

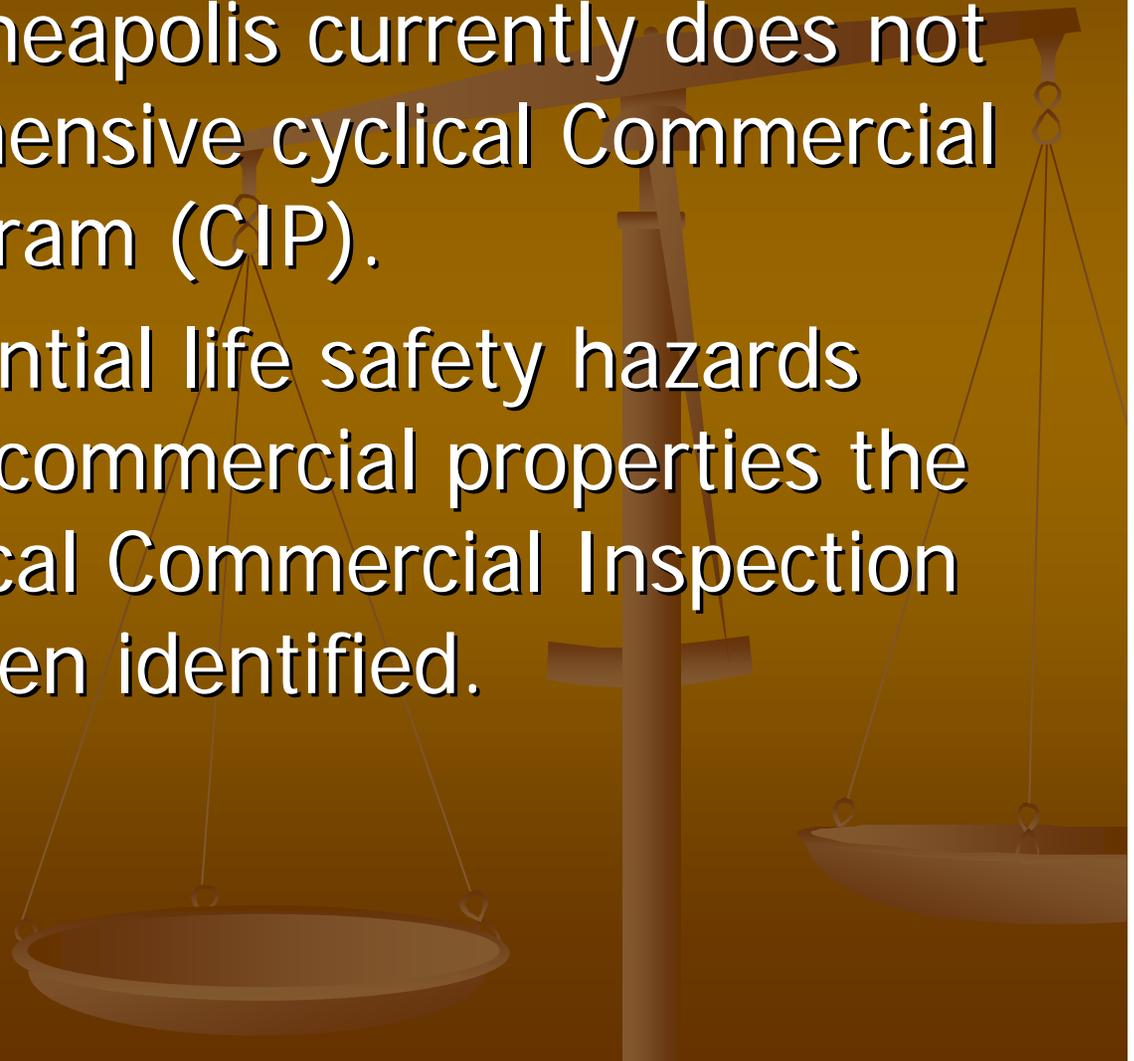
Commercial Building Registration Proposal



Bryan Tyner
Fire Marshal
City of Minneapolis

Background

- The City of Minneapolis currently does not have a comprehensive cyclical Commercial Inspection Program (CIP).
- Due to the potential life safety hazards encountered in commercial properties the need for a cyclical Commercial Inspection Program has been identified.



