

CHAPTER 1311
DEPARTMENT OF LABOR AND INDUSTRY
REHABILITATION OF EXISTING BUILDINGS

1311.0010	ADOPTION BY REFERENCE OF THE GUIDELINES FOR THE REHABILITATION OF EXISTING BUILDINGS.	1311.0407	SECTION 407, FIRE SUPPRESSION SYSTEMS.
1311.0103	SECTION 103, SCOPE.	1311.0408	SECTION 408, FIRE ALARMS.
1311.0109	SECTION 109, MODIFICATIONS.	1311.0409	SECTION 409, HIGH RISE BUILDINGS.
1311.0110	SECTION 110, TESTS.	1311.0410	SECTION 410, BOILER/FURNACE EQUIPMENT ROOMS.
1311.0201	SECTION 201, ADMINISTRATION.	1311.0411	SECTION 411, STRUCTURAL REQUIREMENTS.
1311.0202	SECTION 202, PERMITS REQUIRED.	1311.0413	SECTION 413, OTHER SAFETY FEATURES.
1311.0203	SECTION 203, INSPECTION OF WORK.	1311.0501	SECTION 501, GENERAL.
1311.0205	SECTION 205, LIABILITY.	1311.0502	SECTION 502, FIRE AND LIFE-SAFETY.
1311.0206	SECTION 206, UNSAFE BUILDINGS OR STRUCTURES.	1311.0503	SECTION 503, ENCLOSURE OF VERTICAL SHAFTS.
1311.0301	SECTION 301, DEFINITIONS.	1311.0505	SECTION 505, STRUCTURAL SAFETY.
1311.0401	SECTION 401, GENERAL.	1311.0601	SECTION 601, CERTIFIED HISTORIC STRUCTURES.
1311.0403	SECTION 403, LIFE SAFETY.	1311.0603	SECTION 603, FIRE-SAFETY.
1311.0404	SECTION 404, INTERIOR FINISH.	1311.0604	SECTION 604, CHANGE OF OCCUPANCY.
1311.0405	SECTION 405, SHAFT ENCLOSURES.		

1311.0010 ADOPTION BY REFERENCE OF THE GUIDELINES FOR THE REHABILITATION OF EXISTING BUILDINGS.

Chapters one to six of the 2000 Guidelines for the Rehabilitation of Existing Buildings (GREB) as promulgated by the International Conference of Building Officials, Whittier, California, are incorporated by reference and made a part of the Minnesota State Building Code, as amended in this chapter. Appendices 2, 3, and 4 of the GREB are deleted and are not made a part of the Minnesota State Building Code. The guidelines, which include Resources 1 through 6, are provided as useful information intended to assist the code user and shall not be adopted as part of this code, except for GREB Resource 2, as referenced in GREB Section 504.1. The 2000 Guidelines for the Rehabilitation of Existing Buildings is not subject to frequent change and a copy of the 2000 Guidelines for the Rehabilitation of Existing Buildings, with amendments for use in Minnesota, is available in the office of the commissioner of labor and industry.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 1 s 1; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0103 SECTION 103, SCOPE.

GREB Section 103 is amended to read as follows:

SECTION 103

SCOPE

These guidelines constitute the minimum standards for change of occupancy, alteration, or repair of existing buildings and structures. If a reference is made to the appendix in these guidelines, the appendix does not apply.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0109 SECTION 109, MODIFICATIONS.

GREB Section 109 is amended by modifying the last sentence to read as follows:

The details of any action granting modification or the acceptance of a compliance alternative shall be recorded and entered in the files of the department of building safety.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0110 SECTION 110, TESTS.

GREB Section 110 is amended to read as follows:

SECTION 110

TESTS

If there is insufficient evidence of compliance with these guidelines, or evidence that a material or method does not conform to the requirements of these guidelines, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in these guidelines or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall have the authority to approve alternate testing procedures. Tests shall be performed by an approved agency. Reports of these tests shall be retained by the building official.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0201 SECTION 201, ADMINISTRATION.

GREB section 201 is amended to read as follows:

SECTION 201

ADMINISTRATION

The building official is hereby authorized to enforce the provisions of these guidelines. The building official shall have the power to render interpretations of these guidelines as deemed necessary to clarify the application of the provisions of these guidelines. These interpretations shall be in conformity with the intent and purpose of these guidelines and the Minnesota State Fire Code. In order to effectively perform this duty and gain conformity with the Minnesota State Fire Code, the building official shall consult with the fire official.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0202 SECTION 202, PERMITS REQUIRED.

