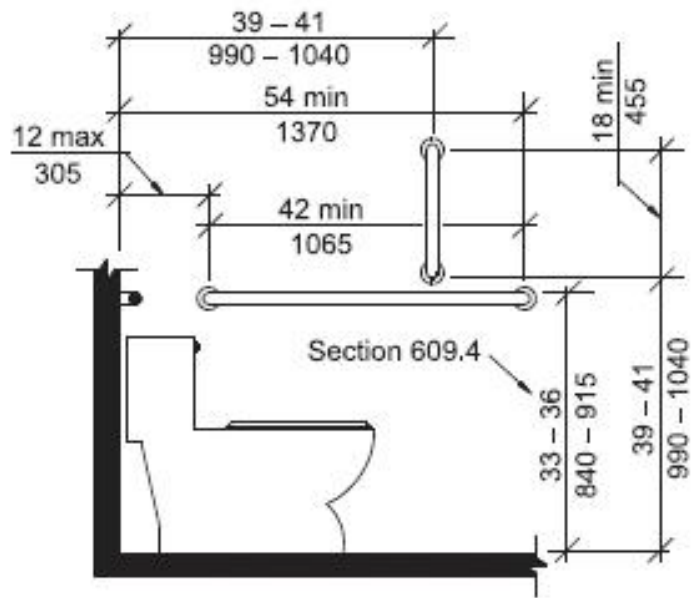


FIGURE 604.3 SIZE OF CLEARANCE FOR WATER CLOSET

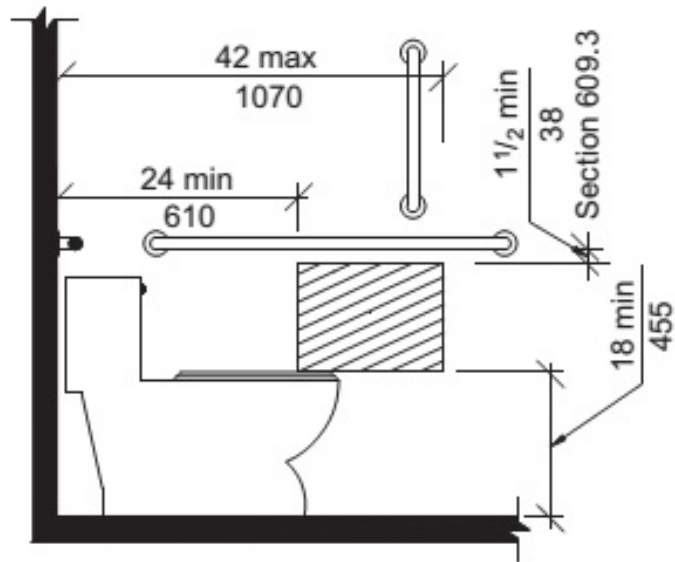


(a) Accessible Water Closets

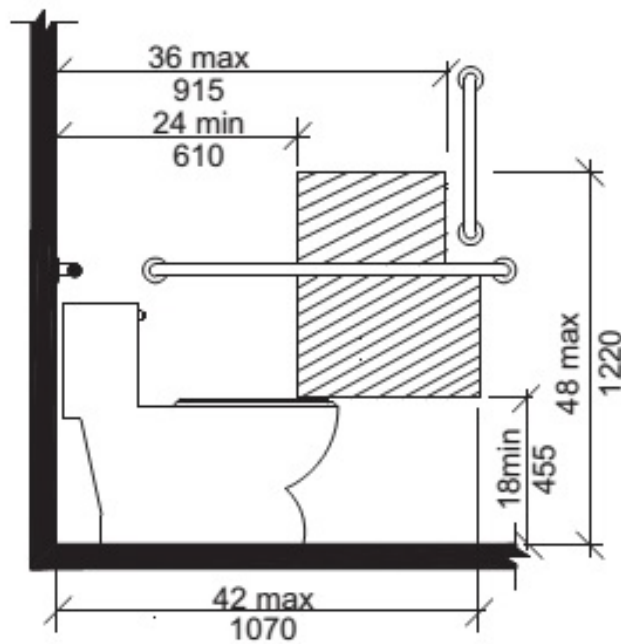




GRAB BARS FOR WATER CLOSET

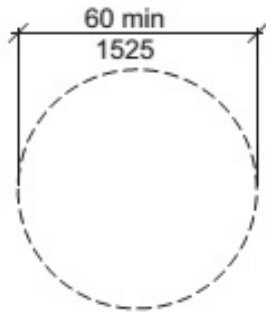


(a) Protruding Dispenser Below Grab Bar

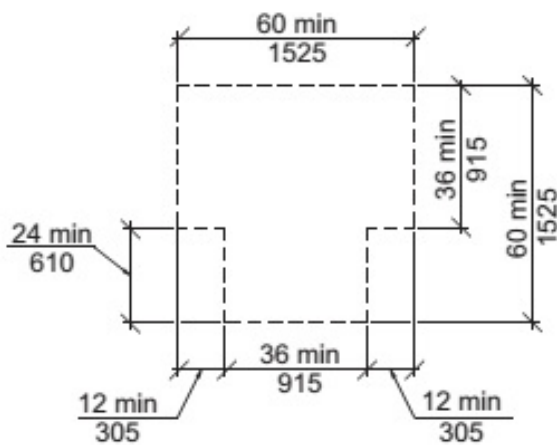


(c) Recessed Dispenser

DISPENSER OUTLET LOCATIONS



(a) Circular



(b) T-shaped

NOTE: Doors shall not swing into the clear floor space or clearance for any fixture MN Accessibility Code 603.2.21. You will need to verify that the doors for the water closet compartments will not swing into the clear floor space of the lavatories

SIZE OF TURNING SPACE

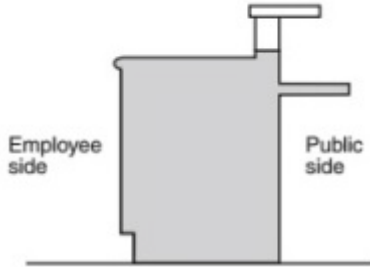


FIGURE 904.3(A)
SALES AND SERVICE COUNTERS
CROSS SECTION

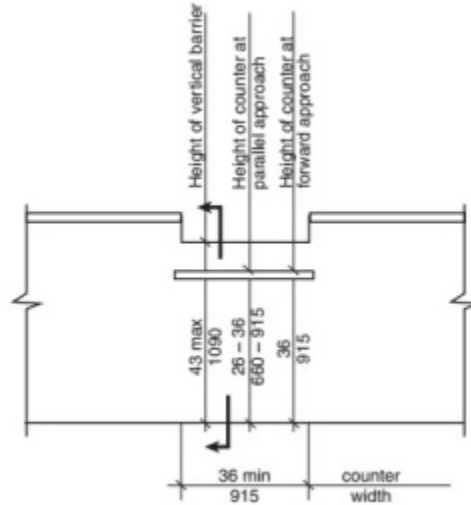


FIGURE 904.3(B)
SALES AND SERVICE COUNTERS—ELEVATION

904.1General.

Accessible sales and service counters and windows shall comply with Section 904 as applicable.

Exception: Drive-up only sales or service counters and windows are not required to comply with Section 904.

904.2Approach.

All portions of counters required to be accessible shall be located where transactions or services are customarily provided and be adjacent to a walking surface complying with Section 403.

904.3Sales and service counters and windows.

Sales and service counters and windows shall comply with Section 904.3.1 and either Section 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers.

Exception: In alterations, when the provision of a counter complying with this section would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) minimum in length complying with Section 904.3.2, provided that the required clear floor space is centered on the accessible length of the counter.

904.3.1Vertical barriers.

At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches (1090 mm) maximum above the floor.

Exception: Transparent security glazing shall be permitted above the 43 inches (1090 mm) maximum height.

904.3.2 Parallel approach.

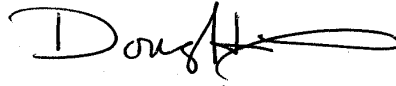
A portion of the public use side of the counter surface 36 inches (915 mm) minimum in length and 26 inches (660 mm) minimum to 36 inches (915 mm) maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches (305 mm) minimum.

Exception: Where the counter surface is less than 36 inches (915 mm) in length, the entire counter surface shall be 26 inches (660 mm) minimum to 36 inches (915 mm) maximum in height above the floor.

904.3.3 Forward approach.

A portion of the public use side of the counter surface 30 inches (760 mm) minimum in length and 36 inches (915 mm) maximum in height above the floor shall be provided. A clear floor space positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches (305 mm) minimum.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.



DOUGLAS K. WHITNEY, P. E.
DATE: JUNE 9, 2025 REG. No. 15910
MINNESOTA BUILDING OFFICIAL No. 1029

Building Official * Fire Marshal * Professional Engineer

Douglas K Whitney PE
612-598-4993 DWhit10351@aol.com

Project Description: 2025-6A Warehouse Remodel Bldg. 2 Date: Tuesday, January 6, 2026
Project Location: 14310 Sunfish Lake Blvd, Ramsey, MN 55303
Construction by: CLARK COMPANIES
Architect: EL-NAGDY ARCHITECTS Engineer: Becklin & Whitney
Code Study by: dkw

APPLICABLE BUILDING CODES:

- 2020 Minnesota Building Code
- 2024 Minnesota Commercial Energy Code
- 2020 Minnesota Accessibility Code
- 2020 Minnesota Mechanical and Fuel Gas Code
- 2020 Minnesota Plumbing Code
- 2020 Minnesota Fire Code
- Minnesota Electrical Code 2023 NEC
- 2020 Minnesota Building Code Administration
- 2020 Minnesota Provisions to the State Building Code
- **2020 Minnesota Conservation Code for Existing Buildings**

Minnesota State Building Code Jurisdiction has adopted the building code: yes
Jurisdiction using optional building codes: Chapter 1306, Special Fire Protection Systems
Sub Part 2: No, 1306 sub part 3: No.
This chapter authorizes optional provisions for the installation of on-premises fire suppression systems that may be adopted by a municipality in addition to the State Building Code
Accessibility enforced: local

This code study is based on the 2018 International Building Code by ICC using Plan Analyst.
www.plananalyst.com

BASIC BUILDING DESCRIPTION:

Type of Construction = VB
Building does not have an automatic sprinkler system
Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

Unprotected Wood Frame They often have exposed wood so there is no fire resistance.

Building and Fire Code issues considered:

1. Occupancy types: S-1
2. Construction type: V-B.
3. Fire separation: None.
4. Automatic sprinkler system: None
5. Common path of egress travel: 75 feet.

6. Maximum exit access travel distance: 75 feet.
7. Number of exits required: 1 minimum each bay
8. Exit signs: None required
9. Emergency lighting: None required
10. A fire alarm system: None required
11. Smoke / CO alarms: None required
12. Fire extinguishers: provide one at each exit door.
13. Door swing: Out
14. Panic hardware: None required.
15. Minimum number of plumbing fixtures: 1 unisex.

This code study is based on the 2018 International Building Code by ICC using Plan Analyst.
www.plananalyst.com

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)

The north side has a public way. Distance to public way = 52.0 ,width = 60.0

Length of perimeter facing the public way = 130.0 This side can be accessed from a street or approved fire lane.

The east side has a lot line. Distance to lot line = 60.0

Length of perimeter facing lot line = 60.0 This side can be accessed from a street or approved fire lane.

The south side has a lot line. Distance to lot line = 42.0

Length of perimeter facing lot line = 130.0 This side can be accessed from a street or approved fire lane.

The west side has an imaginary line between two buildings.(705.3) Distance to building = 20.0 ,the imaginary line = 10.0

Length of perimeter facing other building = 60.0 This side is not accessible from a street or approved fire lane.

Perimeter of the entire building = 380.0 feet.

Perimeter which fronts a public way or accessible open space = 320.0 feet.

Weighted average of the width of public way or accessible open space = 30.0 feet. (506.3.2)

Allowable area increased 59.21% due to frontage. (506.3)

HEIGHT OF BUILDING:

Actual height of building = 20.00 ft Allowed building height = 65.00 ft The height is within the allowed height. (504.1 and Table 504.3)

**BUILDING INTERIOR:
ALLOWABLE AREA AND HEIGHT:**

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Warehouse	S1	1	6200	14328.95	0.43	OK
TOTAL FOR FLOOR				6200	14328.95	0.43	OK
BUILDING TOTAL				6200	14328.95	0.43	OK

Notes:

Allowable area is based on Table 506.2 and Section 506.

Allowable number of stories is based on Table 504.4 and Section 504

Allowed area increased 59.2% for frontage increase. (506.3)

NOTE: Storage areas were set to the major use occupancy group because these areas are accessory to the major use of the building. (311.1.1)

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN EXIT	MIN EXIT WPTH	PANIC HDWR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL DIST	NOTES
F1	Warehouse	12	1	2.5	no	any	N/A	200	
TOTAL 1st FLOOR		12	2	2.5	no	any	N/A	200	5

FOOTNOTES:

5. Number of exits from this floor is based on Section 1006.3.2

NOTES FOR EXIT TABLE:

Door swing is based on Section 1010.1.2

Occupant load is based on Section 1004 and Table 1004.5

Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2

For the minimum width of stairways, see Section 1011.2.

Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

Exception 5: Revolving doors complying with Section 1010.1.4.1

Exception 6: Horizontal sliding doors complying with Section 1010.1.4.3

Exception 7: Power-operated doors complying with Section 1010.1.4.2

EXIT WIDTH NOTES:

Exit width is in inches and based on Section 1005.2

Width shown for all areas is based on other egress components. (1005.3.2)

Width shown for 1st floor is based on other egress components. (1005.3.2)

Width shown for other floors & basements is based on stairways. (1005.3.1)

For the minimum width of doors, see Section 1010.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/2 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1)

Exception 1: Where interior exit stairways are interconnected by a 1-hour corridor, the separation shall be measured along the shortest direct travel within the corridor.

Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)

2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)

3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)

See exceptions

See section 1008.3 for emergency power requirements.

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1010.1.5)

2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)

3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)

4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.

Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)

5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.5)

Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.6)
Exception 2: Where manually operated bolt locks are permitted.
Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)

Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.4)

- 2. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:
 - 2.1 The locking device is readily distinguishable as locked.
 - 2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- 3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
- 5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

BUILDING ACCESSIBILITY:

Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.

On floors where drinking fountains are provided, accessible drinking fountains shall be provided. No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a wheelchair and one for standing persons. (1109.5.1)

MINIMUM NUMBER OF PLUMBING FIXTURES: (2902.1)

FL	NAME OF AREA	OCC	MALE	FEMALE	MALE	FEMALE	FOUNTAINS
F1	Warehouse	12	1	1	1	1	1
TOTAL	for 1st FLOOR	12	1	1	1	1	1

NOTES ON THE TOTAL NUMBER OF PLUMBING FIXTURES:

The number of fixtures for a floor may not match total number of fixtures per area.

- 1. Fixtures for accessory areas are not included in the floor total.
- 2. The number of fixtures for each area are rounded up to the next whole number. Floor totals are not rounded up until the floor total is obtained.

If the fixtures only serve an area, use number shown for each area.

If the fixtures serve an entire floor, use number shown for totals.

[P] 2902.1 Minimum number of fixtures.

Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 2902.1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official. The number of occupants shall be

determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

Exception: When approved by the building official, buildings or structures that are normally unoccupied, such as picnic shelters, amphitheatres, small transit stop stations, cold-storage buildings, utility sheds, warming houses, kiosks, concession stands and similar structures, need not be provided with restroom facilities

[P] 2902.1.2 Single-user toilet facility and bathing room fixtures.

The plumbing fixtures located in single-user toilet facilities and bathing rooms, including family or assisted-use toilet and bathing rooms that are required by Section 1109.2, shall contribute toward the total number of required plumbing fixtures for a building or tenant space. Single-user toilet facilities and bathing rooms, and family or assisted-use toilet rooms and bathing rooms shall be identified for use by either sex.

[P] 2902.2 Separate facilities.

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

Provided in Building 1

FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:

North Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

East Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)

Maximum unprotected openings = 15% of wall area. Maximum protected openings = 45% of wall area. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

South Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

West Side:

Group S1 - Bearing walls = 1-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Parapet or roof/ceiling protection required (705.11, Exception 4)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

If there are projections beyond the exterior wall, they shall be of noncombustible materials. (705.2.1) See Section 705.2.3.1 for balconies.

Parapet walls must extend 30 inches above the roofing.

