

Accessibility provisions for dwelling units in Minnesota

	2007 State Building Code Accessibility Provisions for Dwelling Units			Visitability Standards		Universal Design
	The requirements of the Minnesota State Building Code apply to newly constructed and remodeled buildings. Accessibility provisions do not apply to residential buildings with less than four dwelling units. The building code's requirements for Type B dwelling units are consistent with the provisions of the Federal Fair Housing Act.					Universal Design concepts for housing have been developed by the Center for Universal Design at North Carolina University. http://www.ncsu.edu/ncsu/cud
	Accessible Unit	Type A Unit	Type B Unit	ICC A117.1-2009 Type C Unit	Minn. Stat. §462A.34	
Applicability						
<u>Required</u> application	Care facilities such as hospitals, nursing homes and assisted living facilities require that a percentage of the units be Accessible units.	At least 2 percent of units are required to be Type A units in apartment developments and Group R-2 townhouses having eight or more units.	Facilities with four or more units intended to be occupied as a residence	There are currently no requirements for Type C units in Minnesota.	Single-family homes, duplexes, triplexes and multilevel townhouses that are financed in whole or in part by the Minnesota Housing Finance Agency.	There are currently no requirements for Universal Design units in Minnesota.
<u>Excluded</u> dwellings	Apartment buildings, single-family, duplex, triplex, townhouses and assisted living facilities with three or fewer sleeping rooms.	single-family, duplex, triplex and Group R-3 townhouses	single-family, duplex, triplex and multistory townhouses			
Design elements						
Route to unit	accessible route; could include ramp	same as accessible unit	same as accessible unit	same as accessible unit	No step; provision can be waived	Accessible route; ramps should be avoided
Entry door	<ul style="list-style-type: none"> 32-inch clear opening maneuvering clearance adjacent to door no round hardware one-half-inch threshold 	same as accessible unit	<ul style="list-style-type: none"> 32-inch clear opening maneuvering clearance adjacent to door on exterior side of door one-half-inch threshold 	<ul style="list-style-type: none"> 31.75-inch clear opening one-half-inch threshold 	32-inch clear opening	<ul style="list-style-type: none"> 32-inch clear opening one-half-inch threshold five-foot by five-foot landing on each side of door power opener covered entry shelf, bench or table near door sidelight and/or TV monitor lighted doorbell or intercom outside light with motion control
Interior doors	<ul style="list-style-type: none"> 32-inch clear opening maneuvering clearance adjacent to door no round hardware one-half-inch threshold 	same as accessible unit	<ul style="list-style-type: none"> 31.75 inch clear opening one-half-inch threshold 	same as Type B unit	32-inch clear opening	<ul style="list-style-type: none"> 32-inch clear opening flush threshold 18-inch clearance beyond latch
Operable parts	Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or intercom systems shall be accessible and located between 15 inches and 48 inches above the floor.	same as accessible unit	same as accessible unit	receptacle outlets and operable parts of lighting controls shall be located between 15 inches and 48 inches above the floor	N/A	<ul style="list-style-type: none"> light switches 44 inches to 48 inches above the floor electrical outlets 18 inches minimum above the floor electrical panelboard 54 inches maximum above the floor
Clothes washer and dryer	<ul style="list-style-type: none"> clear floor space for parallel approach centered on the appliance accessible operable parts located between 15 inches and 48 inches above the floor top-loading machines 36 inches maximum above the floor front loading machines 15 inches to 34 inches to the bottom of the laundry opening 	same as accessible unit	clear floor space for parallel approach centered on the appliance	N/A	N/A	<ul style="list-style-type: none"> front loading front controls raised platform clear floor space 36 inches wide extending full length of appliance plus 18 inches to either side of appliance
Turning space	rooms require a 5-foot diameter turning space	one bathroom and all other rooms require a 5-foot diameter turning space	N/A	N/A	N/A	same as accessible unit