Background

- **Creating a cyclical inspection program of commercial properties will allow the Fire Prevention Bureau (FPB) and fire company officers to use a holistic approach to identify and correct fire code violations that could potentially pose a life safety risk to the residents of Minneapolis as well as firefighters responding to emergencies in these structures.**

Case Study

Station Nightclub Fire vs. Fine Line Music Cafe Fire



Case Study

Station Nightclub Fire vs. Fine Line Nightclub Fire



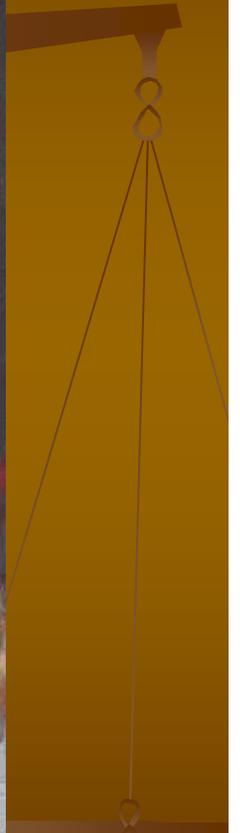
- Station Nightclub Fire – West Warwick, RI
 - February 20, 2003
 - Cause – Pyrotechnics used in live band performance in conjunction with foam soundproofing not up to code.
 - 100 people died
 - Building was a total loss – never reopened
 - Owner found guilty of 100 counts of involuntary manslaughter and sentenced to 15 years.

Fine Line Music Cafe



www.phototour.minneapolis.mn.us

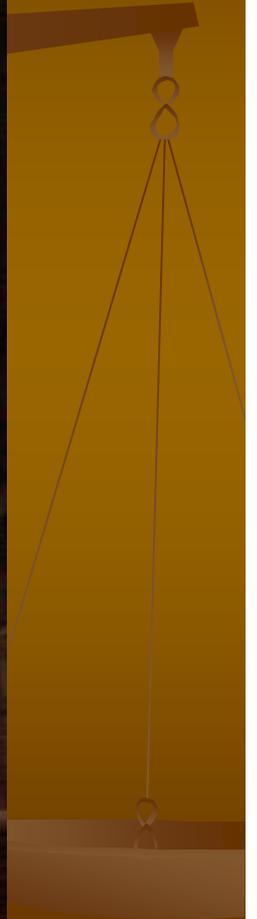
Interior Photo



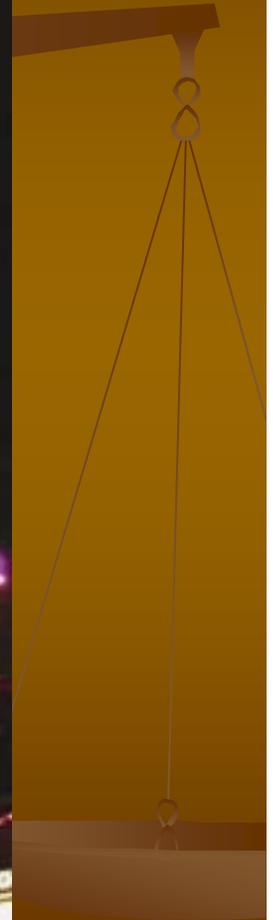
Interior Photo (before fire)



