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ELECTRICAL PERMITS AND WIRING OF MULTI-FAMILY DWELLINGS

Revised 01/04/2016

To: Electrical Permit Applicants

Re: Multi-Family Buildings (Townhouses) & (Condominiums)

This memo is to clarify electrical permit requirements and offer direction for the installation or alteration of electrical work in multi-Family dwellings.

On a multi-family building **where the units are individually owned**, a permit per unit plus a separate permit for the base building will have to be obtained. The individual permit for each unit must indicate an address number or other such identifier for the unit. This will include condominiums, townhomes and other such structures where a person legally owns their dwelling unit. The base building permit would cover the main service, common areas, feeders to the units, etc. if applicable.

If a structure will be rental, such as apartments, a single permit per building will still be acceptable.

It is understood that this may cause additional paperwork for your staff but it is necessary in order to provide a better service to the final customer/owners of the units. There is a practice with lenders requiring a finalized permit in order to complete the sale and with one permit covering the whole building this is not possible.

Also, there have been issues in the past with the services for “townhouses” or “row houses” or similar properties where the units are sold individually and the property owner owns not only the unit but the ground underneath and possibly front and back yards. These are also sometimes called zero-lot-line townhomes. The issue in the past is that many times with these developments, the plans call for a multiple meter bank fed by a single service on one end of the building. From this meter pack, individual feeders are run through the attics of the units to feed each individual unit. This means that you are running a feeder for one unit through someone else’s property, which is not allowed. If there is any trouble with this feeder, the problem may actually be in another person’s property. Additionally, since these are individual “buildings”, according to Section 225.31 a disconnecting means would have to be installed at the “entrance” to each “building” the feeder passed through. **Note:** If you are wiring a multiple-unit rowhouse, townhouse or similar where the unit owner owns not only the structure but also the ground underneath and the attic area above, separate services from the utility will have to be run to each unit. If this same type of structure is being built with the unit owner owning only what’s “inside the paint” (a condominium), then a single service with feeders to each unit is acceptable.

If you have any questions or concerns pertaining to this issue, please contact us early in the process. Do not wait until the job is well underway . . . you may be required to remove the work.