GREB Section 202 is deleted in its entirety and replaced with the following:

SECTION 202

PERMITS REQUIRED

Permits are required as specified in Minnesota Rules, chapter 1300.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0203 SECTION 203, INSPECTION OF WORK.

GREB Section 203 is deleted in its entirety and replaced with the following:

SECTION 203

INSPECTION OF WORK

All buildings or structures within the scope of these guidelines and all construction or work for which a permit is required are subject to inspection by the building official in accordance with and in the manner prescribed in these guidelines and Minnesota Rules, chapter 1300.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0205 REHABILITATION OF EXISTING BUILDINGS

272

1311.0205 SECTION 205, LIABILITY.

GREB Section 205 is deleted in its entirety and replaced with the following:

SECTION 205

LIABILITY

Liability shall be determined as specified in Minnesota Rules, chapter 1300.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0206 SECTION 206, UNSAFE BUILDINGS OR STRUCTURES.

GREB Section 206 is deleted in its entirety and replaced with the following:

SECTION 206

UNSAFE BUILDINGS OR STRUCTURES

All buildings or structures regulated by these guidelines that are structurally unsafe or not provided with adequate egress, that constitute a fire hazard, or that are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage, or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary, and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in these guidelines are designated, for the purposes of this section, unsafe building appendages.

The building official shall order any building or portion of a building to be vacated if its continued use is dangerous to life, health, or safety of the occupants. The order shall be in writing and shall state the reason or building code for the action.

All unsafe buildings, structures, or appendages are public nuisances and must be abated by repair, rehabilitation, demolition, or removal, according to Minnesota Statutes, sections 463.15 to 463.26.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0301 SECTION 301, DEFINITIONS.

Subpart 1. **Section 301, amending definitions.** GREB Section 301 is amended by modifying definitions as follows:

A. The definition of "ALTER OR ALTERATION" is replaced with the following:

ALTERATION. Any construction or renovation to an existing structure other than repair or addition.

B. The definition of "BUILDING OFFICIAL" is amended to read as follows:

BUILDING OFFICIAL. The municipal building code administrative authority certified under Minnesota Statutes, section 326B.133, subdivisions 2 and 3.

C. The definition of "HISTORIC BUILDING" is replaced with the following:

CERTIFIED HISTORIC STRUCTURE. A building and its structural components that:

(1) is listed on the National Register of Historic Places, or determined eligible for listing in the National Register of Historic Places by the State Historic Preservation Officer, or designated by a certified local government; or

(2) is located in a registered historic district and determined to be a contributing building as defined by the State Historic Preservation Officer or the certified local government.

As used in this definition: "Registered historic district" means a district listed on the National Register of Historic Places, or determined eligible for listing on the National Register of Historic Places by the State Historic Preservation Officer or designated by a certified local government; and

"Certified local government" means an agency of government meeting the standards administered by the United States Secretary of the Interior through the State of Minnesota Historic Preservation Officer.

D. In the definition of "WORK AREA," the term "reconstruction" in the last sentence of the definition is replaced with the term "rehabilitation."

Subp. 2. **Section 301, adding definitions.** GREB Section 301 is amended by adding the following definitions:

ACCESSIBILITY CODE means Minnesota Rules, chapter 1341, Minnesota Accessibility Code.

BUILDING CODE means Minnesota Rules, chapter 1305, Minnesota Building Code.

CHANGE IN USE or **CHANGE IN OCCUPANCY** means a change in the character or use of an existing building or portion of a building that would place it in a different division of the same group of occupancy or in a different group of occupancies.

ELECTRICAL CODE means Minnesota Rules, chapter 1315, Minnesota Electrical Code.

ELEVATOR CODE means Minnesota Rules, chapter 1307, Minnesota Elevator Code.

ENERGY CODE means Minnesota Statutes, section 326B.115, Minnesota Energy Code.

FIRE CODE means the Minnesota State Fire Code adopted pursuant to Minnesota Rules, chapter 7511, and Minnesota Statutes, chapter 299F.

MECHANICAL CODE means Minnesota Rules, chapter 1346, Minnesota Mechanical Code.

PLUMBING CODE means Minnesota Rules, chapter 4715, of the Minnesota State Building Code.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0401 SECTION 401, GENERAL.