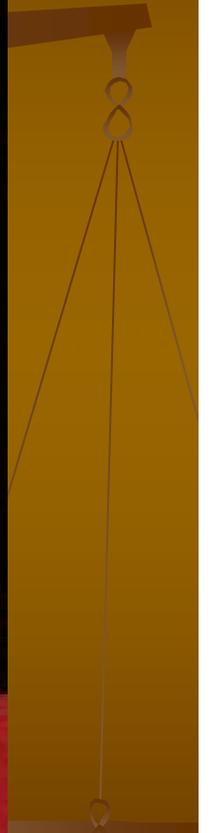
Smoke From Roof



Firefighting Operations

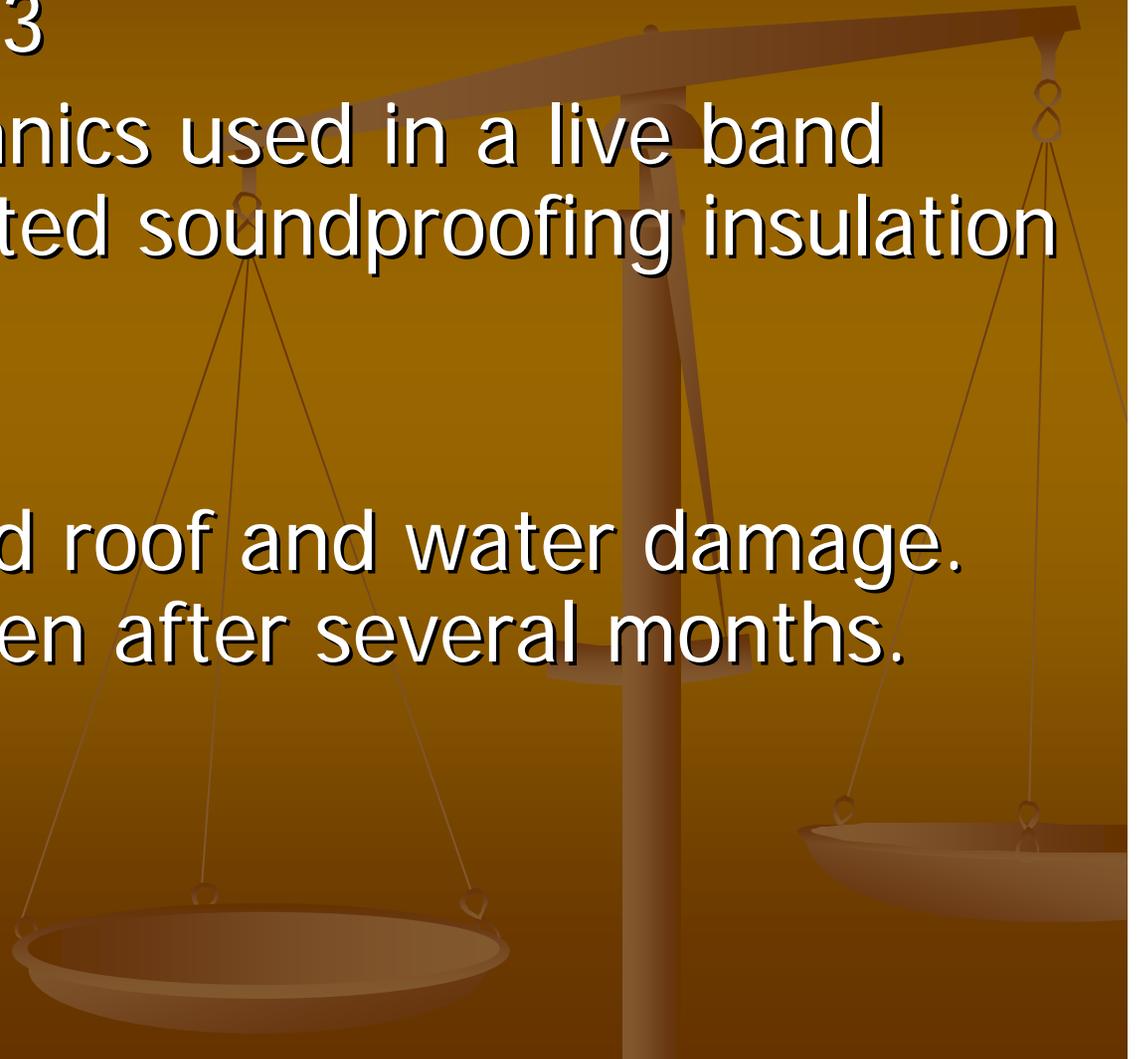


Firefighting Operations



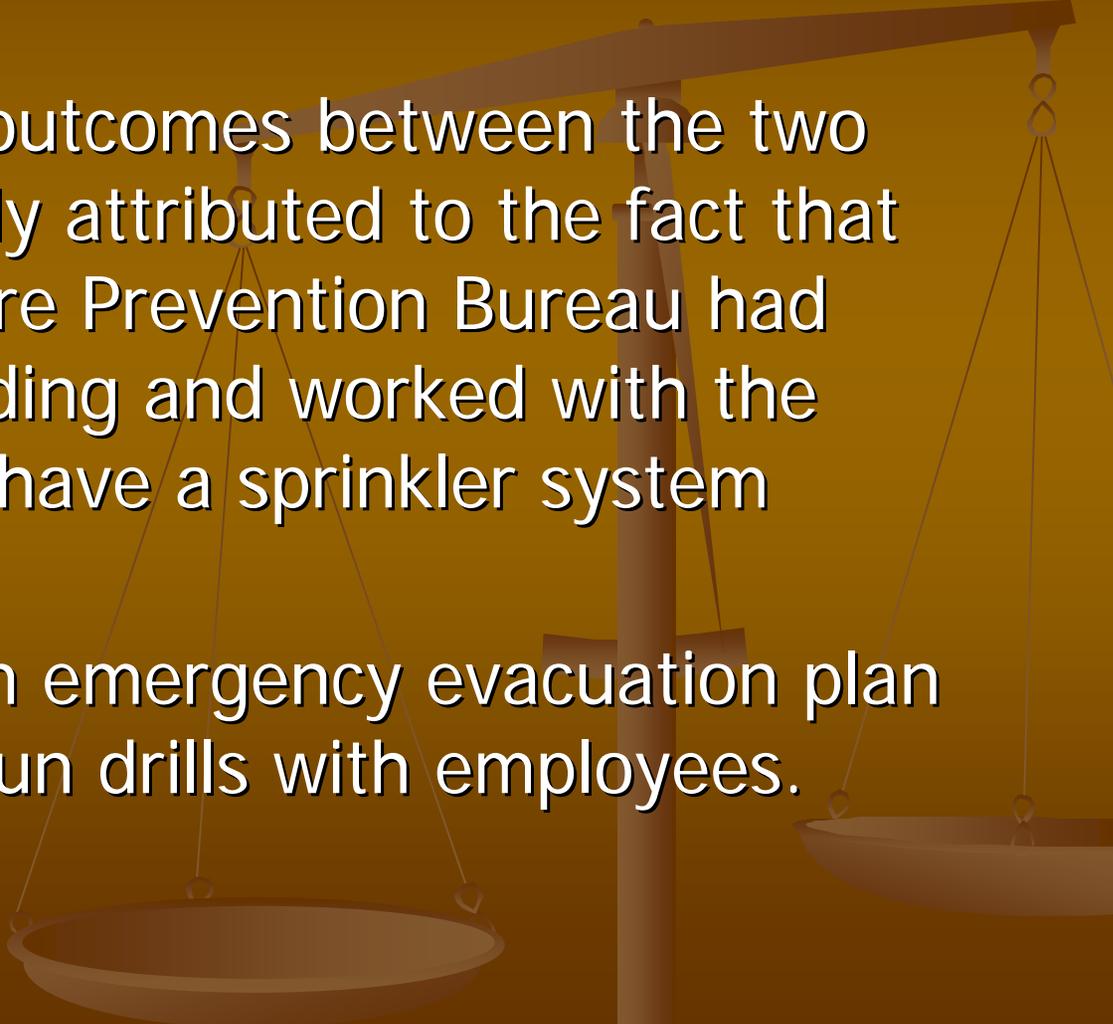
Fine Line Cafe Fire

- February 17, 2003
- Cause – Pyrotechnics used in a live band performance ignited soundproofing insulation on the ceiling.
- No people died
- Building sustained roof and water damage. Was able to reopen after several months.