The parapet wall is required to have the same fire rating as the wall and shall have noncombustible faces for the uppermost 18 inches. (705.11)

If roof/ceiling protection is used instead of a parapet wall:

4.1 Where roof/ceiling framing are parallel to the wall, framing and support shall be not less than 1-hour fire-resistive for a minimum width of 10 feet from the inside of the exterior wall.

4.2 Where roof/ceiling framing are not parallel to the wall, the entire span of framing and support shall be not less than 1-hour fire-resistive.

4.3 Openings in the roof shall not be located within 10 feet of the exterior wall.

4.4 The entire building shall be provided with not less than a Class B roof covering.

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above

Primary structural frame must be noncombustible. Minimum fire resistance rating = 1 hour

Interior bearing wall must be noncombustible. Minimum fire resistance rating = 1 hour

Interior nonbearing wall must be noncombustible. Minimum fire resistance rating = 0 hr.

Fire-retardant treated wood shall be permitted in: (603.1)

1.1 Nonbearing partitions where the required fire-resistance rating is two hours or less.

1.2 Nonbearing exterior walls where no fire rating is required.

1.3 Roof construction, including girders, trusses, framing and decking.

Partitions dividing portions of stores, offices or similar places occupied by one tenant only and do not establish a corridor or serve an occupant load of 30 or more may be:

1. constructed of fire retardant treated wood

2. one hour fire resistive construction

3. wood panels or similar up to six feet in height. (603.1, 11)

Floor/ceiling assembly must be noncombustible. Minimum fire resistance rating = 1 hour

Roof/ceiling assembly must be noncombustible. Minimum fire resistance rating = 1 hour

Heavy timber shall be permitted where a 1 hour or less fire rating is required. (Table 601, c)

Fire-retardant-treated wood shall be allowed in buildings including girders and trusses as part of the roof construction. (Table 601, b.)

Stairs must be noncombustible. Minimum fire resistance rating = 0 hour

Where columns are required to be fire-resistance rated, the entire column shall be provided individual encasement protection on all sides for the full length. (704.2)

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)

Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces;

Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and

Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

FIRE PARTITIONS:

The following wall assemblies shall comply. (708.1)

Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)

See exceptions.

Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)

See exceptions.

The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported.

See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)

Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces. (710.4)

The supporting construction shall be protected to afford the required fire-resistance rating of the wall or floor supported.

See Section 710.5 for opening requirements.

PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:

WALLS ASSEMBLIES:

Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.

DUCTS AND AIR TRANSFER OPENINGS:

Where required. (717.5) , Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 509)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = 1 hour

Rooms with any boiler over 15 psi and 10 horsepower = 1 hour

Refrigerant machinery rooms = 1 hour

Hydrogen cut-off rooms not classified as Group H = 1 hour

Incinerator rooms = 2 hours and an automatic sprinkler system is required

Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the IFC. = 1 hour

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class B or better. (Table 1505.1)

ROOF DRAINAGE:

Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason, secondary (emergency overflow) roof drains or scuppers shall be provided. (1502.2)

1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.

2. See section 1611.1 for design load requirements.

3. Scuppers shall not have an opening dimension of less than 4 inches. (1502.3
4. See sections 1106 and 1108 of the Plumbing code for design requirements.

AUTOMATIC SPRINKLER SYSTEMS:

If openings are not provided in each 50 feet on at least one exterior wall or there is floor area more than 75 feet from an exterior opening, an automatic sprinkler system is required. Openings shall have a minimum dimension of 30 inches. There must be at least 20 sq. ft. of opening in every 50 lineal feet of wall or fraction thereof. The height of the bottom of the opening shall not exceed 44 inches measured from the floor. (903.2.11.1)

An automatic sprinkler system is required where a fire area containing Group S-1 exceeds 12,000 square feet (903.2.9 #1, #1) or the combined fire area on all floors exceeds 24,000 square feet. (903.2.9 #1, #3)

Note: The size of the fire area may be reduced using fire barriers. See section 707.3.10 for requirements.

The fire-resistive rating for the fire barrier assembly is 3 hours. (Table 707.3.10)

An automatic sprinkler system shall be provided when the area exceeds 2,500 square feet and is used for the storage of upholstered furniture or mattresses. (903.2.9 #5)

Note: The size of the fire area may be reduced using fire barriers. See section 707.3.10 for requirements.

The fire-resistive rating for the fire barrier assembly is 3 hours. (Table 707.3.10)

[F] 903.2.10 Group S-2 enclosed parking garages.

An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exists:

1. 1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²).
2. 2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

[F] 903.2.10.1 Commercial parking garages.

An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

Note Limitations

903.2.9.3 Group S-1 upholstered furniture and mattresses.

An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the storage of upholstered furniture or mattresses that exceeds 2,500 square feet (232 m²).

Exception: Self-service storage facilities (mini-storage) no greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.

FIRE PUMPS:

When provided, fire pumps shall be located in rooms that are separated from all other areas by 2-hour fire barrier construction. (913.2.1)

PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers are required. (906.1)

See Section 906.1 and Table 906.1 for location requirements.

See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:

A standpipe system is not required. (905)

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

ACCESSIBLE FACILITIES:

Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.

Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

ADDITIONAL TOILET REQUIREMENTS:

Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)

The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)

The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.2)

Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)

Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.3.5)

Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet,

two family/assisted-use toilet facilities shall be permitted to serve as required separate facilities.

Toilet facilities shall not be required to be identified for exclusive use by either sex. (2902.2.1)

LIGHT AND VENTILATION:

1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1204.1)

2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1202.1)

3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1202.5.2.1)

GLAZING REQUIREMENTS:

All glazing in hazardous locations is required to be of safety glazing material. (2406.1)
See Section 2406.4 for locations.

WALL AND CEILING FINISHES:

1. Wall and ceiling finish materials are required to comply with Sec. 803.13 and Table 803.13.
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6.
3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)
4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1209.2.1)
5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1209.2.2)

CEILING HEIGHTS:

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1207.2)

INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2) 'concealed installation' and Sec. 720.3 exposed installation.

Foam plastic insulations are required to be protected. (2603)

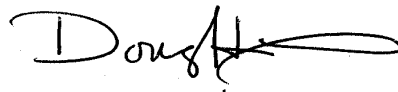
305.7 Alterations affecting an area containing a primary function.

Where an *alteration* affects the accessibility to or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The accessible route to the *primary function* area shall include toilet facilities, parking facilities, and drinking fountains serving the area of *primary function*.

Exceptions:

- 1.1. The costs of providing the *accessible* route are not required to exceed 20 percent of the costs of the *alterations* affecting the area of *primary function*.
- 2.2. This provision does not apply to *alterations* limited solely to windows, hardware, operating controls, electrical outlets, and signs.
- 3.3. This provision does not apply to *alterations* limited solely to mechanical systems, electrical systems, installation or *alteration* of fire protection systems, and abatement of hazardous materials.
- 4.4. This provision does not apply to *alterations* undertaken for the primary purpose of increasing the accessibility of a *facility*.
- 5.5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.
- 6.6. This provision does not apply to alterations undertaken by a tenant where the accessible route, toilet facilities, parking facilities, telephones, and drinking fountains are outside the tenant space

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

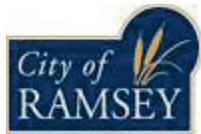


DOUGLAS K. WHITNEY, P. E.
DATE: JUNE 9, 2025 REG. No. 15910
MINNESOTA BUILDING OFFICIAL No. 1029

From: [Adam Martin](#)
To: "josh clark"
Cc: [Todd Larson](#); [Thomas Knight](#); [Chris Weiss](#)
Subject: RE: Additional document for Sunfish CUP application:
Date: Tuesday, January 6, 2026 10:27:00 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Josh,

Thank you for that clarification. For everyone's reference, I will save this email and upload it to ProjectDox for the project case.



Adam Martin | he/they
City Planner
763-433-9860 | Office
amartin@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

From: josh clark <joshyc.37@hotmail.com>
Sent: Tuesday, January 6, 2026 10:03 AM
To: Adam Martin <amartin@ci.ramsey.mn.us>
Subject: Re: Additional document for Sunfish CUP application:

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

These go with the updated plans that are attached to the CUP application.

This work will ONLY take place should we want to have auto repair tenants in the space if our CUP gets approved.

Thanks

Sent from my iPhone

On Jan 6, 2026, at 9:56 AM, Adam Martin <amartin@ci.ramsey.mn.us> wrote:

Hi Josh,

Thank you for sending these to me. Just for clarification, are these intended to replace the existing code analyses for each building on the Sunfish Lake property? I want to ensure I am renaming each file accordingly, as this allows us to easily compare versions

of each document. I will also need to convert them to PDF for ProjectDox.

Thanks,

<image001.jpg>

<image002.png>

Adam Martin | he/they

City Planner

<image003.png>

763-433-9860 | Office

amartin@cityoframsey.com

<image004.png>

www.cityoframsey.com

7550 Sunwood Dr. NW | Ramsey, MN 55303

From: josh clark <joshyc.37@hotmail.com>

Sent: Tuesday, January 6, 2026 9:37 AM

To: Adam Martin <amartin@ci.ramsey.mn.us>

Subject: Additional document for Sunfish CUP application:

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Please see attached...

Hello, I am seeking a CUP for my property to allow for automotive uses, specifically the auto repair use.

I am fine with there being stipulations, such as how many vehicles can be parked outside, limiting the vehicles parked outside to being un-damaged if there is not screening / coverage to hide them, requiring the businesses operating in the spaces to be either contractors working on their own vehicles or repair shops that pick up clients vehicles / have them dropped off due to there not being a waiting room within the spaces.

I would like to keep the appearance of the exterior of the property no different from if there were any other use taking place within the property.

In addition, in my lease that tenants sign it does actually detail parking limitations as well to avoid excess vehicles being at the property. I would also be willing to add additional limitations to the lease detailing the stipulations listed above.

Sincerely,

Josh Clark

Regular Planning Commission**Meeting Date:** 01/22/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Repair Uses at 14047 Azurite Street NW (Clark Companies)

Purpose/Background:

Josh Clark with Clark Companies (the "Applicant") has submitted a Land Use Application to allow for Motor Vehicle Repair uses within the existing buildings at 14047 Azurite Street NW (the "Subject Property"). The property, zoned I-1 Light Industrial, consists of three buildings (Building 1, measuring 4,960 square feet and Building 2, measuring 3,200 square feet connected by a firewall; and Building 3, measuring 7,800 square feet), 36 parking stalls, and two driveways onto Azurite Street NW. To accommodate the automotive repair use, the Permittee is requesting a Conditional Use Permit for Motor Vehicle Repair.

It should be noted that this request is speculative in nature, meaning that the Applicant does not have any definitive tenants looking to operate a motor vehicle repair business on the property at the time of writing this case. Rather, the Applicant is seeking approval of the Conditional Use Permit to market the eight leaseable suites to motor vehicle repair businesses, as well as other businesses that may work on their own vehicles or equipment as ancillary support of their non-auto-repair business.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A proposed development sign was placed on the property along Azurite Street NW.

Time Frame/Observations/Alternatives:Subject Property

The Subject Property, 14047 Azurite Street NW, is located in the southeastern part of Ramsey, bounded by Azurite Street to the west, and other industrial properties to the north, south, and east. The Subject Property is zoned I-1, Light Industrial District, and is guided for Business Park land uses in the City's 2040 Comprehensive Plan. Surrounding properties are also zoned Light Industrial and guided for Business Park land use. The Subject Property measured approximately 2.09 acres in area.

Site Plan

This request is unique in that the site improvements were made prior to the Conditional Use Permit request. The Site Plan includes an existing 4,960 square-foot building labeled as "Building 1", an existing 3,200 square-foot building labeled as "Building 2", an existing 7,800 square-foot building labeled as "Building 3", 36 parking stalls, and other site improvements. Two existing driveways connect the parking lot to Azurite Street NW.

Building Improvements

The Applicant has been making improvements to the existing buildings to accommodate new uses. The existing buildings were designed for warehousing, but the Applicant is seeking a variety of other types of businesses to lease spaces in the buildings. The Applicant has obtained building permits for general improvements to the buildings. Mr. Clark is aware that any motor vehicle repair use will require additional permits to meet State

Building and Fire Codes. The Applicant has also provided written architectural code analyses for each building to explain what improvements will need to be made to accommodate motor vehicle repair uses, should they come forward for a lease. Additionally, no new signage has been proposed on the submitted plans, but any proposed signage will be reviewed administratively in accordance with Chapter 108 of City Code.

Utilities

The buildings are not connected to municipal water and sewer, instead using well water and a septic system.

Conditional Use Permit Standards for Motor Vehicle Repair

As is common for most conditional uses in Ramsey, the requested conditional use has a set of specific performance standards that need to be met before that use can be approved. Those conditions are listed below, as stated in City Code Section 106-525 (in italics):

- *All repair operations must be conducted inside a building.* - The property owner is responsible for ensuring all spaces utilized by motor vehicle repair businesses are large enough to accommodate all repair operations.
- *All vehicles must be properly licensed.* - The property owner is responsible for ensuring compliance with this condition.
- *Parking of any vehicle is prohibited on an adjacent public roadway.* - While not explicitly stated in the Conditional Use Permit, the property owner is responsible for ensuring all vehicles are parked on-site and not parked on any adjacent street. If necessary, "No Parking" signs may need to be installed, with installation costs being the responsibility of the property owner. Additionally, Staff have added a condition stating that all parking standards in Section 106-560 of City Code must be met for all uses on the Subject Property, and that if the current 36 parking stalls are insufficient for meeting minimum parking requirements for all tenants, an amendment to this Conditional Use Permit shall be requested.
- *Visibly damaged vehicles parked outdoors must be screened.* - The Permittee has expressly stated that no visibly damaged vehicles will be parked outdoors. Even though the property includes a fence, if the Permittee requests to have any outdoor storage of visibly damaged vehicles, motor vehicle parts, or other items in the future, an amendment to this Conditional Use Permit shall be requested.
- *No vehicle dealer's license will be issued for the property.* - Vehicle dealer's license applications are reviewed by Planning Staff, as regulated by the Minnesota Department of Public Safety, to ensure that a given property is properly zoned for Motor Vehicle Sales. Since Motor Vehicle Sales are a conditional use in the I-1 zoning district, and the Permittee is not seeking a CUP to allow Motor Vehicle Sales, this use will not be allowed.

Staff have built upon the above criteria to add conditions that meet the spirit and intent of a speculative motor vehicle repair use, while at the same time protecting the health, safety, welfare, and general character of the surrounding neighborhood. These conditions have been reviewed by City Staff and the City Attorney.

Additional Considerations

As noted above, this Conditional Use Permit is not connected to a specific user or a specific suite. Rather, the Applicant is seeking approval for the Conditional Use Permit on the entire property to allow for increased flexibility for prospective tenants. This is a fairly uncommon approach, as Conditional Use Permits are typically sought by tenants and then designed to meet the specific needs of the tenants, the property, and the surrounding neighborhood. Staff have researched past cases and conferred with the Building Official and Fire Marshal to ensure this Conditional Use Permit is sufficient for meeting the Applicant's request while simultaneously protecting the City's interests.

Alternatives

Alternative 1: Recommend approval of the Conditional Use Permit, contingent upon satisfying the conditions listed in Resolution #26-025, as requested by the Applicant and recommended by staff.

Alternative 2: Recommend approval of the Conditional Use Permit with modifications, based on supporting findings of fact.

Alternative 3: Recommend denial of the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Conditional Use Permit, contingent upon satisfying the conditions listed in Resolution #26-025.

Outcome/Action:

Motion to recommend the City Council approve Resolution #26-025, Approving a Conditional Use Permit for Motor Vehicle Repair at 14047 Azurite Street NW, subject to the conditions specified within the Resolution.

Attachments

Resolution 26-015
Site and Architectural Plans
Architectural Code Analysis
Applicant's Narrative

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/15/2026 02:12 PM
Form Started By: Adam Martin		Started On: 01/09/2026 01:51 PM
Final Approval Date: 01/15/2026		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #26-025

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR VEHICLE REPAIR USE AT 14047 AZURITE STREET NW

RECITALS

1. Mr. Josh Clark of Clark Companies, hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate motor vehicle repair uses on the property addressed as 14047 Azurite Street NW and legally described as:

The South 200 Feet of the North 250 Feet of the West 220 Feet of the East 880 Feet of Lot 1 Auditors Subdivision Number 30, Anoka County, Minnesota;
and;
The South 212.68 Feet of the North 462.68 Feet of the West 220 Feet of the East 880 Feet of Lot 1 Auditors Subdivision Number 30, Anoka County, Minnesota.