Section 401.2.7. GREB Section 401.2.7 is amended by modifying the following subsections:

A. Subsection 401.2.7, Exception 3, is amended to read as follows:

3. If a grounding means exists in the receptacle enclosure or a grounding connection is made to the grounding electrode system of the premises, receptacles shall be replaced with a grounding-type receptacle.

B. Subsection 401.2.7, Exception 4, is amended to read as follows:

4. If a grounding means does not exist in the receptacle enclosure, nongrounding-type receptacles shall be permitted to be installed.

C. Subsection 401.2.7, Exception 5, is amended to read as follows:

5. If a grounding means does not exist in the receptacle enclosure, a ground-fault circuit-interrupter-type receptacle outlet shall be permitted to be installed. Other grounding-type receptacle outlets shall be permitted to be supplied through a ground-fault circuit-interrupter-type receptacle. An equipment grounding connection shall not be made between equipment grounding connections of any receptacles that are not

1311.0401 REHABILITATION OF EXISTING BUILDINGS

274

connected to an equipment grounding conductor. Grounding-type receptacles that do not provide grounding connections shall be marked "No Equipment Ground."

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0403 SECTION 403, LIFE SAFETY.

Subpart 1. **Section 403.** GREB Section 403 is amended by deleting the phrase "(Supplemental requirement)" from the following sections: 403.11.2; 403.11.3; 403.12.2; 403.12.3; and (Supplemental requirements) from sections 403.14.1.4.1; and 403.16.2.

Subp. 2. **Section 403.1.** GREB Section 403.1 is amended by adding a subsection:

403.1.1 Accessibility requirements. Buildings undergoing alterations as defined in chapter 3 shall comply with the applicable requirements specified in Minnesota Rules, part 1341.0409, ADAAG 4.1.5; Accessible Buildings; Additions, and part 1341.0411, ADAAG 4.1.6; Accessible Buildings; Alterations; subparts 1, 2, and 3.

For change of occupancy requirements, see Chapter 5.

Subp. 3. **Section 403.2.** GREB Section 403.2 is amended by modifying Exception 3 to read as follows:

3. Where the work area and means of egress serving the work area complies with NFPA 101, 1997 edition.

Subp. 4. **Section 403.2.1.** GREB Section 403.2.1 is amended by deleting Exception 8 in its entirety and renumbering the remaining exceptions as "8, 9, 10, 11, 11.1, and 11.2" respectively.

Subp. 5. **Section 403.2.2.** GREB Section 403.2 is amended by adding a subsection:

403.2.2 Additions using means of egress through existing buildings. If occupants of an addition to an existing building are required to exit through the existing building, the means of egress systems shall comply with the applicable provisions of the Building Code for new construction. For accessibility requirements, see section 403.1.1.

Subp. 6. **Section 403.5.1.** GREB Section 403.5.1 is amended by modifying the last sentence to read as follows:

See Section 603.9 for existing guards in historical structures.

Subp. 7. **Section 403.18.** GREB Section 403.18 and Exceptions are deleted in their entirety and replaced with the following:

403.18 Dead-end corridors. Existing dead-end corridors in any work area shall comply with the Minnesota State Fire Code. Newly constructed dead-end corridors shall comply with the Minnesota State Building Code.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0404 SECTION 404, INTERIOR FINISH.

GREB Sections 404.1, 404.1.1, and 404.1.2 are amended by deleting the reference to "(Supplemental requirements)."

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0405 SECTION 405, SHAFT ENCLOSURES.

Subpart 1. **Section 405.1.** GREB Section 405.1 is amended to read as follows:

405.1 In any work area, newly constructed vertical openings through a floor ceiling assembly shall comply with the requirements of the Minnesota State Building Code.

Subp. 2. **Section 405.2.** GREB Section 405.2 is amended to read as follows:

405.2 In any work area, all existing interior vertical openings through a floor ceiling assembly shall be enclosed with approved assemblies having a fire-resistance rating of not less than one hour with approved opening protection.

(The exceptions are included and remain unchanged.)

Subp. 3. **Sections 405.3, 405.4, and 405.5.** GREB Sections 405.3, 405.4, and 405.5 are amended to delete the reference to "(Supplemental requirements)."

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0407 SECTION 407, FIRE SUPPRESSION SYSTEMS.

