



Community Development
763-569-3330

July 8, 2022

Alatus Multifamily and Event Center Site Review Brooklyn Center

Building review comments for newly proposed Multifamily buildings & Event center to be located at the Opportunity Site in Brooklyn Center.

1. A SAC determination letter and review by MET Council is required for all buildings prior to a building permit being issued.
2. The buildings will be required to have a sprinkler system installed. City of Brooklyn Center zoning ordinance 3-101 B. (2) as adopted by the Minnesota State Building code 1306 Special Fire Protection system 1306.0020 Subp. 2, Existing and New buildings and MNBC 903.2.8.
3. Fire Hydrants shall be provided for buildings constructed within the Jurisdiction as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. For buildings equipped throughout with an approved automatic sprinkler system, the threshold for requiring on site fire hydrants and mains shall be increased to 400 feet. Per MNFC 507.5.1.
4. City of Brooklyn Center ordinance Section 5-206; No person shall park any vehicle such a way as to obstruct a fire hydrant. The stopping or parking of a vehicle within 20 feet of a fire hydrant shall be deemed an unlawful obstruction of such hydrant. Verify that all hydrants on site have a 20-foot clear radius around to buildings and parked vehicles.
5. An approved fire apparatus access road shall be provided with an unobstructed width of not less than 20 feet as measured between curbs and as measured between approved stripped parallel parking stalls. Turning radius of a fire apparatus access road shall be determined by the Fire Code Official per MNFC 503. Dead end fire apparatus access roads are permitted to be increased up to 300 feet with an approved sprinkler system before providing an approved turn around.
6. Fire riser rooms located in buildings without direct access to inside the room from the exterior shall have a ground or wall PIV or OS&Y valve installed per City of Brooklyn Center Fire.

7. Trash staging area in Site 1 located next to building shall not be placed within 5 feet of building per MNFC 304.3. Containment /enclosure shall be provided to prevent obstruction of exit discharge to public way per MNBC 1028.5.

8. Buildings shall have an accessible route to an accessible entrance; at least 60% of all public entrances to each building shall be accessible per MN Accessibility 1105.1.

Sincerely,

Dan Grinsteinner
Building Official
City of Brooklyn Center
763-569-3313