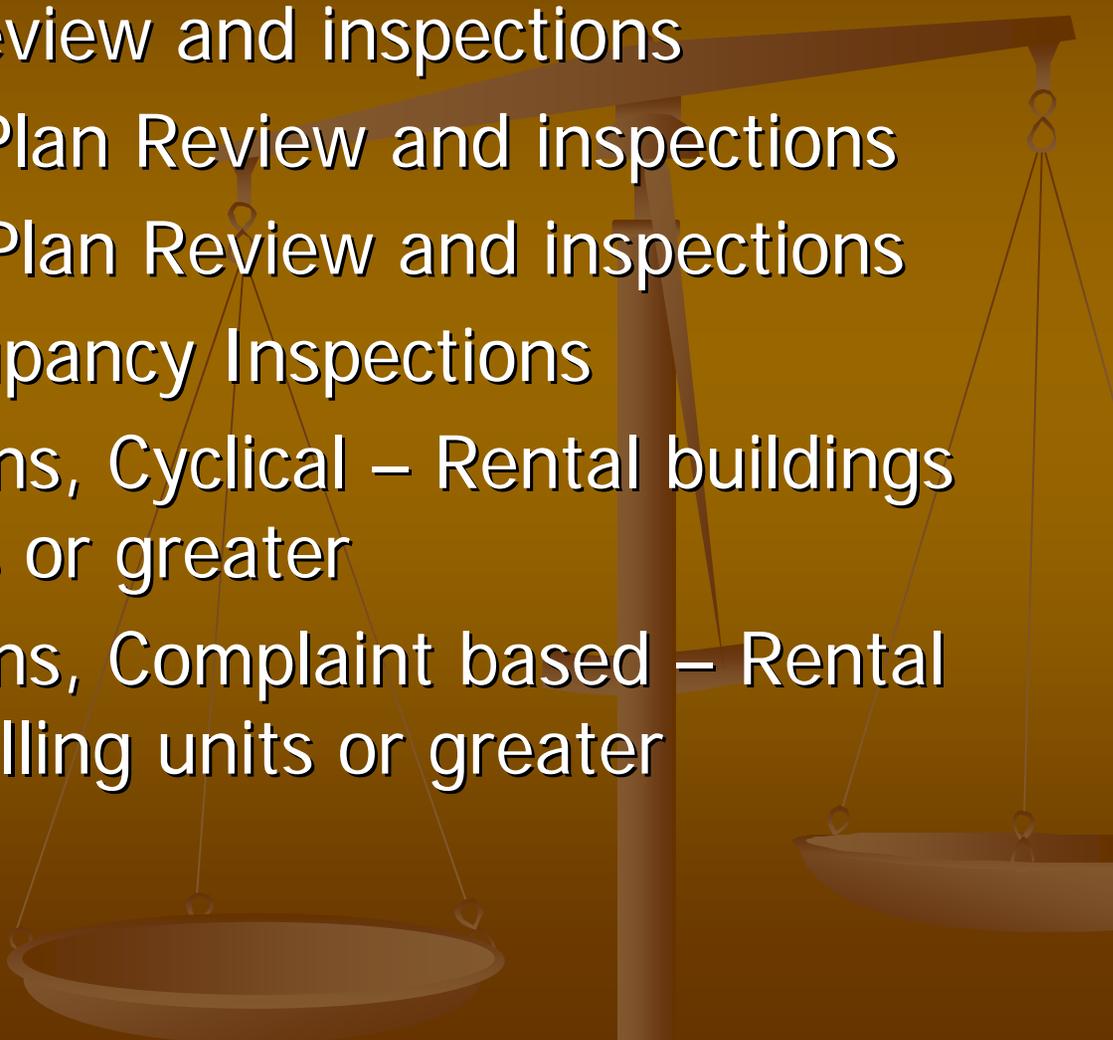


Case Study

Station Nightclub Fire vs. Fine Line Nightclub Fire

- The difference in outcomes between the two fires can be directly attributed to the fact that the Minneapolis Fire Prevention Bureau had inspected the building and worked with the building owner to have a sprinkler system installed.
 - Club owner had an emergency evacuation plan in place and had run drills with employees.
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Fire Prevention Bureau Functions

- Fire Alarm Plan Review and inspections
 - Sprinkler System Plan Review and inspections
 - Construction Site Plan Review and inspections
 - Certificate of Occupancy Inspections
 - Housing Inspections, Cyclical – Rental buildings of 4 dwelling units or greater
 - Housing Inspections, Complaint based – Rental buildings of 4 dwelling units or greater
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Fire Prevention Bureau Functions