GREB Section 407.1 is amended to read as follows:

407.1 All work areas in any building or portion of a building that is required to have a fire-extinguishing system in accordance with the Minnesota Rules, chapters 1305 and 1306, if specifically adopted by the jurisdiction, shall be provided with an automatic fire-suppression system.

Exception: In other than high-rise structures, where an automatic water supply for sprinkler protection is not available at that floor level, the building official shall be permitted to accept alternative protection.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0408 SECTION 408, FIRE ALARMS.

Subpart 1. **Section 408.1.1.** GREB Section 408.1.1 is modified to read as follows:

408.1.1 In Use Groups R-1 and R-2, individual guestrooms and individual dwelling units in any work area shall be provided with smoke detectors complying with Sections 907.2.10.1 and 907.2.10.1.2 of the International Building Code adopted according to Minnesota Rules, chapter 1305.

Exception: Smoke detectors are not required when the work is not occurring within an individual guestroom or individual dwelling unit.

Subp. 2. **Section 408.1.2.** GREB Section 408.1.2 is modified to read as follows:

408.1.2 Where the work area is in Use Group R-3 or R-4, smoke detectors complying with Section 907.2.10.1.2 of the International Building Code adopted according to Minnesota Rules, chapter 1305, shall be provided. When the work area is in any attached dwelling unit in Use Group R-3 or R-4, the requirement is only applicable to a dwelling unit that is part of the work area.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0409 SECTION 409, HIGH RISE BUILDINGS.

GREB Section 409.3 is deleted and replaced with the following:

409.3 Elevators. If work includes an alteration to an elevator in the building, the elevator shall comply with the Minnesota Elevator Code.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0410 SECTION 410, BOILER/FURNACE EQUIPMENT ROOMS.

GREB Section 410.1 is amended to read as follows:

410.1 Shops not classified as Group H, laboratories, storage rooms with floor area exceeding 100 square feet in size, and rooms containing boilers or central heating plants in Groups A; B; E; F; H; I; M; R-1; R-2; and S occupancies shall be separated from the rest of the building by not less than a one-hour occupancy separation. When approved by the building

1311.0410 REHABILITATION OF EXISTING BUILDINGS

276

official, existing wood lath and plaster in good condition or 1/2 inch (12.7 mm) gypsum wallboard may be accepted where one-hour occupancy separations are required.

Exceptions:

1. In Groups A; B; E; F; I; M; and S occupancies, a separation need not be provided where the largest price of fuel equipment does not exceed 400,000 Btu's per hour input.
2. In Group R-2 occupancies, a separation need not be provided for such rooms with equipment serving only one dwelling unit.
3. In Groups A; B; E; F; I; M; R; and S occupancies, a separation need not be provided if the hazardous area is protected with automatic sprinklers.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0411 SECTION 411, STRUCTURAL REQUIREMENTS.

GREB Section 411 is deleted in its entirety and replaced with the following:

SECTION 411

STRUCTURAL REQUIREMENTS

411.1 Structural safety. The minimum design loads for the structure shall be the loads applicable at the time the building was constructed, provided that no dangerous condition is created. The building official may require that structural members exposed during construction be evaluated by a registered design professional. Structural members that are found to be unsound or dangerous shall comply with the applicable requirements of the Minnesota State Building Code for new construction.

411.2 A building, structure, or an individual structural member that has any of the conditions or defects described below, as determined by a registered design professional, shall be replaced or strengthened when:

1. The stress in any materials, member, or portion thereof, due to all dead and live loads, is more than one and one-half the working stress or stresses allowed in the Minnesota State Building Code for new buildings of similar structure, purpose, or location.
2. Any portion of the building, structure, or member has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that its structural strength or stability is materially less than it was before the catastrophe and is less than the minimum requirements of the Minnesota State Building Code for new buildings of similar structure, purpose, or location.
3. Any portion of the building, structure, or member has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
4. The building or structure, or any portion of it, is likely to partially or completely collapse because of (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay, or inadequacy of its foundation; or (v) any other cause.
5. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
6. The building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls, or coverings.
7. Any building or structure, which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member, or portion less

than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of newly constructed building or like area, height, and occupancy in the same location.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0413 SECTION 413, OTHER SAFETY FEATURES.

