

# Housing Regulation

January 2021

# Agency operating areas

*DLI's **MISSION** is to ensure Minnesota's work and living environments are equitable, healthy and safe.*

*DLI's **VISION** is to be a trusted resource and an impartial regulator for employers, employees, property owners and other stakeholders.*

## DLI operating areas:

- Workers' Compensation
- Occupational Safety and Health (OSHA)
- Labor Standards
- Apprenticeship
- Construction Codes and Licensing
- PIPELINE Program
- Youth Skills Training
- General Support



# Construction Codes and Licensing



*Employees: 149 FTEs*

*FY 21 operating budget: \$32.8 M*

## Regulates and inspects:

- Accessibility
- Boilers
- Electrical
- Elevators
- Energy conservation
- Fire safety
- High-pressure-piping systems
- Heating, ventilation, air conditioning
- Manufactured structures
- Plumbing
- Structural

## By the numbers:

- More than 140,000 personal and business licenses and registrations
- 132,850 construction permits, 96% online
- 192,669 inspections

# Construction Codes and Licensing

## MINNESOTA Guide to the State Building Code

- Administration
- Special Provisions
- Commercial Building
- Elevators and Related Devices
- Residential Building
- Existing Buildings
- Electrical
- Flood-proofing
- Energy Conservation
- Accessibility
- Mechanical and Fuel Gas
- Plumbing
- High Pressure Piping Systems
- Manufactured Homes
- Prefabricated Structures
- Industrialized/Modular Buildings
- Storm Shelters



### LEGISLATIVE INTENT

Below is an excerpt from the 1971 Session Laws when the legislature first authorized creation of a State Building Code. The purpose of the code, as shown in the first and fourth paragraphs, still appears today in Minnesota Statute 326B.101. The second and third paragraphs describe factors facing the construction industry and society at the time that likely contributed to the establishment of the first State Building Code.

#### LAWS 1971 – REGULAR SESSION

Be in enacted by the Legislature of the State of Minnesota:

Section 1. Minnesota Statutes 1969, Section 16.83, is amended to read:

**16.83 STATE BUILDING CODE; POLICY AND PURPOSE;**  
**APPROPRIATING MONEY.** Sections 1 to 17 of the act are enacted to enable the commissioner of administration to promulgate and administer a state building code in accordance with the provisions hereof, which code shall govern the construction, reconstruction, alternation, and repair of state-owned buildings and other structures to which the code is applicable. It is necessary that building codes be adopted and enforced to protect the health, safety, welfare, comfort, and security of the residents of this state. However, the construction of buildings should be permitted at the least possible cost consistent with recognized standards of health and safety.

Many citizens of the state are unable to secure adequate housing at prices or rentals which they can afford. Such a situation is contrary to the public interest and threatens the health, safety, welfare, comfort, and security of the people of the state. Other persons in commerce and industry are also affected by the high cost of construction. Construction costs for buildings of all types have risen and are continuing to rise at unprecedented rates.

A multitude of laws, ordinances, rules, regulations, and codes regulating the construction of buildings and the use of materials therein is a factor contributing to the high cost of construction. Many such requirements are obsolete, complex, and unnecessary. They serve to increase costs without providing correlative benefits of safety to owners, builders, tenants, and users of buildings.

It is the purpose of this act to prescribe and provide for the administration and amendment of a state code of building construction which will provide basic and uniform performance standards, establish reasonable safeguards for health, safety, welfare, comfort, and security of the residents of this state who are occupants and users of buildings, and provide for the use of modern methods, devices, materials, and techniques which will in part tend to lower construction costs.

