

# Construction Codes Advisory Council





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# Department Update Deputy Commissioner Perushek



## CONSTRUCTION CODES AND LICENSING

**NEW:** Celebrating more than 50 years of the State Building Code.



Director Todd Green  
Construction Codes and Licensing Division Update

# Fee increases – effective July 1, 2025

- Effective July 1, 2025, fees for certain construction-related permits and plan reviews issued by the Construction Codes and Licensing Division (CCLD) at the Minnesota Department of Labor and Industry (DLI) increased.
- These adjustments are necessary to keep pace with rising costs for inspection services.

# Fee increases – effective July 1, 2025

## **Electrical inspections (last updated in 2007)**

- A new \$25 permit application fee
- Minimum inspection fee: \$55. Circuit fee \$12
- A new \$10 fee for remote virtual inspections.
- Department now performing 5,000 remote virtual inspections each month.

# Fee increases – effective July 1, 2025

## **Elevator inspections (last updated in 2007)**

- Annual operating permit: \$145
- Reducing the inspection fee for remote virtual inspections on stairway chairlifts to a flat \$10.

## **Boiler inspections (last updated in 2005)**

- Annual boiler and pressure vessel registrations: \$25.

# Fee increases – effective July 1, 2025

## **Plumbing plan review (last updated in 2007) and plumbing inspections (last updated in 2013)**

- Moving to a valuation-based fee schedule to more equitably charge for services provided.
- Fee adjustments apply to residential buildings only when there are five or more dwellings in the building.

# Fee increases – effective July 1, 2025

## **Manufactured structures (last updated in 2007)**

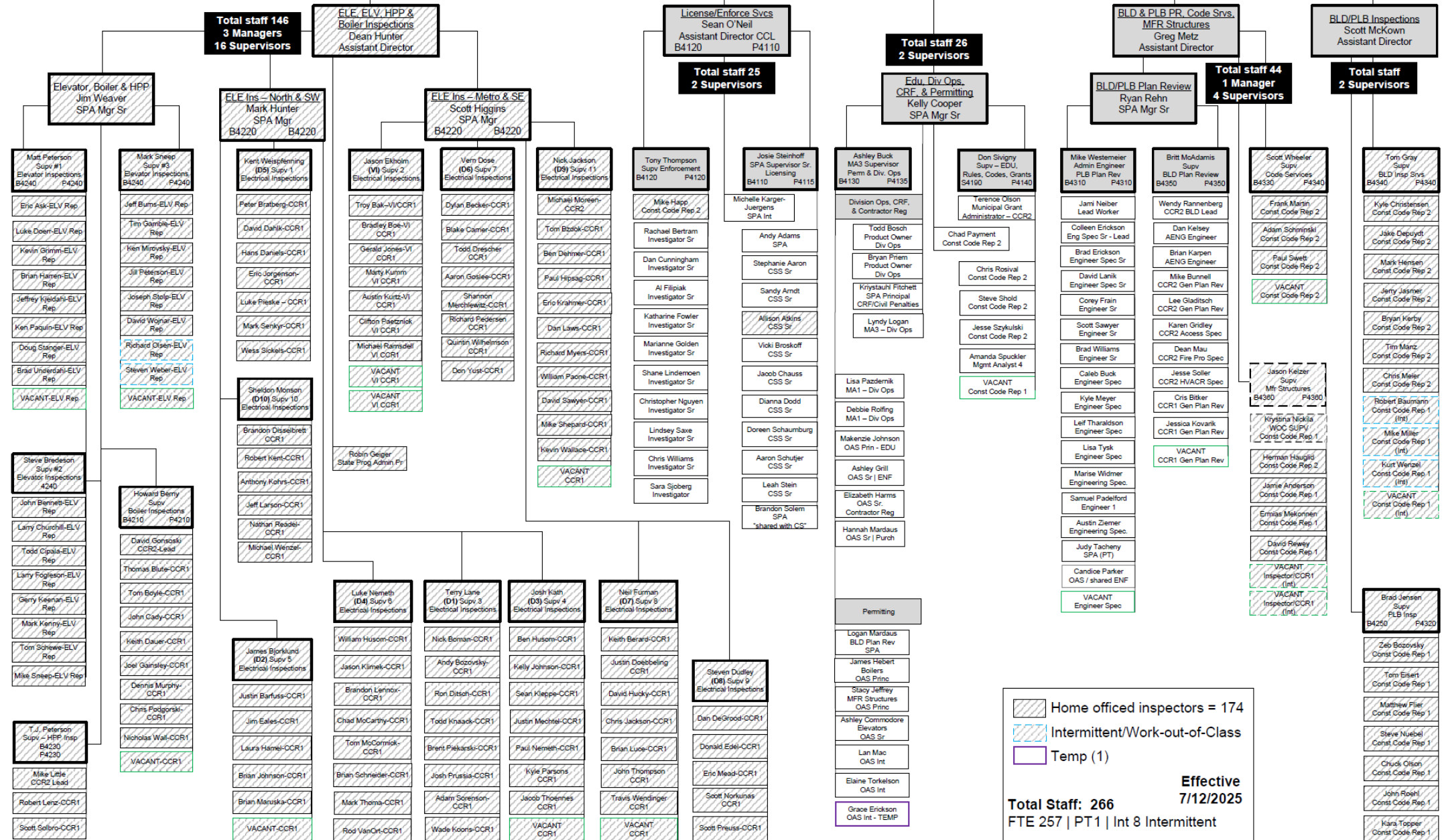
- Manufactured home installation seal fee: \$325
- New filing fee of \$100 for submitting a Notice of Compliance form for the sale of a used manufactured home (effective Jan. 1, 2026).
- Moving to a valuation-based fee schedule for modular construction to more equitably charge for services provided.