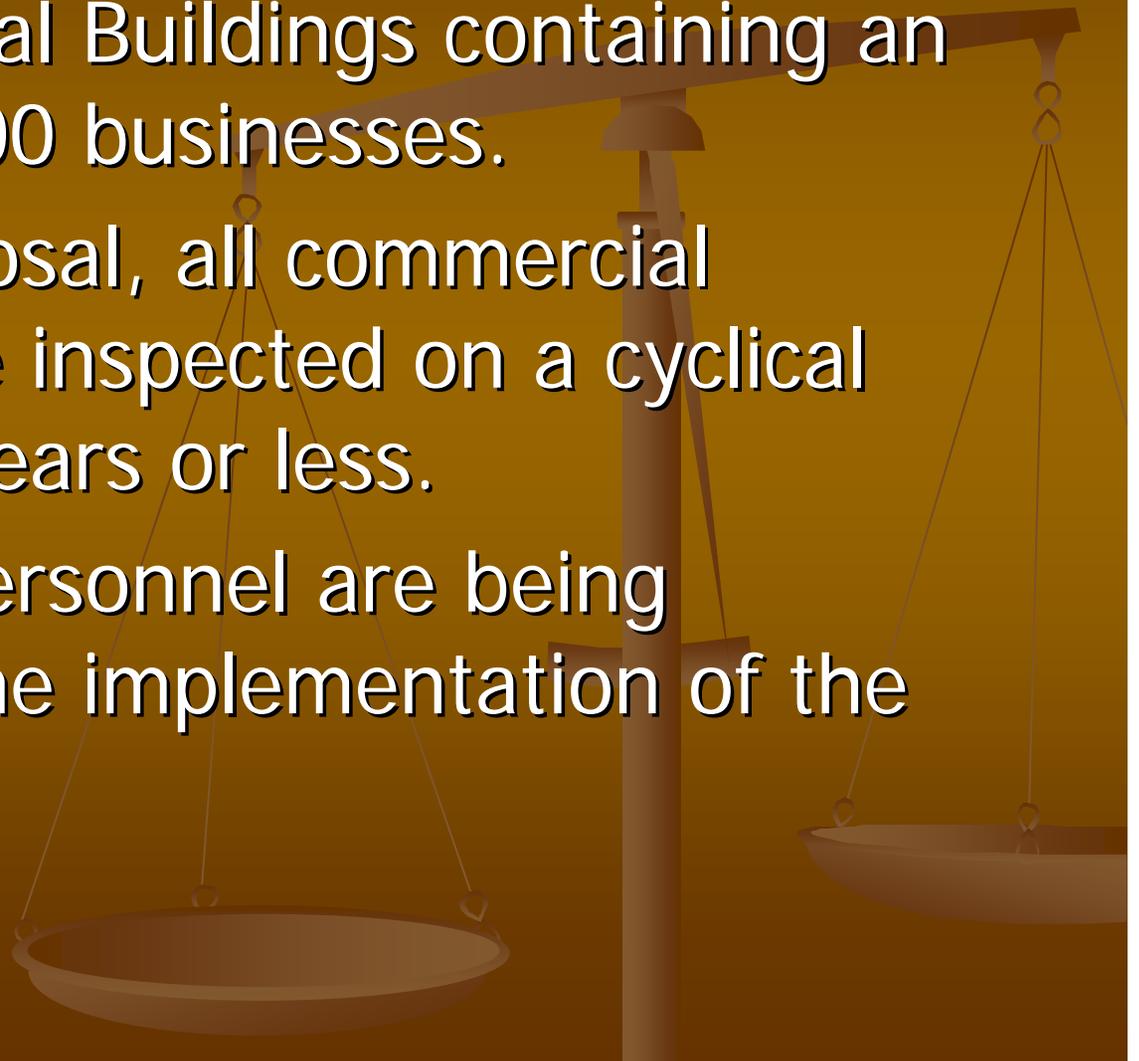
- Commercial Inspections for New Construction
 - Commercial Inspections, Complaint based
 - Hazardous Materials Inspections
 - Community Risk Reduction and Fire Safety Education
 - Fire Watch
 - Permitting for Hazardous Materials, Pyrotechnics and other various events.
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FPB Proposed Change

- Transfer the responsibility for rental housing inspections of buildings containing four (4) dwelling units or greater back to the Housing Division of Regulatory Services along with associated revenue.
- Replace with a cyclical commercial building inspection program.