#### MINNESOTA BUILDING CODE



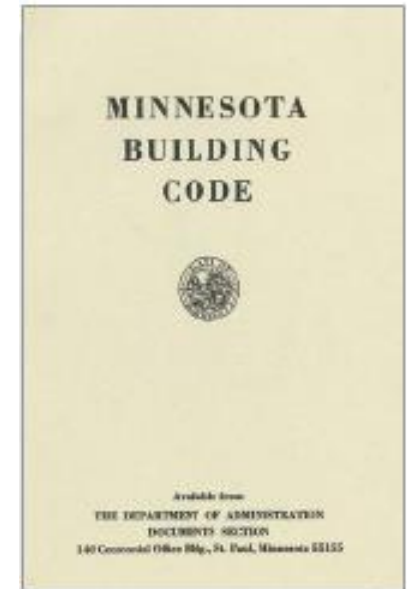
Available from:  
THE DEPARTMENT OF ADMINISTRATION  
DOCUMENTS SECTION  
140 Concord Office Bldg., St. Paul, Minnesota 55115

## 1971 Legislative Intent – State Building Code

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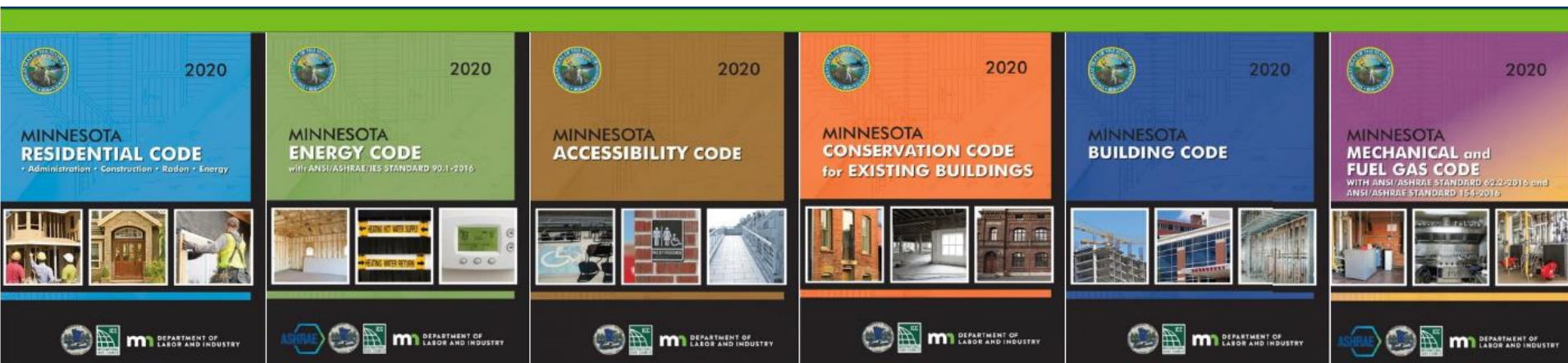
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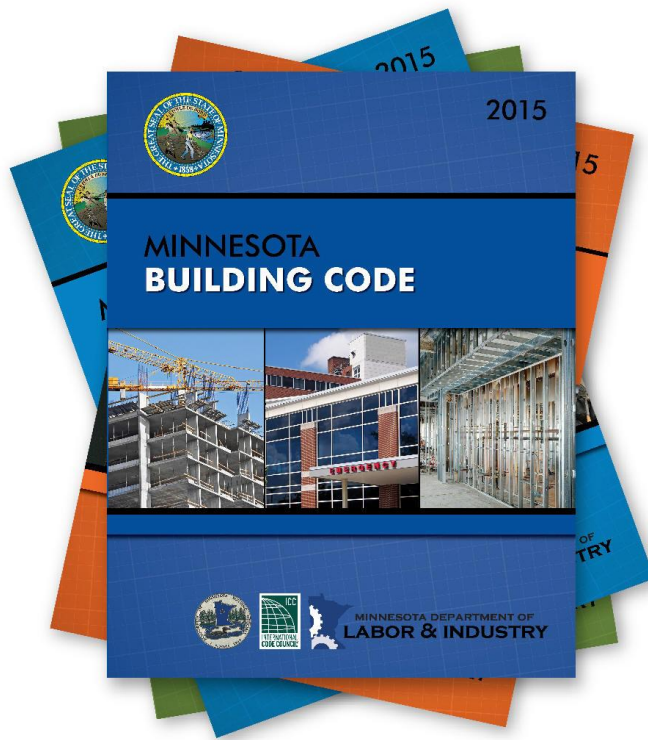
## Adoption of the State Building Code

MS 326B.106 Subd 1. “...the commissioner shall by rule and in consultation with the Construction Codes Advisory Council establish a code of standards for the construction, reconstruction, alteration, and repair of buildings, governing matters of structural materials, design and construction, fire protection, health, sanitation, and safety.”