# Construction Codes and Licensing Organizational Chart

Construction Codes & Licensing Division  
Todd Green  
Director  
B4000 P4000

CCLD's current org chart can be found in the following folders:  
[G:\CCLD All Staff\Org & Seating Charts](#) and [S:\Organizational Charts](#)



**Final TAG Reports:**  
Building Code TAG  
Bldg/Fire Code TAG  
Mechanical Code TAG

**Updates:**  
Structural/Snow Loads

**Continuity Updates:**  
Residential Code  
Residential Energy  
Commercial Energy

**New/Renewed:**  
MFGD Structures TAG  
BOT Grant Program

Building Official  
Credentialing

State Project  
Delegations Program  
Restructuring



**Greg Metz, Assistant Director**  
state building official update

# Building Official Training (BOT) Grants Program



# BOT Grants Program

## Ten grants available, \$75,000 each

- Program intended to bring new inspectors into the field and provide opportunity for them to credential as building officials-limited.
- Priority given to outstate Minnesota.
- Municipalities must be current with state surcharge fee payments to qualify.



**RFP will be posted in August. Applications due in September.**



# CCLD rulemaking update

<b>Final reports</b>	• Commercial Building Code
	• Commercial Building Code/Fire Code Compatibility
	• Mechanical and Fuel Gas Code
<b>Supplemental</b>	• Structural-Snow Loads
<b>Ongoing TAG updates</b>	• Residential Building Code
	• Residential Energy Code
	• Commercial Energy Code



# Commercial Building Code TAG update

Britt McAdamis | Building Plan Review Supervisor  
Ryan Rehn | Building and Plumbing Plan Review Manager  
[britt.mcadamis@state.mn.us](mailto:britt.mcadamis@state.mn.us) 651-284-5276