(the “**Subject Property**”); and
2. The Subject Property is zoned I-1, Community Business District, and the total area of the Subject Property is approximately 2.09 acres; and
3. The parcels to the north, west, east, and south of the **Subject Property** are also zoned I-1, Light Industrial District; and
4. The **Subject Property** is guided as Business Park in the 2040 Comprehensive Plan; and
5. Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-521 (Principal Uses) within the I-1 Zoning District; and
6. The **Permittee** has submitted a Site Plan, architectural plans, and architectural code analyses, all designed and prepared by El-Nagdy Architects and dated December 11, 2025, depicting the location of an existing 4,960 square-foot building labeled as “Building 1”, an existing 3,200 square-foot building labeled as “Building 2”, an existing 7,800 square-foot building labeled as “Building 3”, 36 parking stalls, and other site improvements; and
7. The **Permittee** has also submitted a written narrative to explain the requested motor vehicle repair use, which is speculative in nature and intended to allow for future tenants to lease and operate motor vehicle repair uses within any of the eight existing suites in the existing buildings; and
8. The **Permittee** will make improvements to the existing buildings to accommodate the change in occupancy from warehousing to motor vehicle repair, and will obtain all applicable building permits in accordance with State Law; and
9. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-515(10); and
10. That the Planning Commission reviewed the request at their meeting on January 22, 2026, and recommended _____; and

11. That the City Council reviewed the request at their meeting on February 10, 2026.

FINDINGS OF FACT

1. That the motor vehicle repair use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and
2. That the motor vehicle repair use will be designed and operate in such a way that it will not change the essential character of the area.

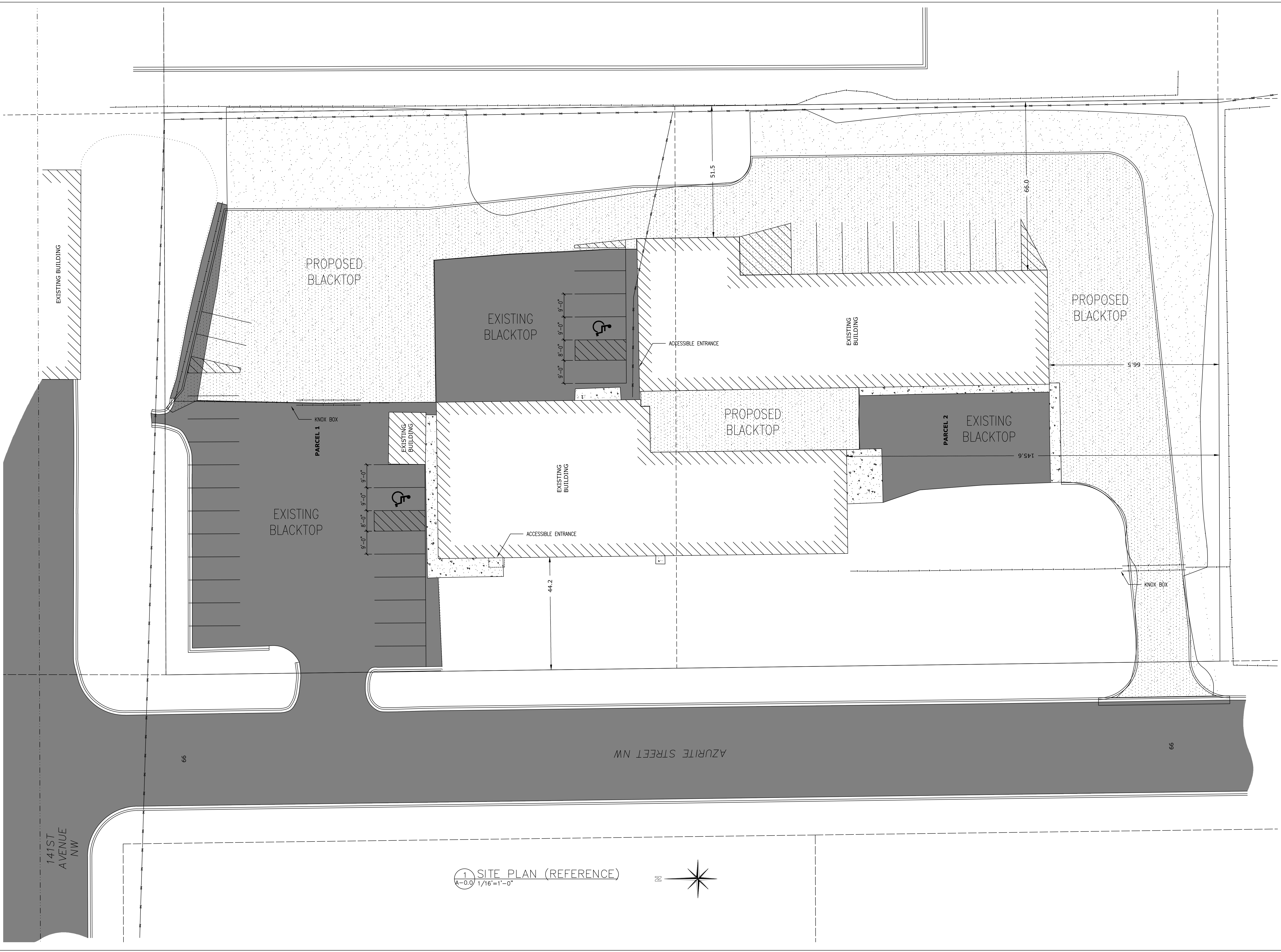
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “**Permit**”) for the construction and operation of motor vehicle repair uses on the Subject Property contingent upon the following conditions:

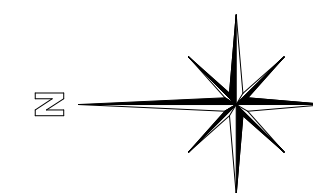
CONDITIONS

1. Final legal form approved by the City Attorney.
2. The building improvements will be constructed in accordance with the change in occupancy from the existing warehousing use, and any change in occupancy from the existing warehousing use will require building permits in accordance with State Law.
3. All repair operations must be conducted inside the existing buildings.
4. All vehicles must be properly licensed.
5. Loading, unloading, and transferring of product or materials to and from commercial vehicles must not occur on any adjacent public roadway.
6. The Permittee stated that any visibly damaged vehicles will be parked indoors. Should visibly damaged vehicles need to be parked outdoors, an amendment to this Conditional Use Permit shall be requested.
7. No visibly damaged vehicles may be parked outdoors on the **Subject Property**. All vehicles stored outdoors on the **Subject Property** shall be operable and parked within a designated parking space directly abutting a drive aisle.
8. Section 106-560 of City Code requires each motor vehicle repair use to provide a minimum of 3 parking spaces for each enclosed bay and 1 space for each full-time employee. If the 36 parking stalls are insufficient for meeting minimum parking requirements for all tenants on the **Subject Property**, an amendment to this Conditional Use Permit shall be requested.
9. Outdoor storage as an accessory use is a Conditional Use in the I-1 zoning district. Should outdoor storage be requested by any of the tenants on the **Subject Property**, an amendment to this Conditional Use Permit shall be requested.
10. No area of the **Subject Property** may be used for accumulation of junk or debris, and the entire **Subject Property** shall comply with Chapter 30 of Ramsey City Code, entitled “Nuisances”.

11. All waste must be located in dumpsters or trash bins, located within a designated waste enclosure on the **Subject Property**.
12. All hazardous waste generated on the **Subject Property** are properly disposed of in accordance with Ramsey City Code and all applicable state laws. If a hazardous waste generators license is applicable through the Minnesota Pollution Control Agency's regulations, a copy of the license shall be submitted to the City.
13. No vehicle dealer's license will be issued for any tenant or suite on the **Subject Property**.
14. Signs must meet City Code requirements and obtain the proper permits.
15. The **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.
16. This **Permit** shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.
17. The **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
18. In the event that violations of any conditions set forth in this **Permit** occur, the City Council shall have the authority to revoke the **Permit** as stated in Section 106-230 of Ramsey City Code.



1 SITE PLAN (REFERENCE)
A-0.0 1/16"=1'-0"



consultants

project 2524
number
date 4-16-2025
drawn by ER
checked by AF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# 22887
NAME ALIYAH EDWARDS
SIGNATURE
DATE 4-16-2025

certification

REVISION 1 6/13/2025
REVISION 2 7/15/2025
REVISION 3 11/14/2025

revisions

project title

Title
Title
14047
AZURITE ST. NW
RAMSEY
MN,55303

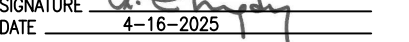
SITE PLAN REFERENCE

A-0.0

consultants

project 2524
number
date 4-16-2025
drawn by ER
checked by AF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# 22887
NAME: ALIYEDIN EL-NAGDY
SIGNATURE: 
DATE 4-16-2025

certification

REVISION 1 6/13/2025
REVISION 2 7/15/2025
REVISION 3 11/14/2025

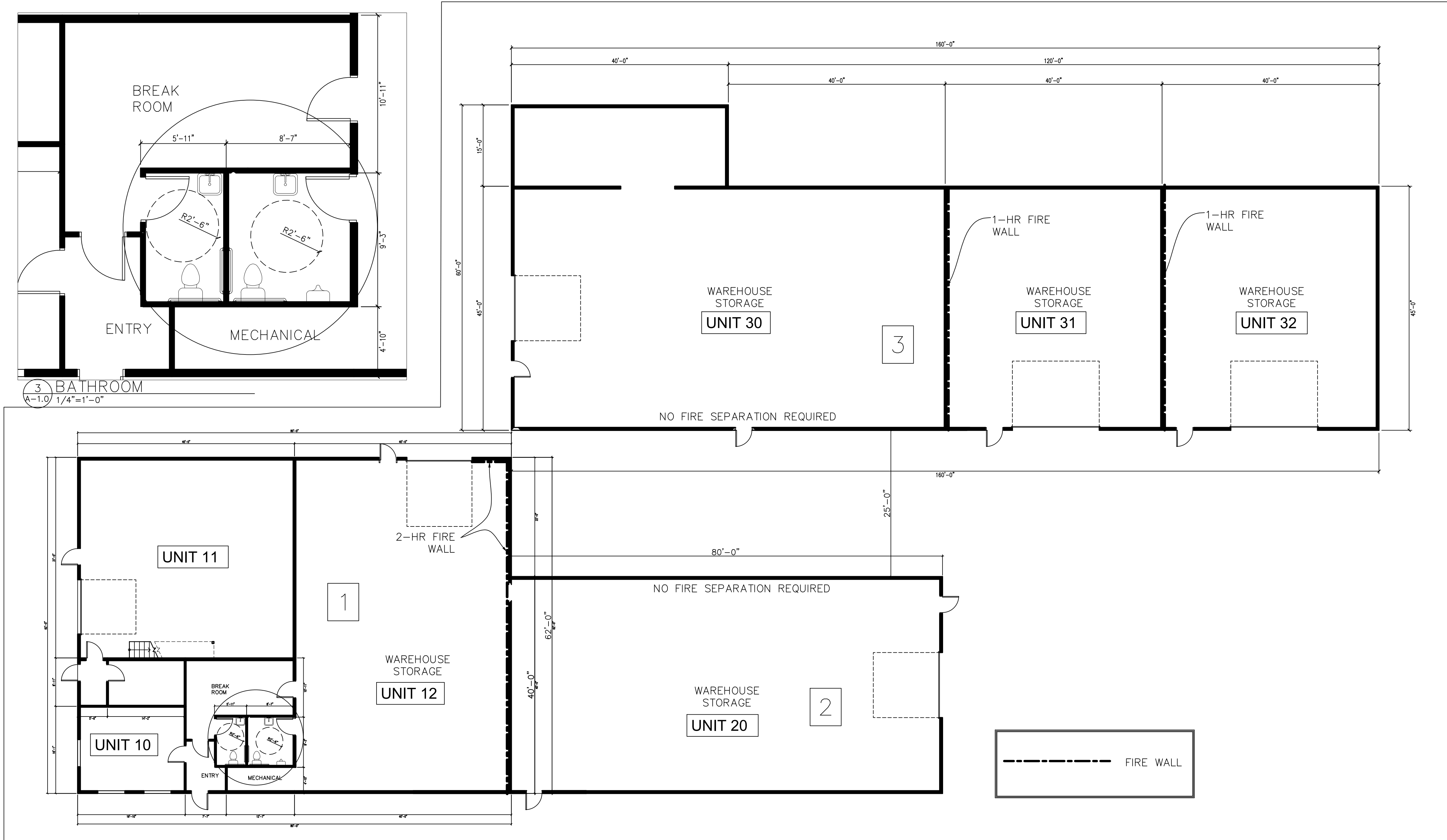
revisions

project title

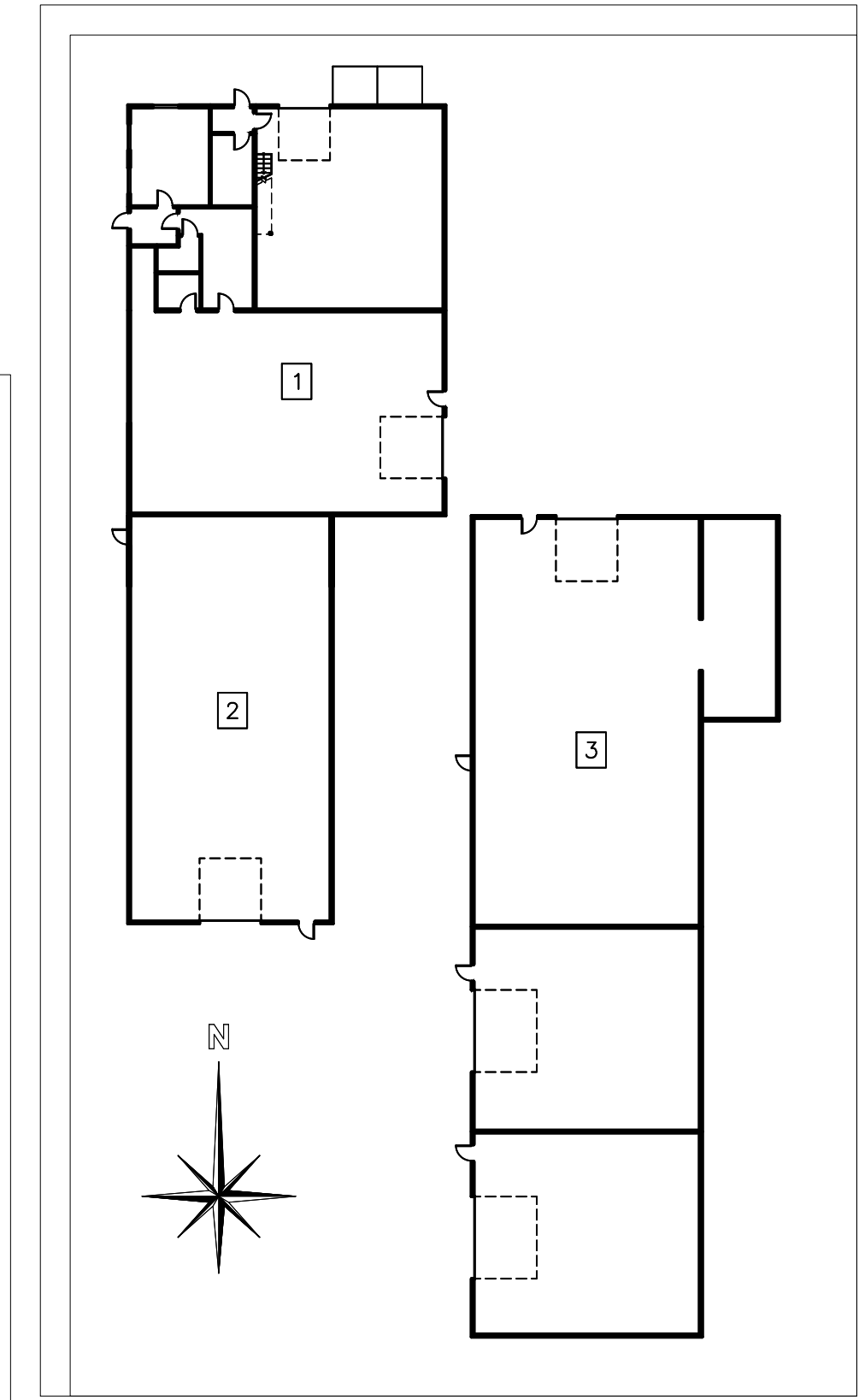
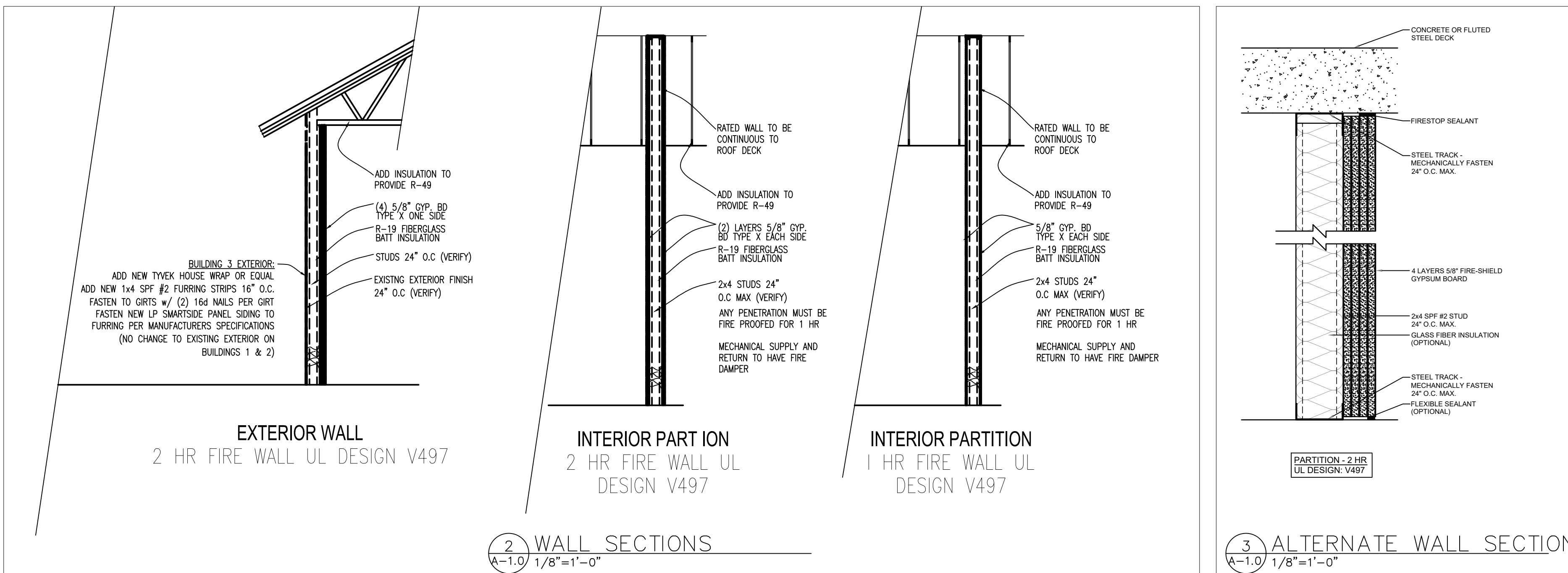
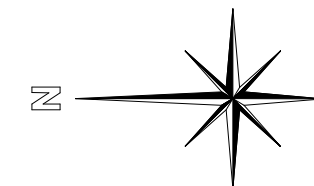
Title
Title
14047
AZURITE ST. NW
RAMSEY
MN, 55303