## Purpose of the State Building Code



“The commissioner shall administer and amend a state code of building construction which will provide **basic** and **uniform** performance standards, establish **reasonable** safeguards for health, safety, welfare, comfort, and security of the residents of this state and provide for the use of modern methods, devices, materials, and techniques which will in part **tend to lower construction costs.**”

## Statutory requirements for uniformity

- MS 326B.121 Subd. 1(a): The State Building Code is the standard that **applies statewide** for the construction, reconstruction, alteration, repair, and use of buildings...
- MS 326B.121 Subd. 1(b): The State Building Code **supersedes** the building code of any municipality.
- MS 326B.121 Subd. 2(c): A municipality must not by ordinance, or through development agreement, require building code provisions regulating components or systems of any structure that are different from any provision of the State Building Code.





## Uniformity is important for several reasons:

### **Reduced cost**

Contractors only have to learn one code. This enables them to become more efficient in their design and construction methods, thus minimizing construction costs. Building product manufacturers are able to reduce their costs as they can design their materials to meet just one standard.

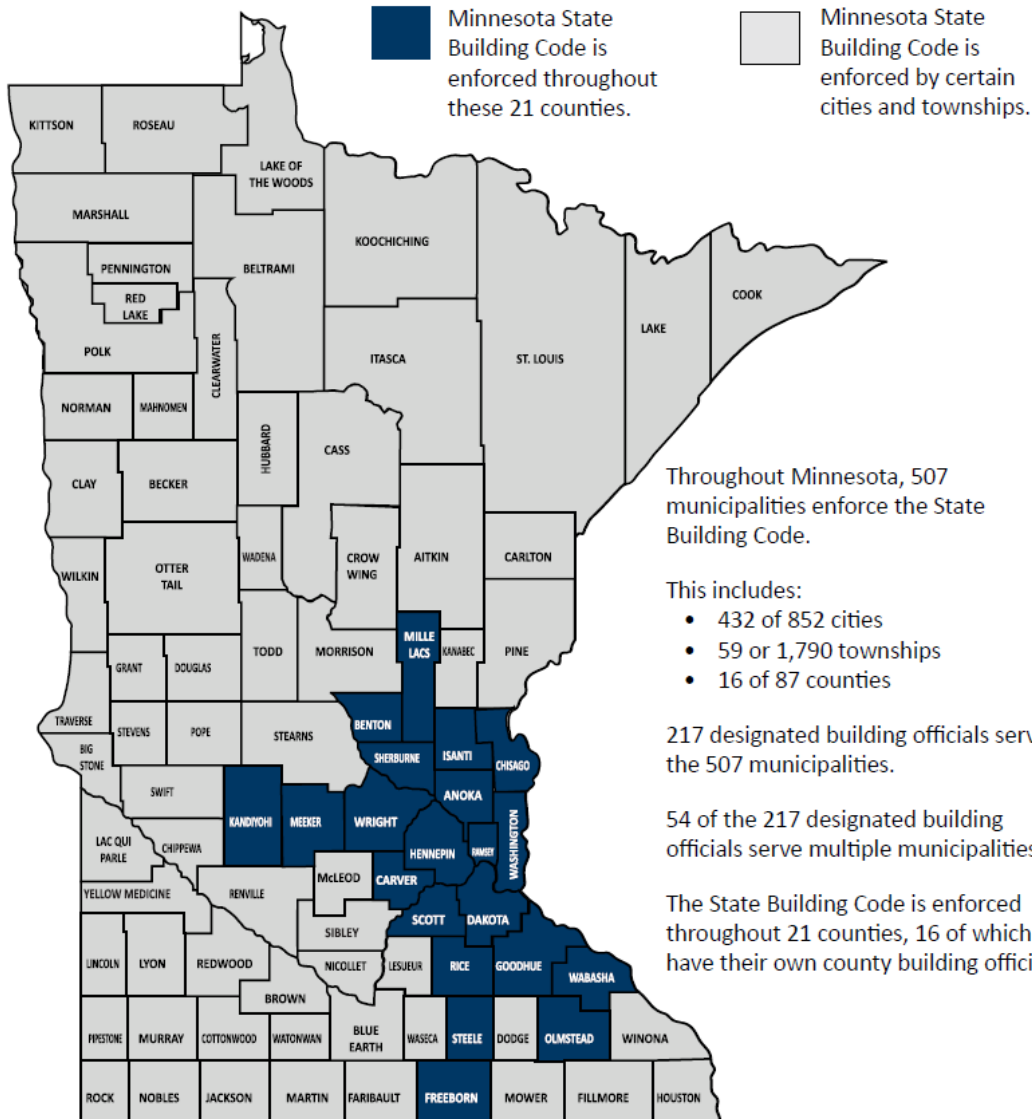
### **Levels the competition**

As the entire construction industry uses the same standard, estimating construction costs will be equitable.

### **Consistent code enforcement**

Building officials throughout Minnesota are trained to understand and enforce a single standard. This promotes uniform application and enforcement of the code, thus minimizing errant interpretations, construction delays and additional construction cost.

# Construction Codes and Licensing



Throughout Minnesota, 507 municipalities enforce the State Building Code.

This includes:

- 432 of 852 cities
- 59 or 1,790 townships
- 16 of 87 counties

217 designated building officials serve the 507 municipalities.

54 of the 217 designated building officials serve multiple municipalities.

The State Building Code is enforced throughout 21 counties, 16 of which have their own county building official.

## State Building Code Enforcement Areas

# Construction Codes and Licensing



2020

## MINNESOTA RESIDENTIAL CODE

• Administration • Construction • Radon • Energy



- The 2020 Minnesota Residential Code is a custom code book published for Minnesota by the International Code Council (ICC).
- Contains detailed provisions governing house construction including requirements for structural, & life-safety.