## April – December

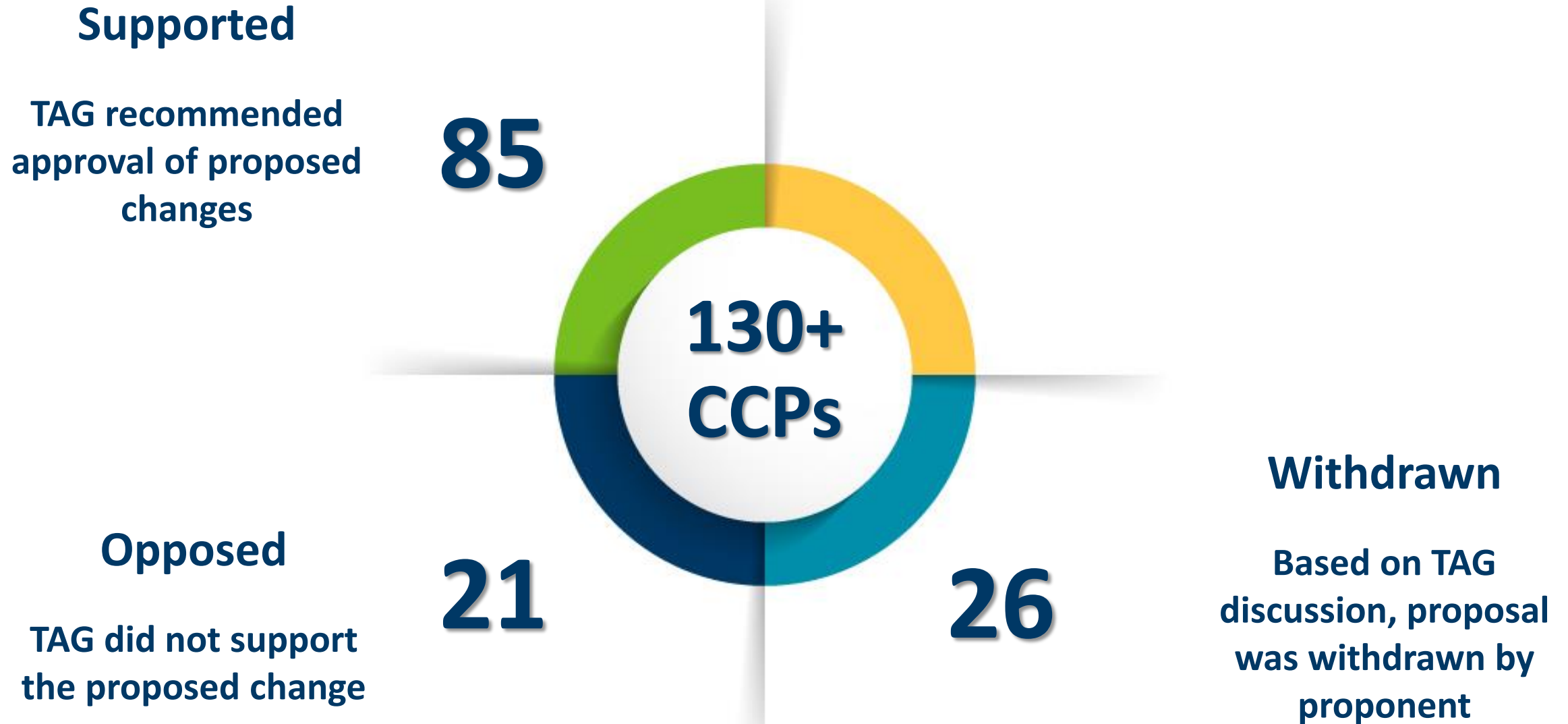
- 18 meetings
- 54 hours
- 883 reviewed items
- 132 code change proposals

# Commercial Building Code TAG



## 13 TAG Members

- DLI staff
- State fire marshal
- Building officials
- Plan reviewers
- Design professionals
- Building code specialists





# Recommended code changes

- Updated Minnesota Rules, Occupancy classification table on care facilities for consistency between the Minnesota Building Code, MDH and DHS for care facilities classification and licensing.
- Repealed multiple Minnesota amendments to capture necessary enhancements of exiting requirements for care suites made concerning I-2 hospitals because of updated IBC language. The TAG consensus was to repeal the rule parts to accept the model code requirements, which are aligned with the current NFPA 101.