**FLOOR PLAN
BUILDINGS 1, 2 & 3**

A-1.0



1 BUILDINGS FLOOR PLAN
A-1.0 3/32"=1'-0"



CODE REVIEW: BLDG 1

PROJECT DESCRIPTION: REMODELING OF EXISTING PROPERTY
14047 AZURITE ST. NW.
RAMSEY, MN 55303

ZONING: I-1

CODE USED: 2018 IBC
2020 STATE BUILDING CODE

BUILDING EXISTING ONE STORY
TYPE OF CONSTRUCTION: V-B
NONE SPRINKLER

OCCUPANCY CLASSIFICATION:
NO CHANGE IN THE EXISTING OCCUPANCY
S AND B OCCUPANCY
AREA USED FOR S OCCUPANCY 3,845 SF
AREA USED FOR B OCCUPANCY 942 SF
NO REQUIRED FIRE SEPARATION BETWEEN A&B
(508.3.3) IBC
2H FIRE SEPARATION BETWEEN BLDG.1&2
SEE SHEET A-1.0 FOR DETAILS

OCCUPANCY LOAD
S @ 300 SF # OF OCCUP. ALLOWED 13
B @ 150 SF OF OCCUP. ALLOWED 6

PLUMBING FIXTURES:
AREA S OCCUPANCY 1 (EXISTING)
AREA B 1 (EXISTING)

EXIT REQUIREMENTS
B OCCUPANCY 1 (2 PROVIDED)
S OCCUPANCY 1

PARKING REQUIREMENTS
EXISTING
SEE SITE PLAN A-0.0

CODE REVIEW :BLDG 2

PROJECT DESCRIPTION: REMODELING OF EXISTING PROPERTY
14047 AZURITE ST. NW.
RAMSEY, MN 55303

ZONING: I-1

CODE USED: 2018 IBC
2020 STATE BUILDING CODE

BUILDING EXISTING ONE STORY
TYPE OF CONSTRUCTION: V-B
NONE SPRINKLER

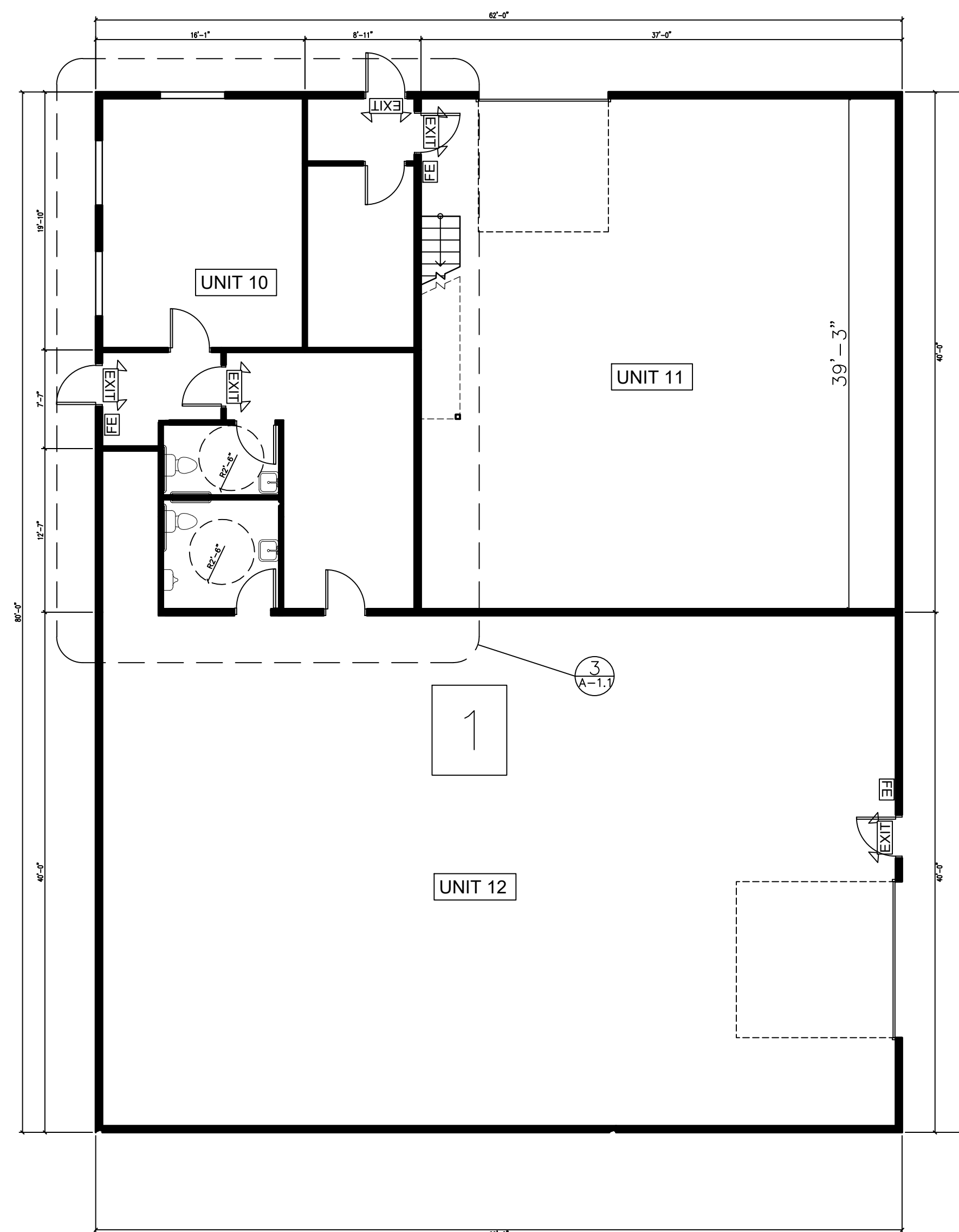
OCCUPANCY CLASSIFICATION:
NO CHANGE IN THE EXISTING OCCUPANCY
S OCCUPANCY
AREA USED FOR S OCCUPANCY 3,200 SF

OCCUPANCY LOAD
S @ 300 SF #OF OCCUP. ALLOWED 11

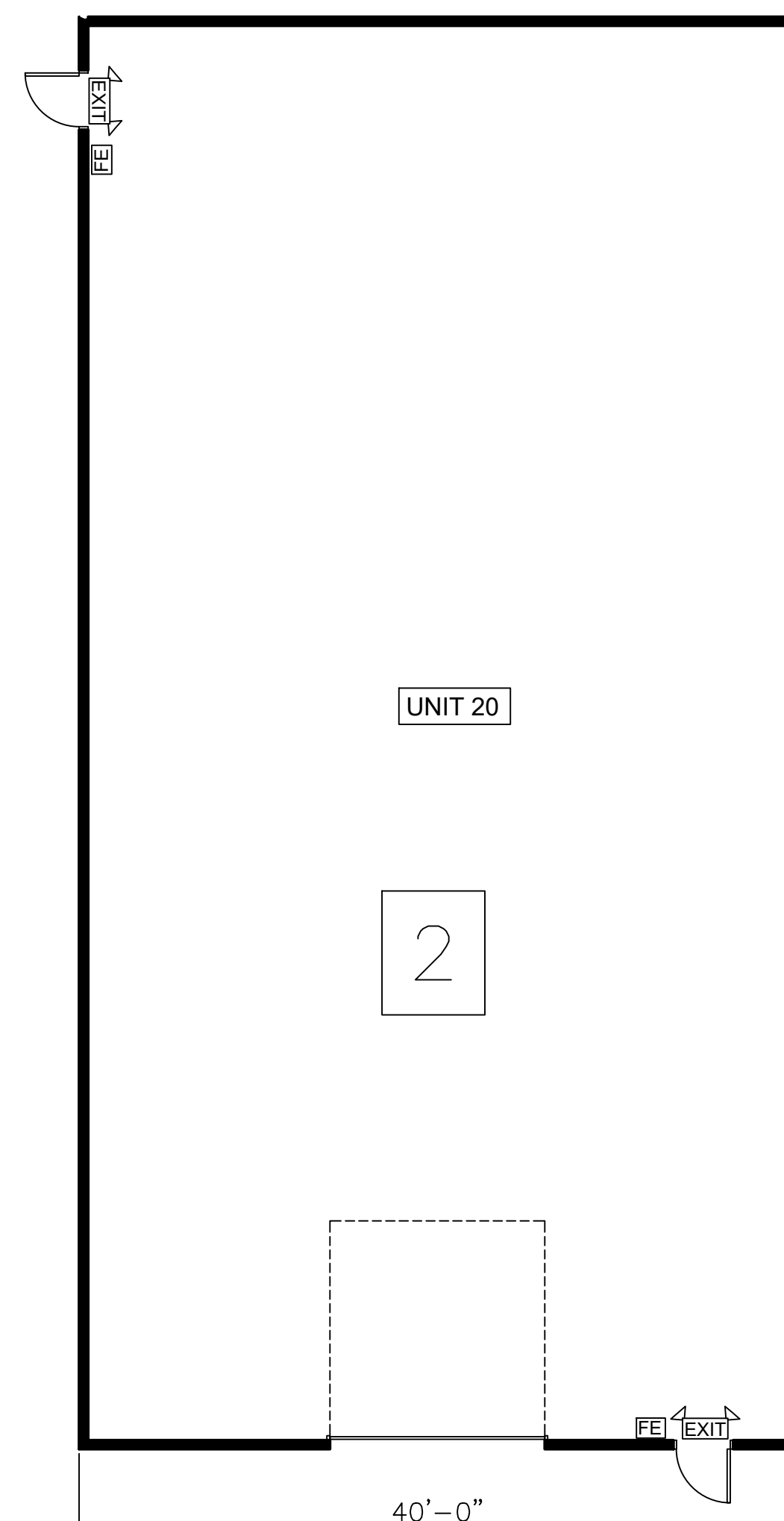
PLUMBING FIXTURES:
S OCCUPANCY 1

EXIT REQUIREMENTS
S OCCUPANCY 1 (2 EXISTING)

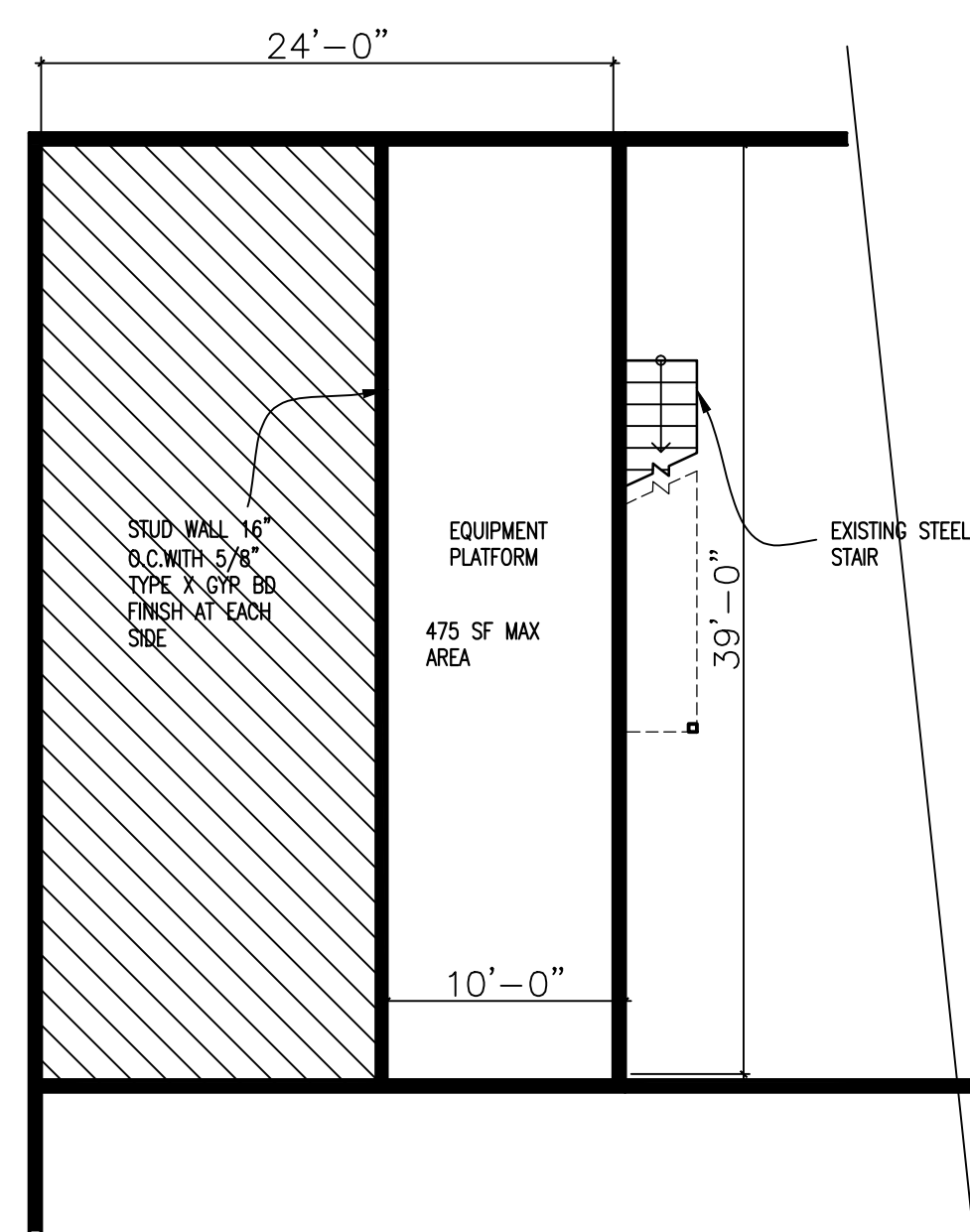
PARKING REQUIREMENTS
EXISTING
SEE SITE PLAN A-0.0



