



CITY OF SAINT PAUL

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Accessory Dwelling Units and the Building Code

2020 MN Residential Code

Accessory dwelling units (ADU's) must meet the 2020 Minnesota Residential Code and all other applicable codes (mechanical and fuel gas code, electrical code, plumbing code etc.). ADU's are treated the same as creating any other dwelling unit (a new single-family house, converting a single-family to a duplex, etc.), and the same requirements for submitting for a building permit apply. This may include the requirement of a survey conducted by a licensed surveyor. For all requirements regarding how to apply for a building permit for a new dwelling unit, see the "Building Plan Requirements" handout.

Footings: Per MN Rules 1303.1600, Frost protected footings/foundation is a requirement for all ADU's. One of the following must be true regarding the footings/foundation of the building in which the ADU is to be constructed*:

1. Structurally adequate footings at a minimum depth of 42" below grade, OR
2. A frost-protected shallow foundation in accordance with R403.3, OR
3. Be designed for frost protection via alternative methods by a licensed engineer competent in soil mechanics

*This means that a standard monolithic garage slab/foundation with turned-down footings is not adequate for an ADU.

Attached/Internal ADU's:

-1 hour fire and sound separation per R302.3 between dwelling units is required

-Mechanical, plumbing, and electrical will be required to be metered separately. Each dwelling unit must have access to their respective utilities and shut-offs.

Fees: ADU's are subject to both the Metropolitan Council Sewer Availability Charge (SAC), and St Paul Parks and Recreation Parkland Dedication fees in addition to all other permit, plan review, and zoning fees. This *could* mean for an additional cost of:

SAC (1 unit) : \$2,485

SAC Admin Fee: \$175

Maximum Parkland Dedication Fee: \$1,200

SAC and Parkland Fee Total: \$3,860*

*These additional fees are due at the time of building permit issuance.