Subpart 1. **Section 413.2.3.** GREB Section 413.2.3, the Exceptions are amended to read as follows:

Exceptions:

1. If the existing load is less than 10 kva as computed in accordance with the Minnesota Electrical Code, an existing 60 ampere three-wire service shall be permitted.
2. 30-ampere and larger two- or three-wire feeders supplying dwelling units shall be permitted where the feeders are adequate for the load served as computed in the Minnesota Electrical Code.

Subp. 2. **Section 413.2.4.3.** GREB Section 413.2.4.3 is amended as follows:

413.2.4.3 Laundry areas shall have a minimum of one grounded-type outlet or a receptacle outlet protected with a ground-fault circuit-interrupter located near each piece of laundry equipment and at least one lighting outlet.

Subp. 3. **Section 413.2.4.5.** GREB Section 413.2.4.5 is amended as follows:

413.2.4.5 At least one lighting outlet shall be provided in every kitchen, toilet room, bathroom, hallway, stairway, attached garage, and detached garage with electric power.

Subp. 4. **Section 413.2.4.8.** GREB Section 413.2.4 is amended by adding the following subsection:

413.2.4.8 Each toilet room and bathroom shall have a receptacle outlet provided with ground-fault circuit-interrupter protection.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0501 SECTION 501, GENERAL.

Subpart 1. **Section 501, Tables.** GREB Section 501, tables 5-A to 5-E are deleted and replaced with the following tables:

TABLE 5-A HAZARD CATEGORIES AND CLASSIFICATIONS:

HEIGHTS AND AREAS

RELATIVE HAZARD	USE CLASSIFICATION
1 (Highest Hazard)	A-2, H, I-3
2	A-1, A-3, A-4, E, I-1, I-2, S-1
3	B, F-1, M, R
4 (Lowest Hazard)	F-2, S-2, U

TABLE 5-B HAZARD CATEGORIES AND CLASSIFICATIONS:
LIFE SAFETY AND EXITS

RELATIVE HAZARD	USE CLASSIFICATION
1	H
2	I-2, I-3
3	A, E, I-1, R-1, R-2
4	B, F-1, R-3, R-4, S-1, M
5	F-2, S-2, U

TABLE 5-C HAZARD CATEGORIES AND CLASSIFICATIONS:
OCCUPANCY SEPARATIONS

RELATIVE HAZARD	USE CLASSIFICATION
1	H, I
2	A, B, F, M, S-1, S-2
3	E
4	R-1, R-2, U
5	R-3

TABLE 5-D HAZARD CATEGORIES AND CLASSIFICATIONS:
EXPOSURE OF EXTERIOR WALLS

RELATIVE HAZARD	USE CLASSIFICATION
1 (Highest Hazard)	H
2	F-1, I, M, S-1
3	A, B, E, I, R
4 (Lowest Hazard)	F-2, S-2, U

Subp. 2. **Section 501.4.** GREB Section 501.4 is amended to read as follows:

501.4 Accessibility requirements. The following accessibility requirements shall apply to a change in occupancy as defined in chapter 3.

501.4.1 Entire building. When a change in occupancy of a building places the building in a different division of the same occupancy group or in a different occupancy group, the building shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible interior route from an accessible building entrance to primary function areas. Vertical conveyance devices used as part of an accessible route shall be installed in compliance with the Minnesota Accessibility Code and the Minnesota Elevator Code.
3. Accessible parking, where parking is provided.
4. At least one exterior accessible route from accessible parking to an accessible building entrance. If no parking is provided, at least one exterior accessible route within the boundary of the site to an accessible building entrance.

5. At least one accessible unisex or male and female toilet room for every 3 levels of the building.

No requirement for change in occupancy of a building shall impose a requirement for greater accessibility than that which would be required by the Minnesota Accessibility Code for new construction. However, if compliance with any of the requirements of this section is technically infeasible, the change in occupancy shall not be permitted.

501.4.2 Portion of building. When a change in occupancy of a portion of a building places the portion of the building in a different division of the same occupancy group or in a different occupancy group, all of the following accessible features shall be provided:

1. At least one accessible building entrance.

2. At least one accessible interior route from an accessible building entrance to the portion of the building undergoing the change in occupancy. In multistory buildings where the portion of the building undergoing the change in occupancy is located above or below the level of access and the number of occupants of the new occupancy exceeds 30 occupants, an accessible vertical route shall be provided.

Exception: Regardless of occupant load, an accessible vertical route shall be provided in multistory buildings where the new occupancy is a public area of retail sales, medical care facility, transportation facility, or government entity.