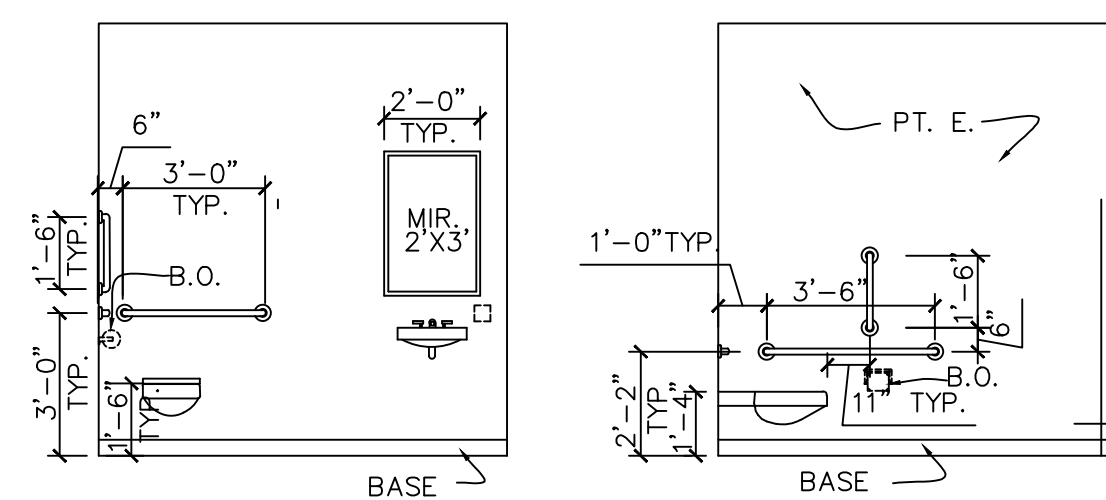
1 FLOOR PLAN BLDG. 1
A-1.1/ 1/8"=1'-0"



2 FLOOR PLAN BLDG. 2
A-1.1/ 1/8"=1'-0"



3 PLATFORM AREA
A-1.1/ 1/8"=1'-0"



4 ADA TOILET DETAILS
A-1.1/ 1/4"=1'-0"

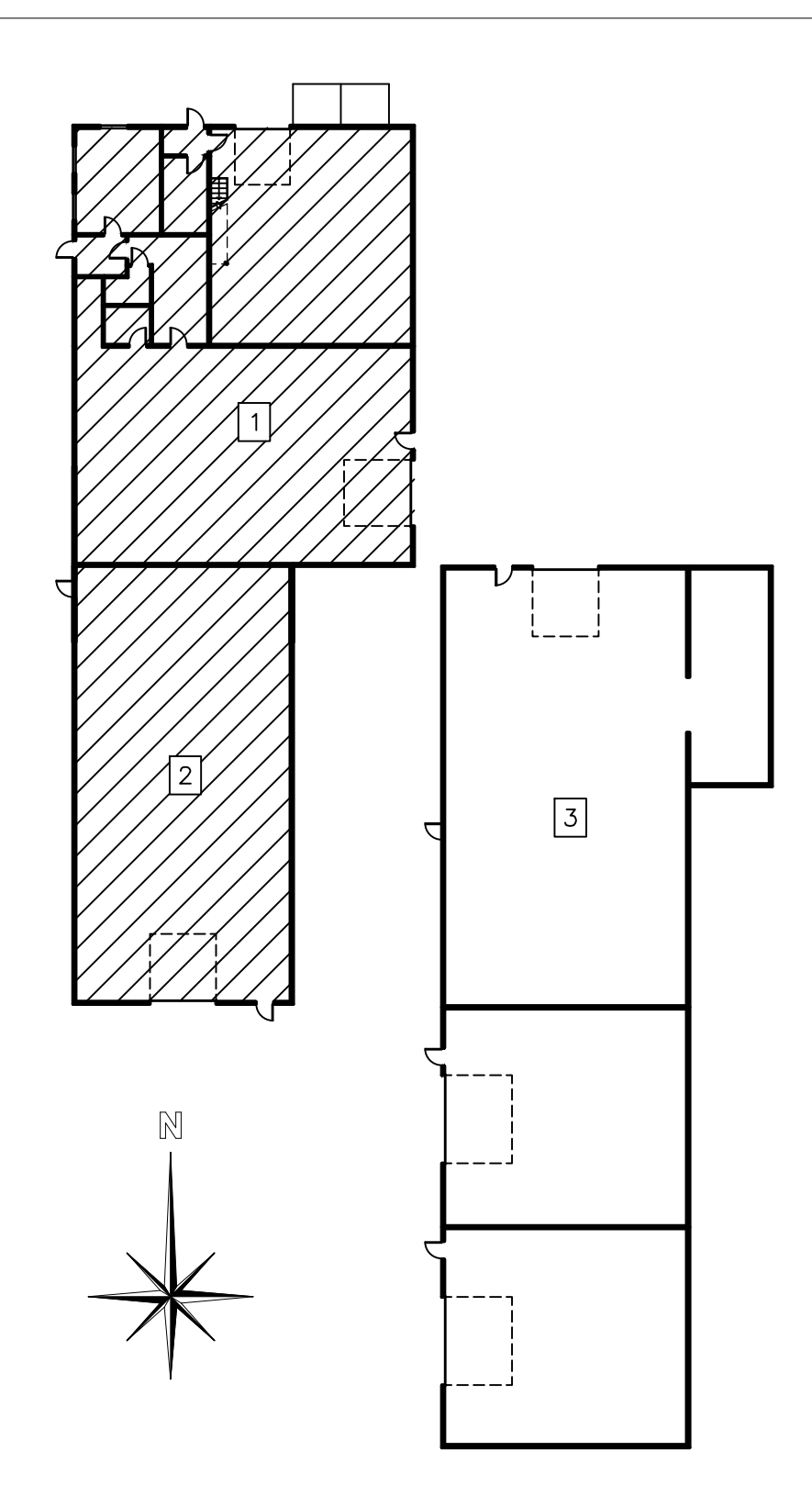
MNBC 311.2 Moderate-hazard storage, Group S-1.
Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosol products, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture
- Furs
- Glues, mucilage, pastes and size
- Grains
- Horns and combs, other than celluloid
- Leather
- Linoleum
- Lumber
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8) *
- Photo engravings
- Resilient flooring
- Self-service storage facility (mini-storage)
- Silks
- Soaps
- Sugar
- Tires, bulk storage of
- Tobacco, cigars, cigarettes and snuff
- Upholstery and mattresses
- Wax candles

* ADDITIONAL CHANGES TO THE BUILDING ARE REQUIRED FOR AUTOMOTIVE USES.

MNBC 311.3 Low-hazard storage, Group S-2.
Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness dividers; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

- Asbestos
- Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
- Cement in bags
- Chalk and crayons
- Dairy products in nonwaxed coated paper containers
- Dry cell batteries
- Electrical coils
- Electrical motors
- Empty cans
- Food products
- Foods in noncombustible containers
- Fresh fruits and vegetables in nonplastic trays or containers
- Frozen foods
- Glass
- Glass bottles, empty or filled with noncombustible liquids
- Gypsum board
- Inert pigments
- Ivory
- Meats
- Metal cabinets
- Metal desks with plastic tops and trim
- Metal parts
- Metals
- Mirrors
- Oil-filled and other types of distribution transformers
- Parking garages, open or enclosed
- Porcelain and pottery
- Stoves
- Talc and soapstones
- Washers and dryers



0 KEY PLAN
0 1/32"=1'-0"

consultants

project 2524
number
date 4-16-2025
drawn by ER
checked by AF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# 22887
NAME: ALEXANDER E. NAGDY
SIGNATURE: [Signature]
DATE: 4-16-2025

certification

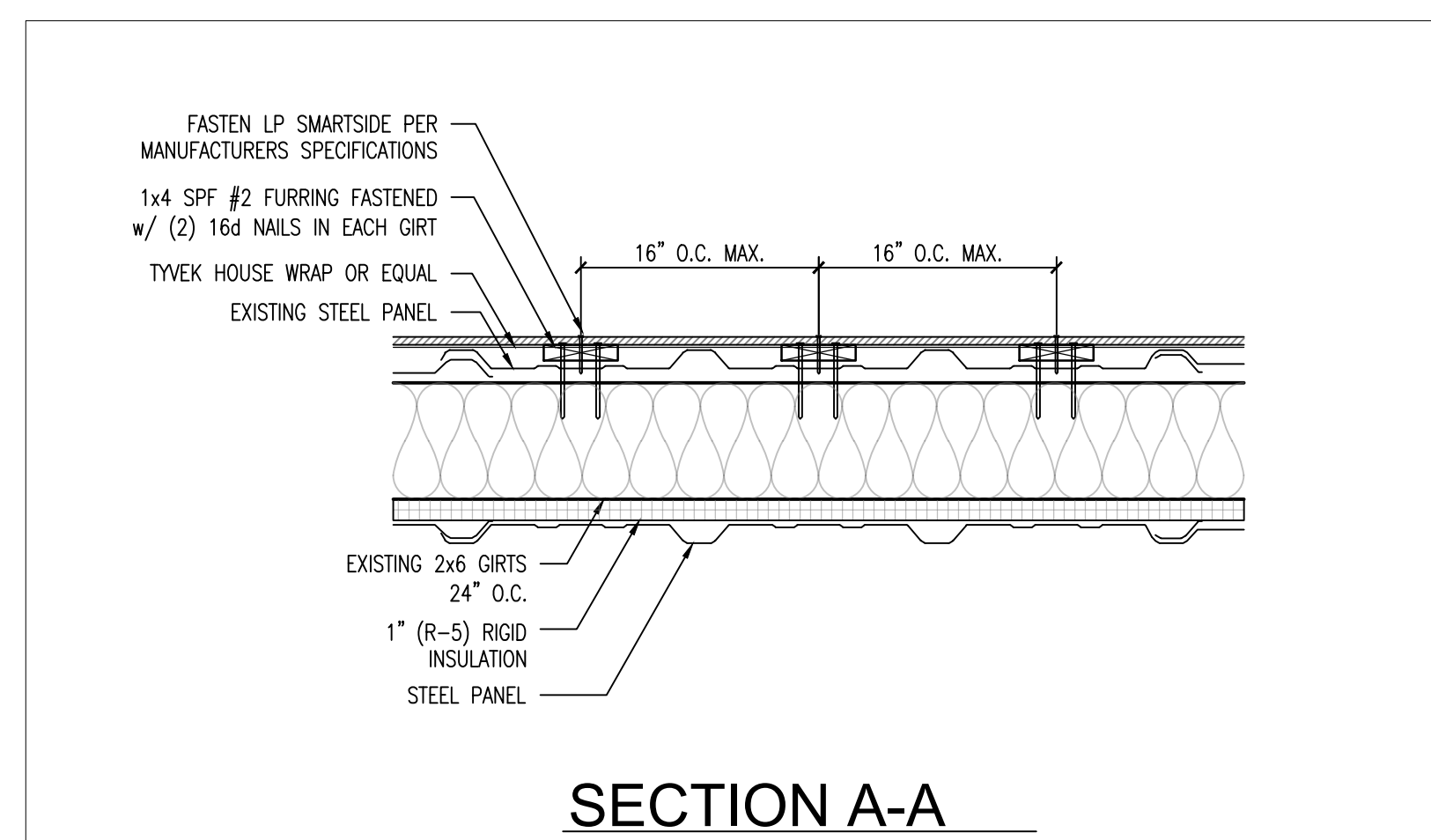
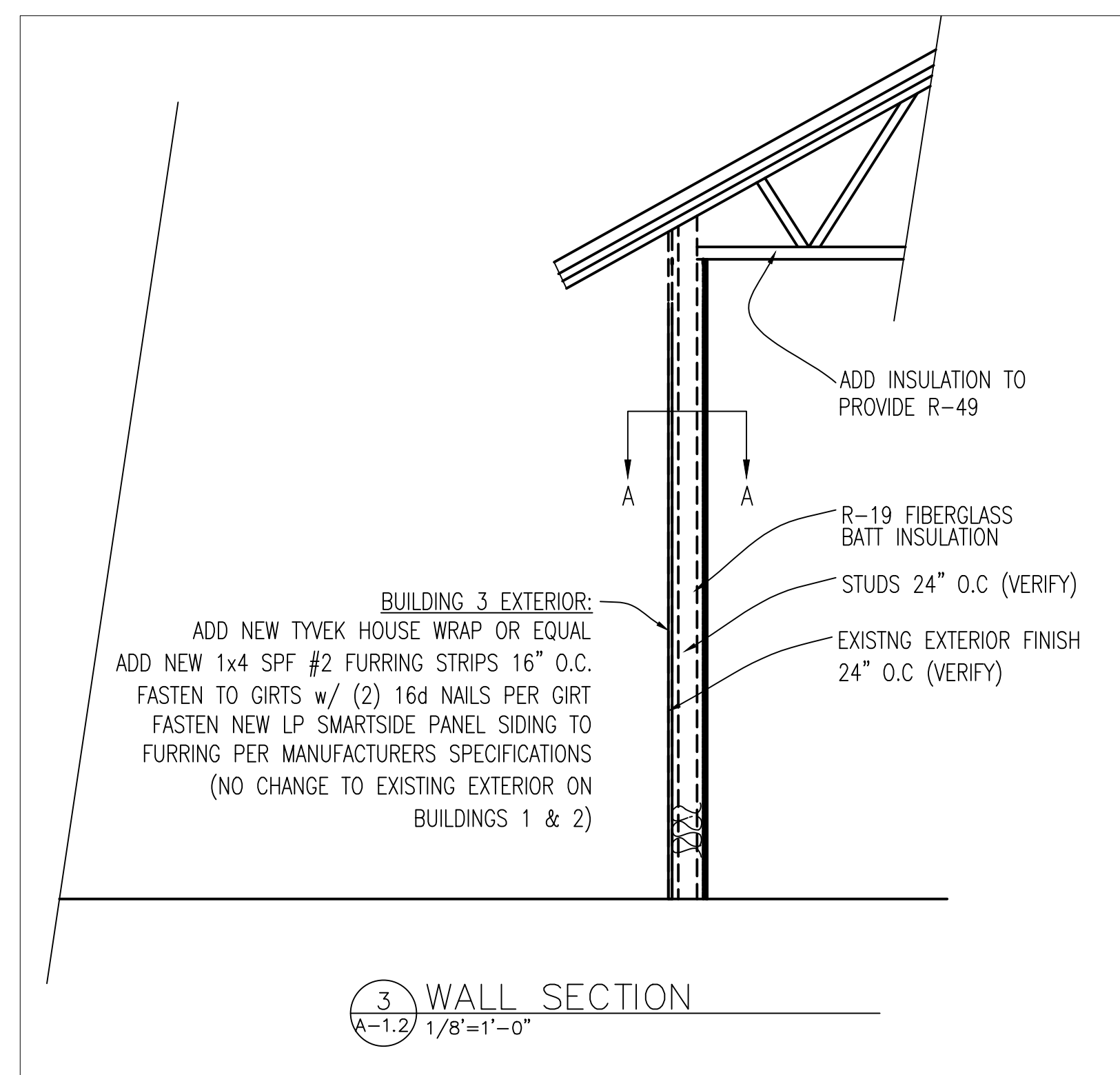
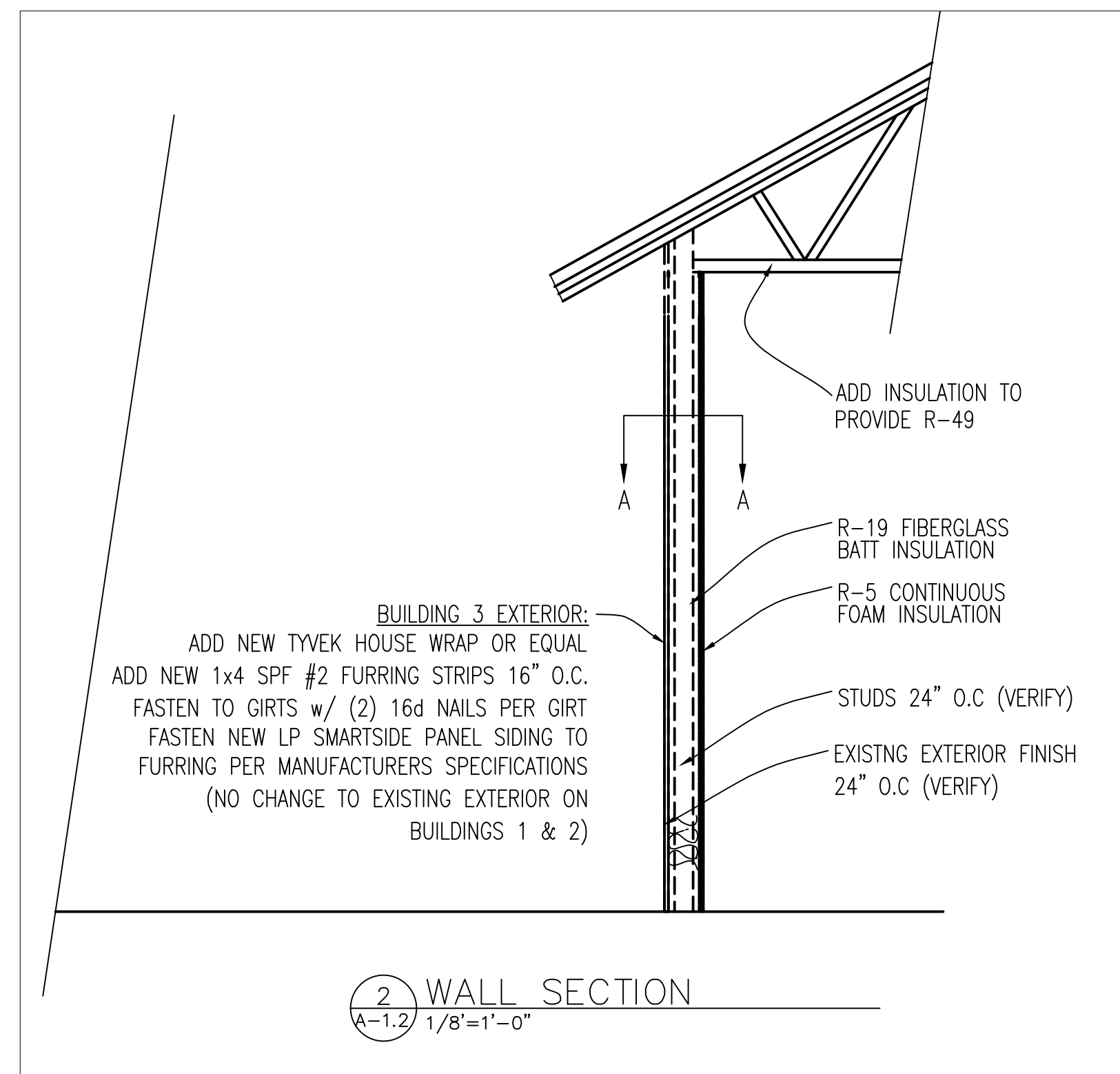
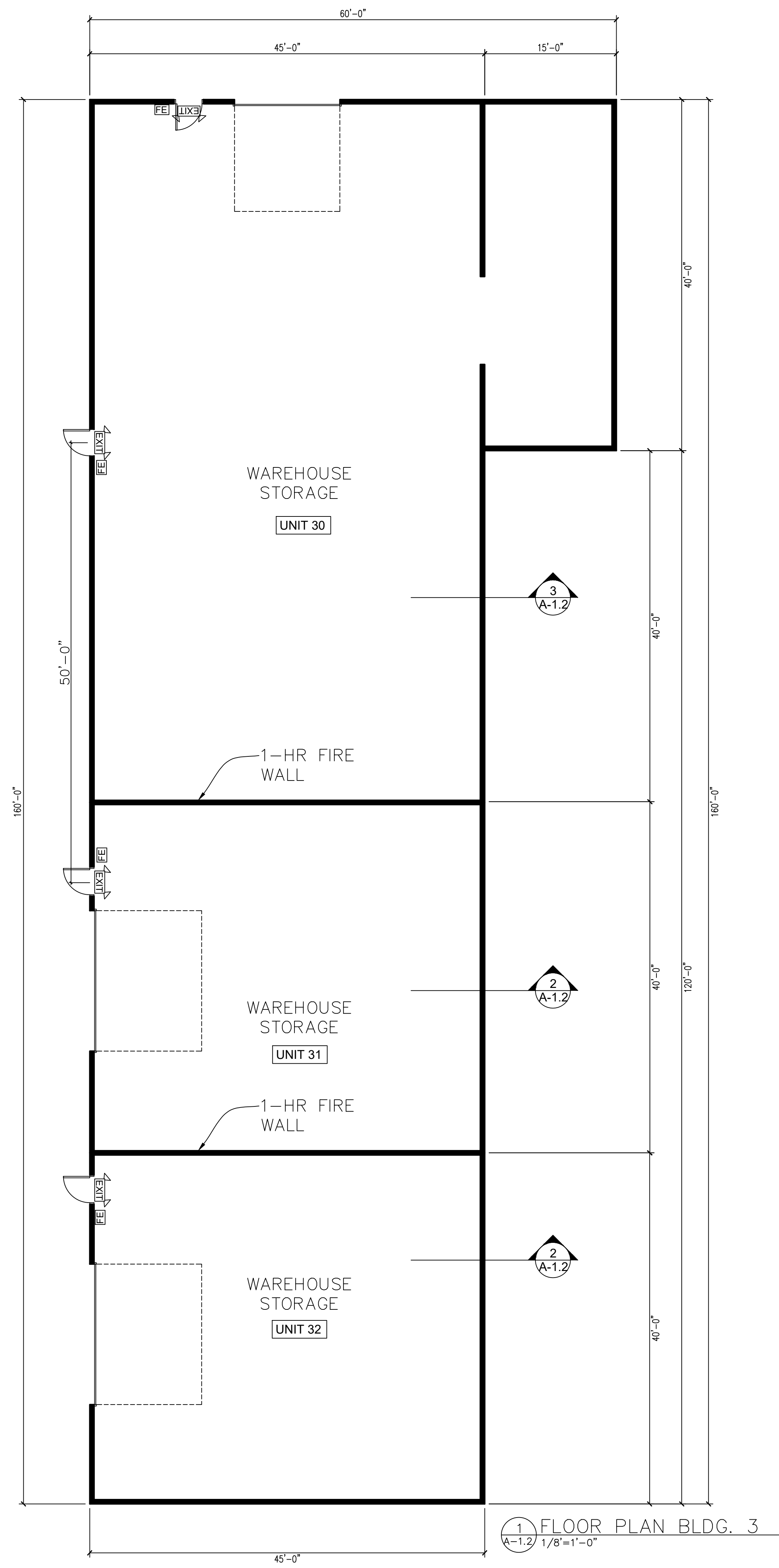
REVISION 1 6/13/2025
REVISION 2 7/15/2025
REVISION 3 11/14/2025