Commercial Inspection Program

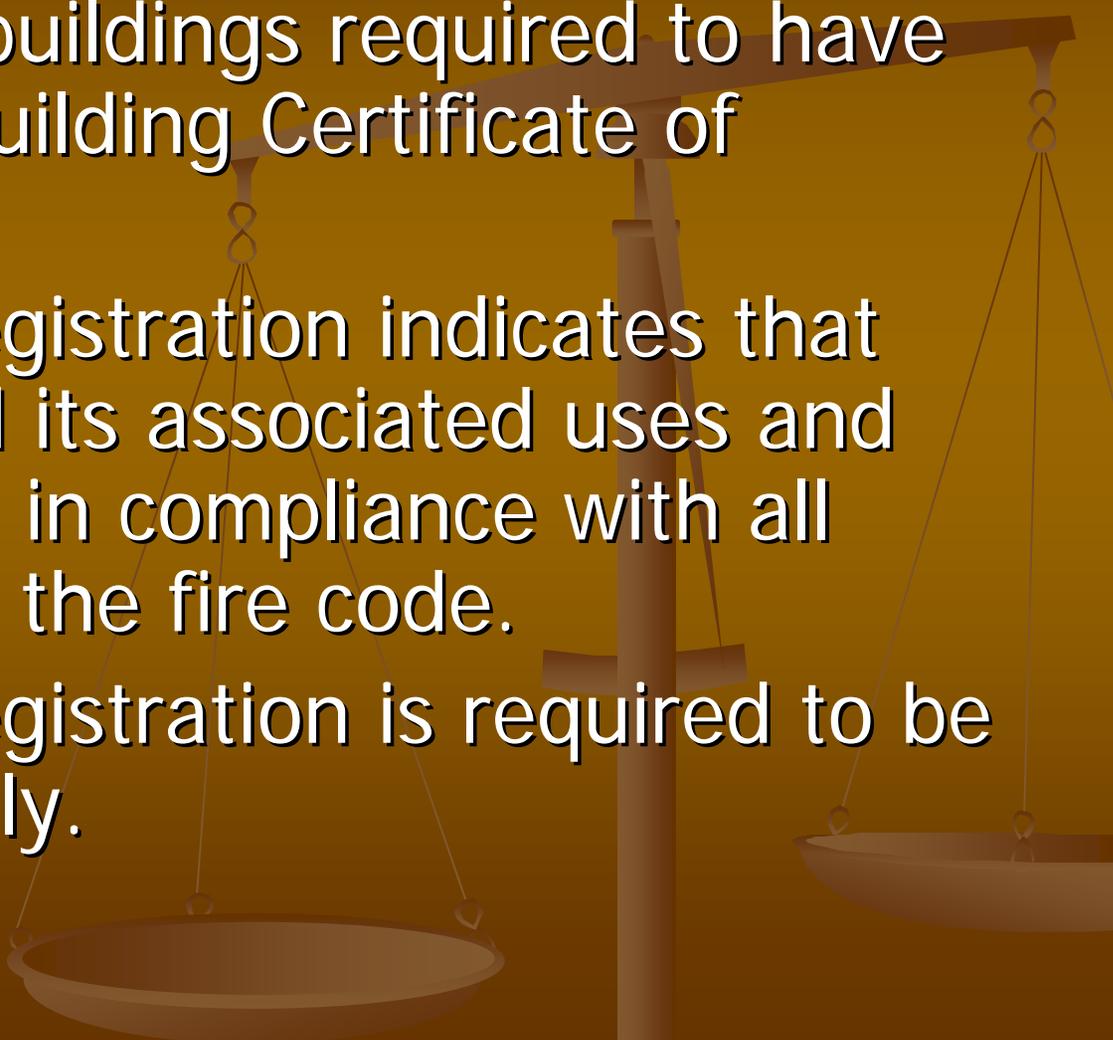
- 5800 Commercial Buildings containing an estimated 12,000 businesses.
- Under the proposal, all commercial buildings will be inspected on a cyclical basis within 5 years or less.
- No additional personnel are being requested for the implementation of the CIP.



Resources

- 1 Fire Marshal, 1 Assistant Fire Marshal, 4 plan review personnel, 8 Fire Inspector Coordinators (with two currently assigned to residential inspections) **for a total of 14 FTEs, as well as the fire company officers.**
- To successfully implement the new Commercial Inspection Program, the existing 2 Fire Prevention Coordinators assigned to residential inspections will be retained by the Fire Prevention Bureau and reassigned to commercial inspections.

Commercial Building Registration

- All commercial buildings required to have a Commercial Building Certificate of Registration.
 - Certificate of Registration indicates that the building and its associated uses and occupancies are in compliance with all requirements of the fire code.
 - Certificate of Registration is required to be renewed annually.
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Staffing Model

- Existing Staff

- 8 FTEs – Fire Captain..... \$760,000
- 2 FTEs – Fire Inspection Coordinator..... \$191,000
- **\$951,000**

- Revenue Estimate

- Projected Commercial Building Registrations: 5800
- Average CBR Fee.....\$250.00
- **Revenue Projection..... \$1,390,518**
- **70% Recovery Estimate..... \$973,362**

Commercial Building Registration

- The fee structure for the Commercial Building Registration is determined by the square footage of the building.
- The fees were calculated by using the cost of FPB staff time (\$65.00/hr), multiplied by the average inspection and administrative time for a building of given size.