	Accessible Unit	Type A Unit	Type B Unit	ICC A117.1-2009 Type C Unit	Minn. Stat. §462A.34	Universal Design
Kitchen						
Clearance between counters	<ul style="list-style-type: none"> 40 inches minimum between counters in pass-through kitchen 60 inches minimum between counters in 'U' shaped kitchen 	same as accessible unit	<ul style="list-style-type: none"> 40 inches minimum between counters in pass-through kitchen or 'U' shaped kitchen with cabinets on opposite walls 60 inches minimum between counters in U shaped kitchen with cabinets on three walls 	40 inches minimum between counters	N/A	48 inches minimum between counters.
Work surface	<ul style="list-style-type: none"> 30 inches wide minimum, 34 inches in height maximum with knee and toe clearance beneath located next to oven 	<ul style="list-style-type: none"> 30 inches wide minimum, 34 inches in height maximum with knee and toe clearance beneath removable cabinet can be provided for knee and toe clearance 	N/A	N/A	N/A	variable-height work surfaces between 28 inches and 42 inches above the floor
Sink	<ul style="list-style-type: none"> 34 inches in height maximum forward approach with knee and toe clearance beneath accessible operable parts on faucet 	same as accessible unit except a removable cabinet can be provided for knee and toe clearance	clear floor space for parallel approach centered on sink	sink required with no design criteria	N/A	<ul style="list-style-type: none"> variable-height sink between 28 inches and 42 inches above the floor 29-inch minimum knee clearance (can be removable cabinet)
Dishwasher	<ul style="list-style-type: none"> clear floor space adjacent to open dishwasher door accessible operable parts between 15 inches and 48 inches above the floor open dishwasher door shall not obstruct clear floor space at sink 	same as accessible unit	clear floor space adjacent to open dishwasher door	N/A	N/A	Dishwasher raised on a platform or drawer unit so top rack is level with adjacent countertop.
Cooktop	<ul style="list-style-type: none"> clear floor space next to appliance controls located at front of appliance 	same as accessible unit	clear floor space centered on appliance	cooking appliance required with no design criteria	N/A	<ul style="list-style-type: none"> staggered burners and front or side-mounted controls. 34 inches above the floor.
Oven	<ul style="list-style-type: none"> clear floor space next to appliance controls located at front of appliance work surface located next to oven 	<ul style="list-style-type: none"> clear floor space next to appliance controls located at front of appliance countertop located to one side of oven door 	clear floor space next to appliance	N/A	N/A	built-in oven set for one pull-out oven rack at the same height as adjacent countertop
Refrigerator/freezer	<ul style="list-style-type: none"> at least 50 percent of freezer shelf space 54 inches maximum above the floor clear floor space for parallel approach 	same as accessible unit	clear floor space next to appliance	refrigerator required with no design criteria	N/A	side-by-side refrigerator with pull out shelving
Bathroom						
Sink	<ul style="list-style-type: none"> 34 inches maximum height forward approach with knee and toe clearance beneath accessible operable parts on faucet 	Same as accessible unit except that removable cabinet can be provided for knee and toe clearance.	Clear floor space for a parallel approach centered on the sink. Option B – sink height of 34 inches maximum.	sink required with no design criteria	<ul style="list-style-type: none"> at least a half-bath required with no design criteria provision can be waived 	<ul style="list-style-type: none"> 32 inch minimum height 29 inch minimum knee clearance (can be removable cabinet) single lever control
Water closet	<ul style="list-style-type: none"> clearance of 60 inches in width and 78 inches in depth seat height of 17 inches to 19 inches above the floor located next to a wall 16 inches to 18 inches from wall to centerline of fixture horizontal and vertical grab bars 	<ul style="list-style-type: none"> clearance of 60 inches in width and 56 inches in depth clearance of 60 inches in width and 66 inches in depth if lavatory located next to water closet seat height of 15 inches to 19 inches above the floor located next to a wall 16 inches to 18 inches from wall to centerline of fixture reinforcement to provide horizontal and vertical grab bars 	<ul style="list-style-type: none"> clearance of 48 inches in width and 56 inches in depth for a side approach or 66 inches in depth for a forward approach width can be reduced to 33 inches next to water closet for a maximum depth of 24 inches reinforcement for horizontal grab bars 	same as Type B unit	<ul style="list-style-type: none"> at least a half-bath required with no design criteria provision can be waived 	<ul style="list-style-type: none"> clearance of 36 inches in front and to one side 18 inches minimum from centerline of water closet to obstruction reinforcement for grab bars
Bathtub	<ul style="list-style-type: none"> clearance next to tub 30 inches in width and length of tub horizontal and vertical grab bars controls located on end of tub hand held shower control seat required 	<ul style="list-style-type: none"> clearance next to tub 30 inches in width and length of tub removable counter allowed in clearance at control end of tub reinforcement for horizontal and vertical grab bars controls located on end of tub 	<ul style="list-style-type: none"> clearance next to tub 30 inches in width and length of tub sink or water closet can be in clearance next to tub option B – no fixtures in clearance at tub reinforcement for horizontal grab bars 	N/A	N/A	<ul style="list-style-type: none"> clear floor space 30 inches by 48 inches minimum reinforcement for grab bars seat provided single lever control adjustable height, movable hand-held shower head or 60 inch to 72 inch flexible hose
Shower	<ul style="list-style-type: none"> 36 inches by 36 inches, 30 inches minimum by 60 inches minimum, or 36 inches by 60 inches minimum clear floor space next to shower horizontal grab bars vertical grab bars at 36 inch by 36 inch by 36 inch by 60 inch minimum showers hand-held shower control seat required 	Same as accessible unit except that removable counter allowed in clearance next to roll-in shower. Reinforcement for horizontal and vertical grab bars.	Minimum size of 36 inches by 36 inches if shower is only bathing facility in unit. Clear floor space next to shower.	N/A	N/A	<ul style="list-style-type: none"> 36 inches by 60 inches minimum no curb clear floor space 30 inches by 48 inches minimum reinforcement for grab bars seat provided single lever control adjustable height, movable hand-held shower head or 60 inch to 72 inch flexible hose