revisions

project title

Title
Title
14047
AZURITE ST. NW
RAMSEY
MN, 55303

FLOOR PLAN BUILDINGS 1 & 2



MNBC 311.2 Moderate-hazard storage, Group S-1.
Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosol products, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags; cloth, burlap and paper
- Bannocks and rattan
- Baskets
- Belting; canvas and leather
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture
- Furs
- Glues, mucilage, pastes and size
- Grains
- Horns and combs, other than celluloid
- Leather
- Linoleum
- Lumber
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8)
- Photo engravings
- Resilient flooring
- Self-service storage facility (mini-storage)
- Silks
- Soaps
- Sugar
- Tires, bulk storage of
- Tobacco, cigars, cigarettes and snuff
- Upholstery and mattresses
- Wax candles

MNBC 311.3 Low-hazard storage, Group S-2.
Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

- Asbestos
- Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
- Cement in bags
- Chalk and crayons
- Dairy products in nonwaxed coated paper containers
- Dry cell batteries
- Electrical coils
- Electrical motors
- Empty cans
- Food products
- Foods in noncombustible containers
- Fresh fruits and vegetables in nonplastic trays or containers
- Frozen foods
- Glass
- Glass bottles, empty or filled with noncombustible liquids
- Gypsum board
- Inert pigments
- Ivory
- Meats
- Metal cabinets
- Metal desks with plastic tops and trim
- Metal parts
- Metals
- Mirrors
- Oil-filled and other types of distribution transformers
- Parking garages, open or enclosed
- Porcelain and pottery
- Stoves
- Talc and soapstones
- Washers and dryers

* ADDITIONAL CHANGES TO THE BUILDING ARE REQUIRED FOR AUTOMOTIVE USES.

CODE REVIEW :BLDG 3

PROJECT DESCRIPTION: REMODELING OF EXISTING PROPERTY
14047 AZURITE ST. NW, RAMSEY, MN 55303

ZONING: I-1

CODE USED:

2018 IBC
2020 STATE BUILDING CODE

BUILDING

EXISTING ONE STORY
TYPE OF CONSTRUCTION: V-B
NONE SPRINKLER

OCCUPANCY CLASSIFICATION:

NO CHANGE IN THE EXISTING OCCUPANCY
S OCCUPANCY

OCCUPANCY LOAD

S @ 300 SF #OF OCCUP. ALLOWED 26
AREA USED FOR S OCCUPANCY IS DIVIDED TO 3 SECTION
SECTION 1&2 1727 SF # OF OCCP. 6 EACH
SECTION 3 4075 SF #OF OCCP. 14

PLUMBING FIXTURES:

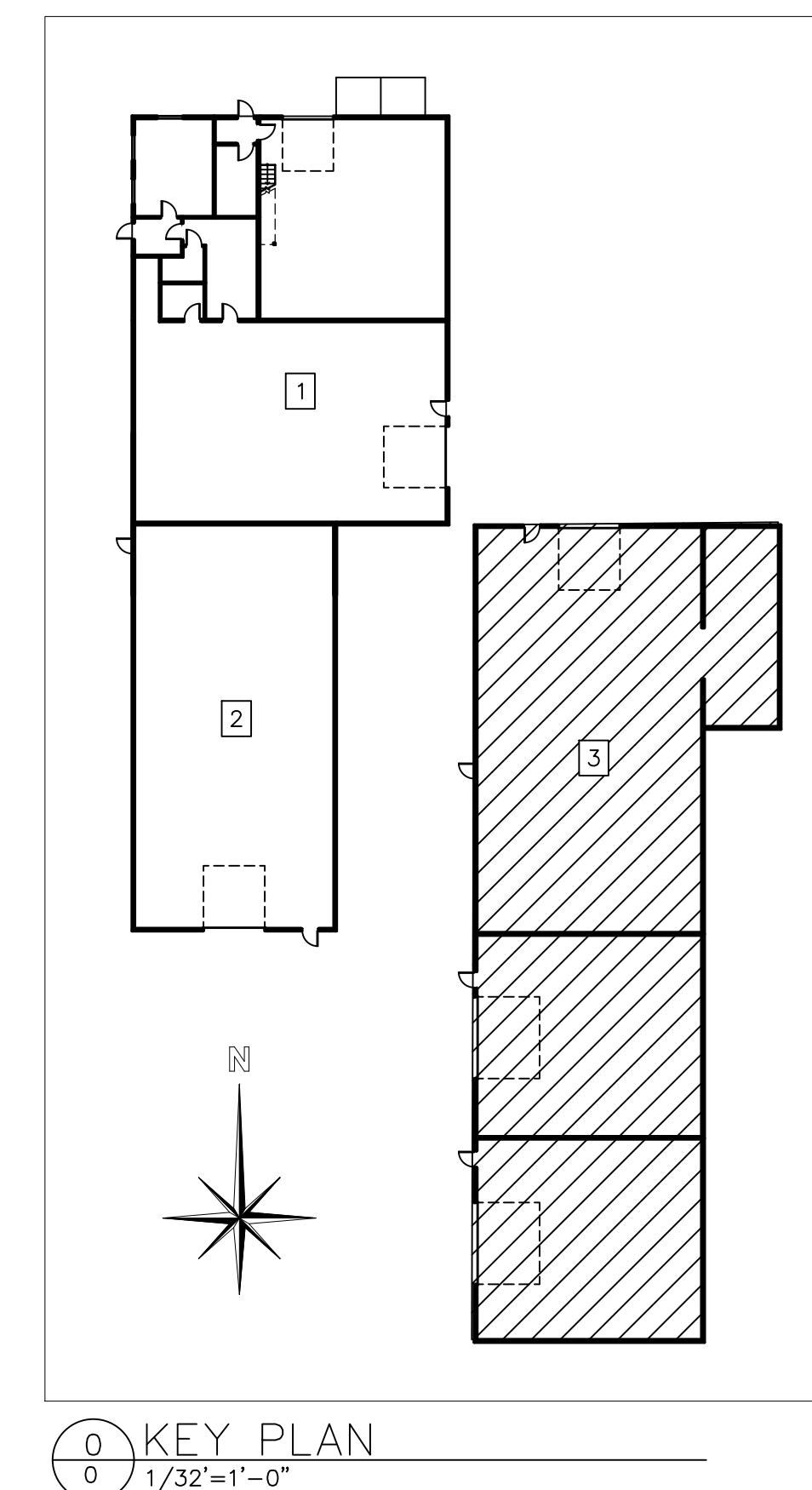
S OCCUPANTS 1

EXIT REQUIREMENTS

S OCCUPANCY 1 FOR EACH SECTION

PARKING REQUIREMENTS

EXISTING
37 PARKING SPACE (EXISTING)



El-Nagdy Architects

3632 HARDING ST. NE,
MINNEAPOLIS, MN 55418
PHONE(612)2451297

consultants

project number 2524
date 4-16-2025
drawn by ER
checked by AE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# 22887
NAME: ALI EL-NAGDY
SIGNATURE: [Signature]
DATE: 4-16-2025

certification

REVISION 1 6/13/2025
REVISION 2 7/15/2025
REVISION 3 11/14/2025

revisions

project title

Title
Title
14047
AZURITE ST. NW
RAMSEY
MN, 55303

FLOOR PLAN
BUILDING 3

A-1.2

CODE REVIEW: BLDG 1 & 2**Remolding of existing building**

Project Description: 2025 11 Building 1 & 2 Date: Monday, December 22, 2025 Project

Location: 14047 Azurite St NW, Ramsey, MN 55303

Construction by: Owner

Architect: El-Nagdy Engineer: Becklin and Whitney

Code Study by: dkw

BASIC BUILDING DESCRIPTION:

Type of Construction = VB

Building does not have an automatic sprinkler system

Allowable area and height based on different uses being separated by fire barriers as needed.

Most restrictive height and area used. (508.3.2)

Use to be Repair and storage of commercial motor vehicles. All fire areas to be less than 5,000 square feet (12-11-2025)

USE 311.2 Moderate-hazard storage, Group S-1.**[F] 903.2.9 Group S-1.**

An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

[F] 903.2.9.1 Repair garages.

An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more *stories above grade plane*, including basements, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one *story above grade plane*, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with repair garages servicing vehicles parked in basements.