Vertical conveyance devices used as part of an accessible route shall be installed in compliance with the Minnesota Accessibility Code and the Minnesota Elevator Code.

3. Accessible parking, where parking is provided.

4. At least one exterior accessible route from accessible parking to an accessible building entrance. If no parking is provided, at least one exterior accessible route within the boundary of the site to an accessible building entrance.

No requirement for change in occupancy shall impose a requirement for greater accessibility than that which would be required by the Minnesota Accessibility Code for new construction. However, if compliance with any of the requirements of this section is technically infeasible, the change in occupancy shall not be permitted.

Subp. 3. **Section 501.5.** GREB Section 501.5 is amended by modifying the reference to "Tables 5-A through 5-E" to read "Tables 5-A through 5-D."

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0502 SECTION 502, FIRE AND LIFE-SAFETY.

GREB Section 502.1.1 is amended by deleting the exception in its entirety.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0503 SECTION 503, ENCLOSURE OF VERTICAL SHAFTS.

Subpart 1. **Section 503.2.** GREB Section 503.2, Exception 2, is amended as follows:

2. In other than Group I occupancies, unenclosed existing stairways need not be enclosed in a continuous vertical shaft when the entire building is provided with an approved automatic sprinkler system and the number of open floors do not exceed three.

Subp. 2. **Section 503.3.** GREB Section 503.3 and Exception are deleted in their entirety.

Subp. 3. **Section 503.4.** GREB Section 503.4 is renumbered as new Section 503.3.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0505 REHABILITATION OF EXISTING BUILDINGS

280

1311.0505 SECTION 505, STRUCTURAL SAFETY.

Subpart 1. **Section 505.3.** GREB Section 505.3 and Exceptions are deleted in their entirety.

Subp. 2. **Section 505.4.** GREB Section 505.4 is amended by renumbering it as Section 505.3.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0601 SECTION 601, CERTIFIED HISTORIC STRUCTURES.

GREB Section 601.2 is amended by modifying the second sentence to read as follows:

If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the building official and appropriate certified local government.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0603 SECTION 603, FIRE-SAFETY.

Subpart 1. **Section 603.1.** GREB Section 603.1 is amended as follows:

603.1 General. Every historic building undergoing repairs, alterations, or change of occupancy that cannot conform to the construction requirements specified in these guidelines for the occupancy or use and constitutes a distinct fire hazard and therefore is determined unsafe as identified in Section 206, shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the building official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternate to the required number of exits from any facility.

Exception: Compliance alternatives as outlined in Section 601.2 are documented and approved by the building official.

Subp. 2. **Section 603.3.** GREB Section 603.3 is amended as follows:

603.3 Transoms. In fully sprinklered buildings of Use Groups other than A-2, H, and I-2, existing transoms in corridors and other fire-rated walls may be maintained. A sprinkler shall be installed on each side of the transom.

Subp. 3. **Section 603.11.** GREB Sections 603.11, 603.11.1 and Exception, and 603.11.2 are deleted in their entirety and replaced with the following:

603.11 Doors. Historic wood panel doors in interior walls that are required to have a one-hour fire rated assembly may be permitted if a sprinkler is installed on each side of the door.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*

1311.0604 SECTION 604, CHANGE OF OCCUPANCY.

Subpart 1. **Section 604.8.** GREB Section 604.8 and Exception are deleted in their entirety and replaced with the following:

604.8 Transoms. In corridor walls required to be fire rated by these provisions, existing transoms may be retained if fixed in the closed position and fitted with wired glass set in a steel frame or other approved glazing system.

Exception: Transoms conforming to Section 603 of these provisions shall be accepted.

Subp. 2. **Section 604.16.** GREB Section 604.16 is deleted in its entirety and replaced with the following:

604.16 Accessibility requirements. Alterations to a certified historic structure shall comply with Section 403.1.1 unless it is determined, in accordance with the Minnesota Accessibility Code, Minnesota Rules, part 1341.0413, subpart 2, that compliance with the

MINNESOTA RULES 2009

281

REHABILITATION OF EXISTING BUILDINGS 1311.0604

requirements for exterior and interior accessible routes, ramps, entrances, or toilets would threaten or destroy the historic significance of the building or facility, in which case the alternative requirements in Minnesota Rules, part 1341.0413, subpart 3, may be used for the feature.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1479; L 2007 c 140 art 4 s 61; art 13 s 4*