

**1305.0507 SECTION 507, UNLIMITED AREA BUILDINGS.**

Subpart 1. **IBC section 507.2.** IBC section 507.2 is amended to read as follows:

**507.2 Nonsprinklered, one-story.** The area of a one-story building of Group F-2 or S-2 occupancy shall not be limited when the building is surrounded and adjoined by public ways or yards not less than 60 feet (18,288 mm) in width.

Subp. 2. **IBC section 507.3.** The exceptions listed in IBC section 507.3 are not amended. The first sentence of IBC section 507.3 is amended to read as follows:

**507.3 Sprinklered, one-story.** The area of a one-story above-grade plane building of Group B, F, M, or S occupancy or a one-story above-grade plane Group A-4 building, of other than Type V construction, shall not be limited when the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18,288 mm) in width.

Subp. 3. **IBC section 507.4.** IBC section 507.4 is amended to read as follows:

**507.4 Two story.** The area of a two-story above-grade plane building of Group B, F, M, or S occupancy shall not be limited when the building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1, and is surrounded and adjoined by public ways or yards not less than 60 feet (18,288 mm) in width.

Subp. 4. **IBC section 507.5.** IBC section 507.5 is amended by adding a subsection to read as follows:

**507.5.1 Property lines.** Portions of an unlimited area building may be divided by platted property lines without requiring the construction of party walls if the whole building has:

1. Permanent open space on all sides as required by Section 507.2, 507.3, 507.4, or 507.5; and

2. Proper legal agreements recorded with the deed for each of the separate properties. These recorded agreements shall require that the buildings as divided by property lines, be in conformance with the applicable provisions of the Minnesota State Building Code, as if the buildings were a single building on a single piece of property. In addition, the agreement must state that no individual building or property owner may modify any portion of the building in any way that would not be in compliance with the Minnesota State Building Code.

**Statutory Authority:** *MS s 16B.37; 16B.59 to 16B.76; 326B.02; 326B.101 to 326B.194*

**History:** *27 SR 1474; 32 SR 7; L 2007 c 140 art 4 s 61; art 13 s 4; L 2008 c 337 s 64; 39 SR 1605*

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