A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

The buildings are less than 5,000 square feet,

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

BUILDING SECTION #1

BASIC BUILDING DESCRIPTION:

Type of Construction = VB
Building does not have an automatic sprinkler system
Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)

The north side has a public way. Distance to public way = 60.0 ,width = 66.0
Length of perimeter facing the public way = 80.0 This side can be accessed from a street or approved fire lane.
The east side has a public way. Distance to public way = 60.0 ,width = 66.0
Length of perimeter facing the public way = 62.0 This side can be accessed from a street or approved fire lane.
The south side has a lot line. Distance to lot line = 44.0
Length of perimeter facing lot line = 80.0 This side can be accessed from a street or approved fire lane.
The west side has a fire wall separating buildings. (706.1)
Length of perimeter = 62.0 This side is not accessible from a street or approved fire lane.
Perimeter of the entire building = 284.0 feet.
Perimeter which fronts a public way or accessible open space = 222.0 feet.
Weighted average of the width of public way or accessible open space = 30.0 feet. (506.3.2)
Allowable area increased 53.17% due to frontage. (506.3)

HEIGHT OF BUILDING:

Actual height of building = 20.00 ft Allowed building height = 40.00 ft The height is within the allowed height. (504.1 and Table 504.3)

BUILDING INTERIOR:

ALLOWABLE AREA AND HEIGHT:

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Building 1	S1	1	4960	13785.21	0.36	OK
TOTAL FOR FLOOR				4960	13785.21	0.36	OK
BUILDING TOTAL				4960	13785.21	0.36	OK

Notes:

Allowable area is based on Table 506.2 and Section 506.
 Allowable number of stories is based on Table 504.4 and Section 504
 Allowed area increased 53.2% for frontage increase. (506.3)
 NOTE: Storage areas were set to the major use occupancy group because these areas are accessory to the major use of the building. (311.1.1)

BUILDING SECTION #1

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN EXIT	MIN EXIT WIDTH	PANIC HDWR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL DIST	NOTES
F1	Building 1	25	1	5	no	any	N/A	200	
	TOTAL 1st FLOOR	25	2	5	no	any	N/A	200	5

FOOTNOTES:

5. Number of exits from this floor is based on Section 1006.3.2

NOTES FOR EXIT TABLE:

Door swing is based on Section 1010.1.2
 Occupant load is based on Section 1004 and Table 1004.5
 Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2
 For the minimum width of stairways, see Section 1011.2.
 Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

Exception 5: Revolving doors complying with Section 1010.1.4.1
 Exception 6: Horizontal sliding doors complying with Section 1010.1.4.3
 Exception 7: Power-operated doors complying with Section 1010.1.4.2

EXIT WIDTH NOTES:

Exit width is in inches and based on Section 1005.2

Width shown for all areas is based on other egress components. (1005.3.2)

Width shown for 1st floor is based on other egress components. (1005.3.2)

Width shown for other floors & basements is based on stairways. (1005.3.1)

For the minimum width of doors, see Section 1010.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/2 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1)

Exception 1: Where interior exit stairways are interconnected by a 1-hour corridor, the separation shall be measured along the shortest direct travel within the corridor.

Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)

2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)

3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)

See exceptions

See section 1008.3 for emergency power requirements.

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1010.1.5)

2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)

3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)

4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.

Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)

5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.5)

Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.6)

Exception 2: Where manually operated bolt locks are permitted.

Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)

Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.4)

2. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:

2.1 The locking device is readily distinguishable as locked.

2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

BUILDING ACCESSIBILITY:

Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.

On floors where drinking fountains are provided, accessible drinking fountains shall be provided. No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a

wheelchair and one for standing persons. (1109.5.1)

MINIMUM NUMBER OF PLUMBING FIXTURES: (2902.1)

FL	NAME OF AREA	NUMBER OCC	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
			MALE	FEMALE	MALE	FEMALE	
F1	Building 1	25	1	1	1	1	1
TOTAL for 1st FLOOR		25	1	1	1	1	1

[P] 2902.2 Separate facilities.

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of 25 or less.

[P] 2902.3.3 Location of toilet facilities in occupancies other than malls.

In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall exceed a distance of 500 feet.

FIRE-RESISTANCE REQUIREMENTS:**FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:****North Side:**

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

East Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

South Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

West Side:

Group S1 - This wall must meet fire wall requirements. (706) rating on both sides. (705.5, Tables 601 & 602)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above

Primary structural frame may be of any material. Minimum fire resistance rating = 0 hour

Interior bearing wall may be of any material. Minimum fire resistance rating = 0 hour

Interior nonbearing wall may be of any material. Minimum fire resistance rating = 0 hour

Floor/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour

Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials.

Asphalt parking surfaces are permitted at ground level. (406.2.4)

Roof/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour

Stairs may be of any material. Minimum fire resistance rating = 0 hour

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)

Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces;

Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and

Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

FIRE PARTITIONS:

The following wall assemblies shall comply. (708.1)

Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)

See exceptions.

Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)

See exceptions.

The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation wall and corridor walls.

See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)

Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces. (710.4) See Section 710.5 for opening requirements.

**PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:
WALLS ASSEMBLIES:**

Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.

DUCTS AND AIR TRANSFER OPENINGS:

Where required. (717.5) , Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 509)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = 1 hour

Rooms with any boiler over 15 psi and 10 horsepower = 1 hour

Refrigerant machinery rooms = 1 hour

Hydrogen cut-off rooms not classified as Group H = 1 hour

Incinerator rooms = 2 hours and an automatic sprinkler system is required

Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the IFC. = 1 hour

FIRE WALL REQUIREMENTS:

Between building 1 and building 2:

The fire wall is required to be a 3 hour fire assembly. (Table 706.4)

In place 2 hour wall

Openings shall be protected by assemblies having a 3 hour fire rating. (706.8 and Table 716.1(2)) 2-1 1/2 hour assemblies may be used.

Fire wall shall extend from the foundation to a termination point at least 30 inches above both adjacent roofs. (706.6) See exceptions for alternate protection at roof.

See Section 706.6.1 for requirements when a fire wall separates buildings of different heights.

See Section 706.6.2 for requirements when a fire wall separates buildings with sloped roofs. Each opening through a fire wall shall not exceed 156 square feet. The aggregate width of openings at any floor level shall not exceed 25 percent of the length of the wall. (706.8)

If the building has a projection (overhang, canopy, etc) at the fire wall, the fire wall shall extend to the outer edge of the horizontal projection. (706.5.2)

Exception 1: If projection is without concealed spaces, fire wall may stop at the exterior wall if the exterior wall and projection on each side of the fire wall is 1-hour fire-resistive for the depth of the projection on each side of the fire wall.

Exception 2: If projection has concealed space and is noncombustible, fire wall may stop at the exterior wall if the projection has a one hour wall in the concealed space and the exterior wall and projection is 1-hour fire-resistive for the depth of the projection on each side of the fire wall.

Exception 3: If projection has concealed space and is combustible, fire wall may stop at the exterior wall if the fire wall extends through the projection in the concealed space and the exterior wall and projection is 1-hour fire-resistive for the depth of the projection on each side of the fire wall.

If the fire wall intersects an exterior wall at less than 180 degrees, the fire-resistance rating for the exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with 3/4 hour opening protection. The fire-resistance rating of the exterior wall shall extend a minimum of 4 feet on each side of the intersection. (706.5.1)

Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. (706.2)

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class C or better. (Table 1505.1)

ROOF DRAINAGE:

Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason, secondary (emergency overflow) roof drains or scuppers shall be provided. (1502.2)

1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.
2. See section 1611.1 for design load requirements.
3. Scuppers shall not have an opening dimension of less than 4 inches. (1502.3)
4. See sections 1106 and 1108 of the Plumbing code for design requirements.

DRAFTSTOPPING:

If there is combustible construction in the roof/ceiling assembly, draftstopping shall be installed so that the area of concealed space does not exceed 3,000 square feet. (718.4)

See Section 718.3.1 for approved materials.

See Section 708.4 for construction requirements.

Opening in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions. (718.4.1.1)

AUTOMATIC SPRINKLER SYSTEMS:

If openings are not provided in each 50 feet on at least one exterior wall or there is floor area more than 75 feet from an exterior opening, an automatic sprinkler system is required. Openings shall have a minimum dimension of 30 inches. There must be at least 20 sq.ft. of opening in every 50 lineal feet of wall or fraction thereof. The height of the bottom of the opening shall not exceed 44 inches measured from the floor. (903.2.11.1)

An automatic sprinkler system shall be provided when the area exceeds 2,500 square feet and is used for the storage of upholstered furniture or mattresses. (903.2.9 #5)

Note: The size of the fire area may be reduced using fire barriers. See section 707.3.10 for requirements.

The fire-resistive rating for the fire barrier assembly is 3 hours. (Table 707.3.10)

FIRE PUMPS:

When provided, fire pumps shall be located in rooms that are separated from all other areas by 2-hour fire barrier construction. (913.2.1)

PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers are required. (906.1)

See Section 906.1 and Table 906.1 for location requirements.

See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:

A standpipe system is not required. (905)

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

END OF REQUIREMENTS FOR BUILDING #1

BUILDING SECTION #2

BASIC BUILDING DESCRIPTION:

Type of Construction = VB

Building does not have an automatic sprinkler system

Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

Use to be Repair and storage of commercial motor vehicles. All fire areas to be less than 5,000 square feet (12-11-2025)

USE 311.2 Moderate-hazard storage, Group S-1.

[F] 903.2.9 Group S-1.

An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

5. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
6. A Group S-1 *fire area* is located more than three stories above *grade plane*.
7. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
8. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

[F] 903.2.9.1 Repair garages.

An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

4. Buildings having two or more *stories above grade plane*, including basements, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
5. Buildings not more than one *story above grade plane*, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
6. Buildings with repair garages servicing vehicles parked in basements.

A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

The area to is less than 5,000 square feet.

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)

The north side has an imaginary line between two buildings.(705.3) Distance to building = 25.0 ,the imaginary line = 12.5

Length of perimeter facing other building = 80.0 This side is not accessible from a street or approved fire lane.

The east side has a fire wall separating buildings. (706.1)

Length of perimeter = 42.0 This side is not accessible from a street or approved fire lane.

The south side has a lot line. Distance to lot line = 42.0

Length of perimeter facing lot line = 80.0 This side can be accessed from a street or approved fire lane.

The west side has a lot line. Distance to lot line = 60.0

Length of perimeter facing lot line = 42.0 This side can be accessed from a street or approved fire lane.

Perimeter of the entire building = 244.0 feet.

Perimeter which fronts a public way or accessible open space = 122.0 feet.

Weighted average of the width of public way or accessible open space = 30.0 feet. (506.3.2)

Allowable area increased 25.00% due to frontage. (506.3)

HEIGHT OF BUILDING:

Building height not entered. Building height not checked. (504.1)

**BUILDING INTERIOR:
ALLOWABLE AREA AND HEIGHT:**

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Building 2	S1	1	3200	11250	0.28	OK
TOTAL FOR FLOOR				3200	11250	0.28	OK
BUILDING TOTAL				3200	11250	0.28	OK

Notes:

Allowable area is based on Table 506.2 and Section 506.
 Allowable number of stories is based on Table 504.4 and Section 504
 Allowed area increased 25% for frontage increase. (506.3)
 NOTE: Storage areas were set to the major use occupancy group because these areas are accessory to the major use of the building. (311.1.1)

BUILDING SECTION #2

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN NUMB EXIT	MIN EXIT WIDTH	PANIC HDWR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL DIST	NOTES
F1	Building 2	16	1	3.2	no	any	N/A	200	
	TOTAL 1st FLOOR	16	2	3.2	no	any	N/A	200	5

FOOTNOTES:

5. Number of exits from this floor is based on Section 1006.3.2

NOTES FOR EXIT TABLE:

Door swing is based on Section 1010.1.2
 Occupant load is based on Section 1004 and Table 1004.5
 Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2
 For the minimum width of stairways, see Section 1011.2.
 Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

Exception 5: Revolving doors complying with Section 1010.1.4.1
 Exception 6: Horizontal sliding doors complying with Section 1010.1.4.3
 Exception 7: Power-operated doors complying with Section 1010.1.4.2

EXIT WIDTH NOTES:

Exit width is in inches and based on Section 1005.2

Width shown for all areas is based on other egress components. (1005.3.2)

Width shown for 1st floor is based on other egress components. (1005.3.2)

Width shown for other floors & basements is based on stairways. (1005.3.1)

For the minimum width of doors, see Section 1010.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/2 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1)

Exception 1: Where interior exit stairways are interconnected by a 1-hour corridor, the separation shall be measured along the shortest direct travel within the corridor.

Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)

2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)

3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)

See exceptions

See section 1008.3 for emergency power requirements.

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1010.1.5)

2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)

3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)

4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.

Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)

5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.5)

Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.6)

Exception 2: Where manually operated bolt locks are permitted.

Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)

Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.4)

2. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:

2.1 The locking device is readily distinguishable as locked.

2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

MINIMUM NUMBER OF PLUMBING FIXTURES: (2902.1)

FL	NAME OF AREA	NUMBER OCC	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
			MALE	FEMALE	MALE	FEMALE	
F1	Building 2	16	1	1	1	1	1
TOTAL for 1st FLOOR		16	1	1	1	1	1

NOTES ON THE TOTAL NUMBER OF PLUMBING FIXTURES:

The number of fixtures for a floor may not match total number of fixtures per area.

1. Fixtures for accessory areas are not included in the floor total.

2. The number of fixtures for each area are rounded up to the next whole number. Floor totals are not rounded up until the floor total is obtained.

If the fixtures only serve an area, use number shown for each area.

If the fixtures serve an entire floor, use number shown for totals.

ACCESSIBLE FACILITIES:

Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.

Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

ADDITIONAL TOILET REQUIREMENTS:

Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)

The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)

The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.2)

Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)

Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.3.5)

Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet, two family/assisted-use toilet facilities shall be permitted to serve as required separate facilities. Toilet facilities shall not be required to be identified for exclusive use by either sex. (2902.2.1)

LIGHT AND VENTILATION:

1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1204.1)

2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1202.1)

3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1202.5.2.1)

Minnesota Mechanical Code

1. Ignition sources: Any equipment with an ignition source must be located a minimum of 18 inches above the floor.
2. CO and NO₂ detection: Enclosed garages require both carbon monoxide and nitrogen dioxide detection devices to activate the ventilation system.

FIRE-RESISTANCE REQUIREMENTS:**FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:****North Side:**

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

East Side:

Group S1 - This wall must meet fire wall requirements. (706) rating on both sides. (705.5, Tables 601 & 602)

Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)

Projections extending beyond the exterior wall are not permitted. (Table 705.2)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

South Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

West Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above

Primary structural frame may be of any material. Minimum fire resistance rating = 0 hour

Interior bearing wall may be of any material. Minimum fire resistance rating = 0 hour

Interior nonbearing wall may be of any material. Minimum fire resistance rating = 0 hour

Floor/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour

Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials. Asphalt parking surfaces are permitted at ground level. (406.2.4)
Roof/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour
Stairs may be of any material. Minimum fire resistance rating = 0 hour

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)

Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces; Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

FIRE PARTITIONS:

The following wall assemblies shall comply. (708.1)

Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)

See exceptions.

Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)

See exceptions.

The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation wall and corridor walls.

See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)

Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces. (710.4)

See Section 710.5 for opening requirements.

PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:**WALLS ASSEMBLIES:**

Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.

DUCTS AND AIR TRANSFER OPENINGS:

Where required. (717.5) , Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 509)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = 1 hour

Rooms with any boiler over 15 psi and 10 horsepower = 1 hour

Refrigerant machinery rooms = 1 hour

Hydrogen cut-off rooms not classified as Group H = 1 hour

Incinerator rooms = 2 hours and an automatic sprinkler system is required

Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the IFC. = 1 hour

FIRE WALL REQUIREMENTS:

Between building 1 and building 2:

The fire wall is required to be a 3 hour fire assembly. (Table 706.4)

Openings shall be protected by assemblies having a 3 hour fire rating. (706.8 and Table 716.1(2))
2-1 1/2 hour assemblies may be used.

Fire wall shall extend from the foundation to a termination point at least 30 inches above both adjacent roofs. (706.6) See exceptions for alternate protection at roof.

See Section 706.6.1 for requirements when a fire wall separates buildings of different heights.

See Section 706.6.2 for requirements when a fire wall separates buildings with sloped roofs.
Each opening through a fire wall shall not exceed 156 square feet. The aggregate width of openings at any floor level shall not exceed 25 percent of the length of the wall. (706.8)

If the building has a projection (overhang, canopy, etc) at the fire wall, the fire wall shall extend to the outer edge of the horizontal projection. (706.5.2)

Exception 1: If projection is without concealed spaces, fire wall may stop at the exterior wall if the exterior wall and projection on each side of the fire wall is 1-hour fire-resistive for the depth of the projection on each side of the fire wall.

Exception 2: If projection has concealed space and is noncombustible, fire wall may stop at the exterior wall if the projection has a one hour wall in the concealed space and the exterior wall and projection is 1-hour fire-resistive for the depth of the projection on each side of the fire wall.

Exception 3: If projection has concealed space and is combustible, fire wall may stop at the exterior wall if the fire wall extends through the projection in the concealed space and the exterior wall and projection is 1-hour fire-resistive for the depth of the projection on each side of the fire wall.

If the fire wall intersects an exterior wall at less than 180 degrees, the fire-resistance rating for the exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with 3/4 hour opening protection. The fire-resistance rating of the exterior wall shall extend a minimum of 4 feet on each side of the intersection. (706.5.1)

Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. (706.2)

GLAZING REQUIREMENTS:

All glazing in hazardous locations is required to be of safety glazing material. (2406.1)
See Section 2406.4 for locations.

