



CITY OF SAINT PAUL
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RE: Accessory Dwelling Units (ADU's)

To approve plumbing permits where there is a detached separate structure (ADU), with water and sewer connections unable to be connected to the public mains, the following is required:

- Plumbing Permit
- Completed Alternate Code Compliance Request Form
- Plumbing Plans
- Report by a licensed Plumbing contractor proving adequacy of the existing sanitary system
- Plumbing Plan Review

Sewer Utilities and Saint Paul Regional Water Services (SPRWS) have both indicated that DSI will receive the permits for these type of connections to the existing structure/house.

Independent utility connections “to the street” for water still go through SPRWS, and separate connections “to the street” for sewer still go through Sewer Utilities as has always been the case, BUT detached ADU's and or any building, house, structure, etc., where the connections are to the existing structure/house will go through the Department of Safety and Inspections (DSI).

As a result of an alternate requiring approval by this AHJ, a plumbing plan review is performed to verify the need and the ability for the utilities to connect to the existing structure/house.

If the alternate is approved by the Senior Plumbing Inspector, the alternate must also be sent to the Building Official for approval per Steve Ubl, the plumbing code, and per the Alternate Code Compliance Request Form.

Separate buildings require a separate sewer and water service. Any deviation from this code requirement would need to be considered on a case-by-case basis and with an Alternate Code Compliance Application, DSI Plumbing Permit, and plans submitted for approval to the DSI Plumbing Section. Submission of this information is not an approval and a Building Permit and/or building plans submitted or approved is not approval of the plumbing.

For consideration of a separate building sewer and water service connection, the application would require a design that includes plans indicating distances from the property line and other structures, elevations, material specifications, any other plumbing related items, and the reason why a connection to the street is not possible. For an alternate, plans can be submitted by the state and city licensed Master Plumber of the shop performing the work, or a Minnesota State licensed Mechanical Engineer.

All alternates are required to provide this information so a comprehensive review can be performed. A licensed Plumbing contractor will be required to provide a report on the existing sanitary system.

A request for a building sewer from an accessory structure to connect to an existing primary structure's building sewer must also include the following conditions:

- Zoning approval. Review the floor plan of the structure and sign off on the permit.
- Building code compliance. Review the floor plan of the structure and sign off on the permit.
- All efforts to install a separate building sewer to the street or main sewer have been exhausted. To connect to the existing structures building sewer, submittal of an "Alternate Method of Equivalency" form completed and submitted for approval including an explanation for why utilities cannot be installed to the Public-Right-Of-Way would be required to be submitted to DSI.