- Effective March 31, 2020.
- Available for free online viewing.



# Construction Codes and Licensing



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[Campus central updates.](#) | [COVID-19 resources here.](#) | [DLI offices are closed to walk-in customers.](#)

## APPRENTICESHIP AND DUAL TRAINING

### CODES AND LAWS

2020 Minnesota State Building Codes

Bleacher safety standards

Laws and rules

Overview of the Minnesota State Building Code

Starting a business: What to know

### ELECTRICAL CONTRACTORS

### ELEVATOR CONTRACTORS

### EMPLOYMENT PRACTICES

### HIGH PRESSURE PIPING CONTRACTORS

### INDEPENDENT CONTRACTOR REGISTRATION

[For business](#) > [Codes and Laws](#) > 2020 Minnesota State Building Codes

## 2020 MINNESOTA STATE BUILDING CODES

- View the [2015 Minnesota State Building Codes](#).
- [Significant changes in the 2020 Minnesota Residential Code](#).

The 2020 Minnesota State Building Code is effective March 31, 2020, except for the Minnesota Mechanical Fuel Gas Code, which is effective April 6, 2020.

It is the minimum construction standard throughout all of Minnesota. Although it is not enforceable by municipalities unless it is adopted by local ordinance, it creates a level playing field for the construction industry by establishing the Minnesota State Building Code as the standard for the construction of all buildings in the state.

| 2020 Minnesota Codes   | View code            | Where to purchase | Fact sheet                 |
|--|----------------------|-------------------|----------------------------|
| Codes overview: <a href="#">Guide to the State Building Code</a> |                      |                   |                            |
| 2020 Minnesota Building Code                                     | <a href="#">View</a> | ICC               | <a href="#">Fact sheet</a> |
| 2020 Minnesota Residential Code* (English version)               | <a href="#">View</a> | ICC               | <a href="#">Fact sheet</a> |
| 2020 Minnesota Residential Code* (Spanish version)               | <a href="#">View</a> | ICC               |                            |

## Manufactured Structures

### Manufactured (mobile) homes:

- Construction regulated by U.S. Department of Housing and Urban Development (HUD)
- Minnesota is HUD's administrative authority

### Industrialized modular buildings

- Construction regulated by State Building Code
- Process regulated by an interstate compact
- Any building built in a factory
- Minnesota provides in-plant audits and inspections

### Pre-fabricated buildings (houses)

- Houses constructed in schools or vocational and lumber yards
- CCLD provides onsite inspections







**Thank you!**