WALL AND CEILING FINISHES:

1. Wall and ceiling finish materials are required to comply with Sec. 803.13 and Table 803.13.
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6.
3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)
4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1209.2.1)
5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1209.2.2)

CEILING HEIGHTS:

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1207.2)

INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2) 'concealed installation' and Sec. 720.3 'exposed installation'

Foam plastic insulations are required to be protected. (2603)

CODE REVIEW: BLDG 3**Remolding of existing building**

Project Description: 2025 11 Building 3 Date: Monday, December 22, 2025

Project Location: 14047 Azurite St NW, Ramsey, MN 55303

Construction by: Owner

Architect: El-Nagdy Engineer: Becklin and Whitney

Code Study by: dkw

BASIC BUILDING DESCRIPTION:

Type of Construction = VB

Building does not have an automatic sprinkler system

Allowable area and height based on different uses being separated by fire barriers as needed.

Most restrictive height and area used. (508.3.2)

Use to be Repair and storage of commercial motor vehicles. All fire areas to be less than 5,000 square feet (12-11-2025)

USE 311.2 Moderate-hazard storage, Group S-1.**[F] 903.2.9 Group S-1.**

An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

[F] 903.2.9.1 Repair garages.

An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more *stories above grade plane*, including basements, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one *story above grade plane*, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

**TABLE 706.4
FIRE WALL FIRE-RESISTANCE RATINGS**

GROUP	FIRE-RESISTANCE RATING (hours)
A, B, E, H-4, I, R-1, R-2, U	3 ^a
F-1, H-3 ^b , H-5, M, S-1	3
H-1, H-2	4 ^b
F-2, S-2, R-3, R-4	2

- a. In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.
- b. For Group H-1, H-2 or H-3 buildings, also see Sections 415.7 and 415.8.

The building is less than 8,000 square feet

ADDRESS IDENTIFICATION:

Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)

The north side has a public way. Distance to public way = 60.0 ,width = 66.0

Length of perimeter facing the public way = 160.0 This side can be accessed from a street or approved fire lane.

The east side has a public way. Distance to public way = 60.0 ,width = 66.0

Length of perimeter facing the public way = 60.0 This side can be accessed from a street or approved fire lane.

The south side has an imaginary line between two buildings.(705.3) Distance to building = 25.0 ,the imaginary line = 12.5

Length of perimeter facing other building = 160.0 This side is not accessible from a street or approved fire lane.

The west side has a lot line. Distance to lot line = 65.0

Length of perimeter facing lot line = 60.0 This side can be accessed from a street or approved fire lane.

Perimeter of the entire building = 440.0 feet.

Perimeter which fronts a public way or accessible open space = 280.0 feet.

Weighted average of the width of public way or accessible open space = 30.0 feet. (506.3.2)

Allowable area increased 38.64% due to frontage. (506.3)

HEIGHT OF BUILDING:

Actual height of building = 24.00 ft Allowed building height = 40.00 ft The height is within the allowed height. (504.1 and Table 504.3)

BUILDING INTERIOR:

ALLOWABLE AREA AND HEIGHT:

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Section 1	S1	1	1727	12477.27	0.14	OK
F1	Section 2	S1	1	1727	12477.27	0.14	OK
F1	Section 3	S1	1	4075	12477.27	0.33	OK
TOTAL FOR FLOOR				7529	12477.27	0.60	OK
BUILDING TOTAL				7529	12477.27	0.60	OK

Notes:

Allowable area is based on Table 506.2 and Section 506.

Allowable number of stories is based on Table 504.4 and Section 504

Allowed area increased 38.6% for frontage increase. (506.3)

NOTE: Storage areas were set to the major use occupancy group because these areas are accessory to the major use of the building. (311.1.1)

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN EXIT	MIN EXIT WIDTH	PANIC HDWR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL DIST	NOTES
F1	Section 1	9	1	1.7	no	any	N/A	200	
F1	Section 2	9	1	1.7	no	any	N/A	200	
F1	Section 3	20	1	4.1	no	any	N/A	200	
TOTAL 1st FLOOR		38	2	7.5	no	any	N/A	200	5

FOOTNOTES:

5. Number of exits from this floor is based on Section 1006.3.2

NOTES FOR EXIT TABLE:

Door swing is based on Section 1010.1.2

Occupant load is based on Section 1004 and Table 1004.5

Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2

For the minimum width of stairways, see Section 1011.2.

Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

DOOR SWING EXCEPTIONS:

Exception 5: Revolving doors complying with Section 1010.1.4.1

Exception 6: Horizontal sliding doors complying with Section 1010.1.4.3

Exception 7: Power-operated doors complying with Section 1010.1.4.2

EXIT WIDTH NOTES:

Exit width is in inches and based on Section 1005.2

Width shown for all areas is based on other egress components. (1005.3.2)

Width shown for 1st floor is based on other egress components. (1005.3.2)

Width shown for other floors & basements is based on stairways. (1005.3.1)

For the minimum width of doors, see Section 1010.1.1.

EGRESS CONTINUITY:

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

EXIT SEPARATION:

In areas where 2 exits are required, the minimum separation is 1/2 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1)

Exception 1: Where interior exit stairways are interconnected by a 1-hour corridor, the separation shall be measured along the shortest direct travel within the corridor.

Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

MEANS OF EGRESS ILLUMINATION:

1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)

2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)

3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)

See exceptions

See section 1008.3 for emergency power requirements.

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door. (1010.1.5)

2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)

3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)

4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.

Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)

5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.5)

Exception 3: Where a pair of doors serves an occupant load of less than 50, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.6)

Exception 2: Where manually operated bolt locks are permitted.

Exception 3: Doors with automatic flush bolts as permitted.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)

Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.4)

2. The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:

2.1 The locking device is readily distinguishable as locked.

2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

BUILDING ACCESSIBILITY:

Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.

On floors where drinking fountains are provided, accessible drinking fountains shall be provided.

No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a

wheelchair and one for standing persons. (1109.5.1)

MINIMUM NUMBER OF PLUMBING FIXTURES: (2902.1)

FL	NAME OF AREA	NUMBER OCC	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
			MALE	FEMALE	MALE	FEMALE	
F1	Section 1	9	1	1	1	1	1
F1	Section 2	9	0	0	0	0	1
F1	Section 3	20	0	0	0	0	1
TOTAL for 1st FLOOR		38	1	1	1	1	1

Actual occupancy for plumbing fixtures is less than 25.

NOTES ON THE TOTAL NUMBER OF PLUMBING FIXTURES:

The number of fixtures for a floor may not match total number of fixtures per area.

1. Fixtures for accessory areas are not included in the floor total.
2. The number of fixtures for each area are rounded up to the next whole number. Floor totals are not rounded up until the floor total is obtained.

If the fixtures only serve an area, use number shown for each area.

If the fixtures serve an entire floor, use number shown for totals.

[P] 2902.2 Separate facilities.

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of 25 or less.

[P] 2902.3.3 Location of toilet facilities in occupancies other than malls.

In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall exceed a distance of 500 feet.

FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:

North Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

East Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)

Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

South Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

West Side:

Group S1 - Bearing walls = 0-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)

Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)

No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)

Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above

Primary structural frame may be of any material. Minimum fire resistance rating = 0 hour

Interior bearing wall may be of any material. Minimum fire resistance rating = 0 hour

Interior nonbearing wall may be of any material. Minimum fire resistance rating = 0 hour

Floor/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour

Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials.

Asphalt parking surfaces are permitted at ground level. (406.2.4)

Roof/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour

Stairs may be of any material. Minimum fire resistance rating = 0 hour

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)

Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces;

Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and

Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

MARKING AND IDENTIFICATION:

Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)

Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces; Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

FIRE PARTITIONS:

The following wall assemblies shall comply. (708.1)

Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)

See exceptions.

Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)

See exceptions.

The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation wall and corridor walls.

See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)

Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces. (710.4)

See Section 710.5 for opening requirements.

PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:

WALLS ASSEMBLIES:

Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:

Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.

DUCTS AND AIR TRANSFER OPENINGS:

Where required. (717.5) , Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)

SEPARATION OF INCIDENTAL USE AREAS: (Table 509)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = 1 hour

Rooms with any boiler over 15 psi and 10 horsepower = 1 hour

Refrigerant machinery rooms = 1 hour

Hydrogen cut-off rooms not classified as Group H = 1 hour

Incinerator rooms = 2 hours and an automatic sprinkler system is required

Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the IFC. = 1 hour

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class C or better. (Table 1505.1)

ROOF DRAINAGE:

Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason, secondary (emergency overflow) roof drains or scuppers shall be provided. (1502.2)

- 1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.
- 2. See section 1611.1 for design load requirements.
- 3. Scuppers shall not have an opening dimension of less than 4 inches. (1502.3)
- 4. See sections 1106 and 1108 of the Plumbing code for design requirements.

AUTOMATIC SPRINKLER SYSTEMS:

If openings are not provided in each 50 feet on at least one exterior wall or there is floor area more than 75 feet from an exterior opening, an automatic sprinkler system is required. Openings shall have a minimum dimension of 30 inches. There must be at least 20 sq.ft. of opening in every 50 lineal feet of wall or fraction thereof. The height of the bottom of the opening shall not exceed 44 inches measured from the floor. (903.2.11.1)

Buildings without automatic sprinklers is limited as follows:

- 1. Storage spaces.
 - a. *The fire area* shall not exceed 12,000 square feet
- 2. Motor vehicle repair garages
 - a. *The fire area* used for the repair of commercial motor vehicles shall not exceed 5,000 square feet
 - b. *The fire area* used for the repair of non-commercial motor vehicles shall not exceed 12,000 square feet

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. Rating 2 Hours

PORTABLE FIRE EXTINGUISHERS:

Portable fire extinguishers are required. (906.1)
See Section 906.1 and Table 906.1 for location requirements.

See Section 906.3 for size and distribution requirements.

STANDPIPE AND HOSE SYSTEMS:

A standpipe system is not required. (905)

SMOKE AND HEAT REMOVAL:

Areas containing high piled combustible storage require smoke and heat removal when required by Table 3206.2 of the IFC. Design to comply with Section 910.3.

ACCESSIBLE FACILITIES:

Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.

Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

ADDITIONAL TOILET REQUIREMENTS:

Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)

The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)

The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.2)

Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)

Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.3.5)

Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet, two family/assisted-use toilet facilities shall be permitted to serve as required separate facilities.

Toilet facilities shall not be required to be identified for exclusive use by either sex. (2902.2.1)

LIGHT AND VENTILATION:

1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1204.1)

2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1202.1)

3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1202.5.2.1)

Minnesota Mechanical Code

1. Ignition sources: Any equipment with an ignition source must be located a minimum of 18 inches above the floor.
2. CO and NO₂ detection: Enclosed garages require both carbon monoxide and nitrogen dioxide detection devices to activate the ventilation system.

GLAZING REQUIREMENTS:

All glazing in hazardous locations is required to be of safety glazing material. (2406.1)

See Section 2406.4 for locations.

WALL AND CEILING FINISHES:

1. Wall and ceiling finish materials are required to comply with Sec. 803.13 and Table 803.13.
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6.
3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)
4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1209.2.1)
5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1209.2.2)

CEILING HEIGHTS:

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1207.2)

INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2) 'concealed installation' and Sec. 720.3 'exposed installation'

Foam plastic insulations are required to be protected. (2603)

Hello, I am seeking a CUP for my property to allow for automotive uses, specifically the auto repair use.

I am fine with there being stipulations, such as how many vehicles can be parked outside, limiting the vehicles parked outside to being un-damaged if there is not screening / coverage to hide them, requiring the businesses operating in the spaces to be either contractors working on their own vehicles or repair shops that pick up clients vehicles / have them dropped off due to there not being a waiting room within the spaces.

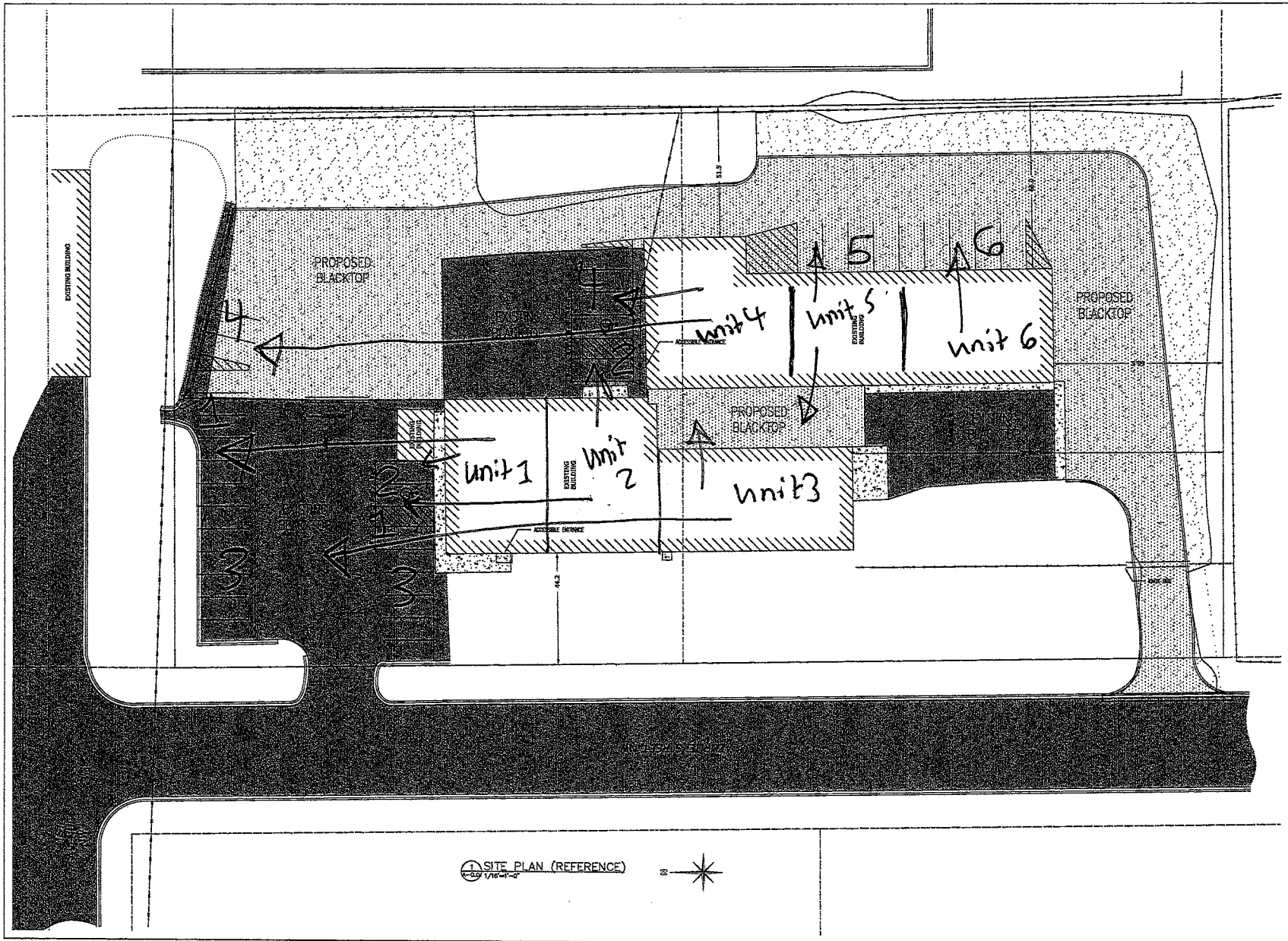
I would like to keep the appearance of the exterior of the property no different from if there were any other use taking place within the property.

In addition, in my lease that tenants sign it does actually detail parking limitations as well to avoid excess vehicles being at the property. I would also be willing to add additional limitations to the lease detailing the stipulations listed above.

Sincerely,

Josh Clark

Parking



1 SITE PLAN (REFERENCE)
1/16"=1'-0"



El-Nagdy
Architects

100% TAKING OF SET
RENDERINGS, NOT SCALE
PROJECT/DATE

consultants

DATE: 2011
BY: A. EL-NAGDY
CHECKED BY: A. EL-NAGDY
SCALE: AS SHOWN

I HEREBY CERTIFY THAT THIS PLAN
APPROVED AS SHOWN AND PRINTED IS
A TRUE AND CORRECT REPRESENTATION AND
SCALE OF THE PROJECT AS APPROVED AND
RECORDED.

certification

REVISION 1 6/13/2025
REVISION 2 7/15/2025
REVISION 3 11/14/2025

revisions

project title

Title
14047
AZURITE ST. NW
RAMSEY
MN, 55303

SITE PLAN
REFERENCE

A-0.0