

CODE CHANGE PROPOSAL FORM

(Must be submitted electronically)

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Date: **11/7/25**

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Model Code: **2024 IRC**

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Code or Rule Section: **Appendix BC**

Firm/Association affiliation, if any: **None**

Topic of proposal: **Accessory Dwelling
Units**

Code or rule section to be changed: **Appendix BC**

Intended for Technical Advisory Group ("TAG"):

General Information

Yes **No**

- | | | |
|--|-------------------------------------|-------------------------------------|
| A. Is the proposed change unique to the State of Minnesota? | ☐ | ☒ |
| B. Is the proposed change required due to climatic conditions of Minnesota? | ☐ | ☒ |
| C. Will the proposed change encourage more uniform enforcement? | ☒ | ☐ |
| D. Will the proposed change remedy a problem? | ☒ | ☐ |
| E. Does the proposal delete a current Minnesota Rule, chapter amendment? | ☐ | ☒ |
| F. Would this proposed change be appropriate through the ICC code development process? | ☒ | ☐ |

Proposed Language

1. The proposed code change is meant to:

☐ change language contained the model code book? If so, list section(s).

Appendix BC

☐ change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

☒ delete language contained in the model code book? If so, list section(s).

☐ delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

☐ add new language that is not found in the model code book or in Minnesota Rule.

Appendix BC

2. Is this proposed code change required by Minnesota Statute? If so, please provide the citation.

No

3. Provide *specific* language you would like to see changed. Indicate proposed new words with underlining and ~~strikethrough~~ words proposed for deletion. Include the entire code (sub) section or rule subpart that contains your proposed changes.

See Attached

4. Will this proposed code change impact other sections of a model code book or an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.

No

Need and Reason

1. Why is the proposed code change needed? Please provide a general explanation as well as a specific explanation for any changes to numerical values (heights, area, etc.)

Currently Accessory Dwelling Units (ADU's) are not addressed in the Minnesota State Building Code. Therefore each jurisdiction determines their own independent rules for these uses. Therefore there is no uniform set of code requirements for ADU's. What is permitted in one jurisdiction is prohibited in another. Further some jurisdictions permit ADU's in such a manner as to create structures that no longer fall within the scope of the Mn Residential Code but yet require compliance with the Mn Residential Code.

2. Why is the proposed code change a reasonable solution?
It addresses the need for consistency in building code regulations.

3. What other factors should the TAG consider?

None

Cost/Benefit Analysis

1. Will the proposed code change increase or decrease costs? Please explain and provide estimates if possible.

The proposed changes in the text of Appendix will not result in an increase in construction cost. The inclusion of the appendix should also not result in an increase in construction cost. These requirements may be different from what is permitted in various jurisdiction but should not adversely affect construction cost.

2. If there is an increased cost, will this cost be offset by a safety or other benefit? Please explain. If the benefit is quantifiable (for example energy savings), provide an estimate if possible.

No cost change but even if there is a slight increase the benefit is uniform requirements.

3. If there is a cost increase, who will bear the costs? This can include government units, businesses, and individuals.

NA

4. Are there any enforcement or compliance cost increases or decreases with the proposed code change? Please explain.
No
5. Will the cost of complying with the proposed code change in the first year after the rule takes effect exceed \$25,000 for any one small business or small city ([Minn. Stat. § 14.127](#))? A small business is any business that has less than 50 full-time employees. A small city is any statutory or home rule charter city that has less than ten full-time employees. Please explain.
No

Regulatory Analysis

1. What parties or segments of industry are affected by this proposed code change?
Architects, Contractors, Developers, Building Owners, Contractors, Building Officials
2. Can you think of other means or methods to achieve the purpose of the proposed code change? What might someone opposed to this code change suggest instead? Please explain what the alternatives are and why your proposed change is the preferred method or means to achieve the desired result.
No
3. What are the probable costs or consequences of not adopting the code change, including those costs or consequences borne by identifiable categories of affected parties, such as separate classes of government units, businesses, or individuals?
Not adopting this appendix will result in jurisdictions promulgating their own rules for these uses and maintaining the current situation of inconsistent code rules.
4. Are you aware of any federal or state regulation or requirement related to this proposed code change? If so, please list the federal or state regulation or requirement and your assessment of any differences between the proposed code change and the federal regulation or requirement.
no

***Note: Incomplete forms may be returned to the submitter with instruction to complete the form. Only completed forms can be considered by the TAG.