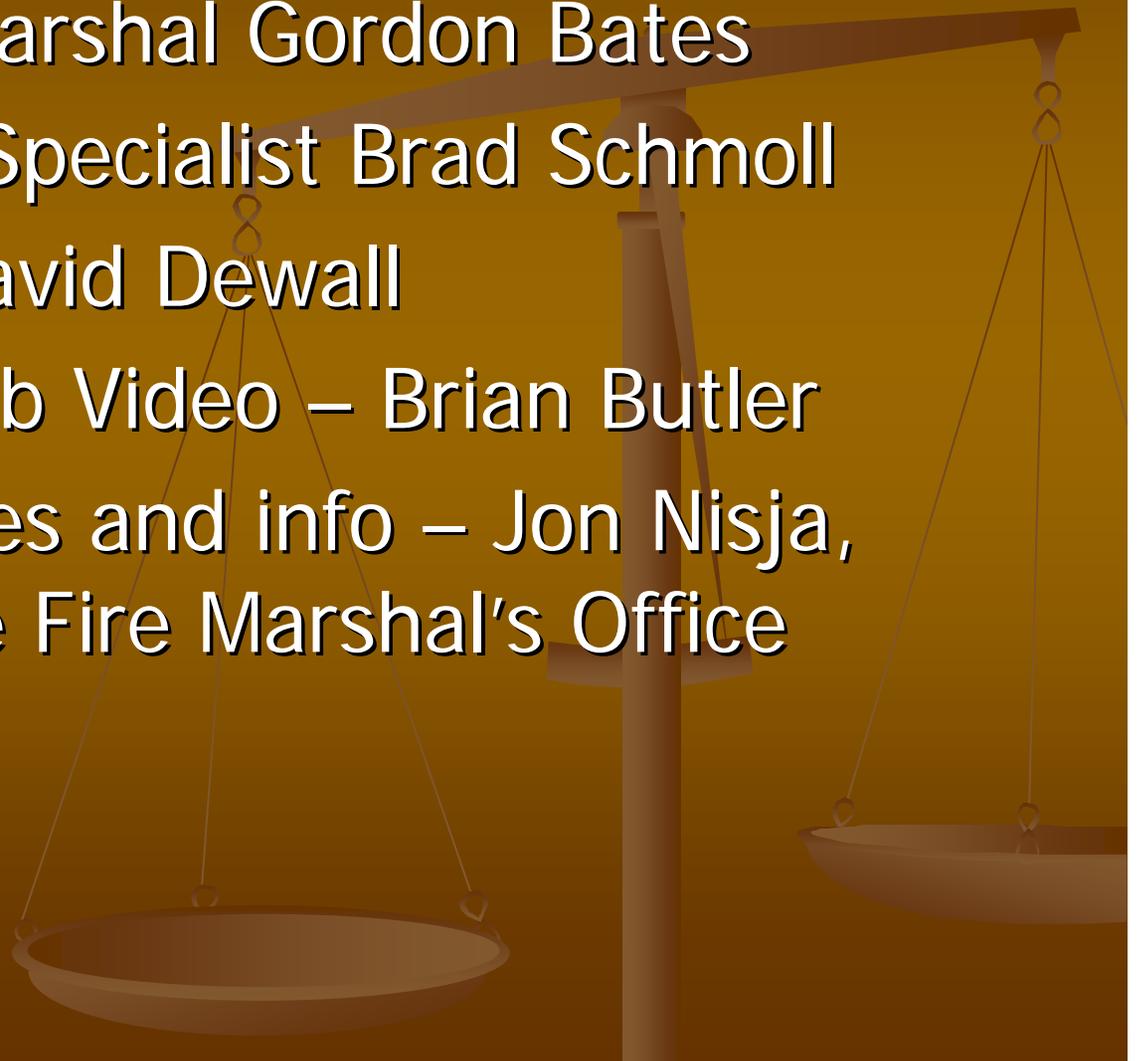
Proposed Fee Structure



<u>Building Size (square feet)</u>	<u>Registration Fee</u>
■ 0 – 10,000	\$130.00
■ 10,001 – 30,000	\$260.00
■ 30,001 – 50,000	\$390.00
■ 50,001 – 70,000	\$520.00
■ 70,001 – 90,000	\$650.00
■ 90,001 – 150,000	\$780.00
■ 150,001 and over	\$910.00

Credits

- Assistant Fire Marshal Gordon Bates
- Fire Protection Specialist Brad Schmoll
- Deputy Chief David Dewall
- Station Nightclub Video – Brian Butler
- Fine Line Pictures and info – Jon Nisja,
Minnesota State Fire Marshal's Office



Commercial Inspection Program Proposal

Questions????