# Recommended code changes (cont. 1)

- Modify allowable area table for Group R-3 occupancies dependent upon construction type and if the building is equipped with an automatic sprinkler system.
- Modify fire wall sections to require a NFPA 13 sprinkler system installed in all buildings to utilize the exception for opening protection in fire walls.

## Recommended code changes (cont. 2)

- Amend Minnesota Rules to allow for the use of controlled egress door locking systems in Group E Setting 4 Special Education Facilities and updates the occupancies where controlled egress door locking systems are permitted to include only occupancies for persons that are incapable of self-preservation or other clinical settings. The amendment also clarifies smoke detection requirements.
- Modify sections on elevator requirements to add compliance to ASME A17.1 for hoistway openings to ensure consistent compliance with the Minnesota Elevator Code requirements.

# Recommended code changes (cont. 3)

## Single exit proposal for Group R-2 up to four stories

- Maximum 4,000 square feet per story.
- Limit to four or fewer dwellings per story.
- NFPA 13 sprinkler system.
- Increased width for exit stair to 48”.
- 1-hour fire-resistance rated required in corridors.
- Emergency escape and rescue openings required.
- *Similar proposal received support at the ICC Committee Actions Hearings, pending final outcome, would be approved for the 2027 IBC.*



# Recommended code changes (cont. 4)

## **Multi-user toilet rooms not separated by sex**

- Compartment walls extend from floor to ceiling.
- Doors not undercut by more than 3/4”.
- Locking device distinguishable as locked from both sides of the door.
- Lavatories required within 20% of compartments, but not less than one.

# Recommended code changes (cont. 5)

## Group E specific provisions

- Observable from primary circulation areas for visual supervision.
- Doors to swing out and held open when not in use.
- No less than two entry points into each toilet facility.
- Lavatories required within 40% of compartments, but not less than two.
- *It should be noted that providing toileting facilities not separated by sex is an option and is not a requirement.*



# Fire Code Compatibility TAG update

Britt McAdamis | Building Plan Review Supervisor  
Ryan Rehn | Building and Plumbing Plan Review Manager  
[britt.mcadamis@state.mn.us](mailto:britt.mcadamis@state.mn.us) 651-284-5276

## May – October

- 6 meetings
- 18 hours
- 453 reviewed items
- 42 code change proposals

# Fire Code Compatibility TAG



## 9 TAG members

- DLI staff
- State fire marshal
- Building officials
- Plan reviewers
- Design professionals
- Building/fire code specialists





## Recommended code changes (cont. 6)

- Verified definitions across Minnesota Rules 1305 and Minnesota Rules 7511 match and are consistent between both the Minnesota Building Code and Minnesota Fire Code where necessary.
- Modify factory occupancy classifications to permit water/sewer treatment facilities or portions of those facilities that do not use, process, or store materials that constitute a physical or health hazard to be classified as a Group F-1 occupancy.
- Modify code sections to not require automatic sprinkler systems to be provided in owner-occupied lodging houses with five or fewer guest rooms.

## Recommended code changes (cont. 7)

- Modify IBC to require automatic fire detection for elevator equipment rooms in certain occupancies.
- Amend Minnesota Rules to clarify the means of egress door from retail spaces used by large firearms dealers to remain unlocked from the egress side when the space is occupied while permitting those spaces to also comply with the security requirements of Minnesota Rules, part 7504.0300.

## Recommended code changes (cont. 8)

- Amend Minnesota Rules to clarify that the locking of special detention arrangement rooms are specific to a single occupant within a room and not permitted to be utilized on egress doors serving multiple occupants.
- Modify the 2024 IBC to permit the fire code official to require a fire watch be provided during nonworking hours for new multi-story construction.

# Significant changes to the 2024 IBC

- Rearrangement of IBC Section 915 for carbon monoxide detection for clarity of application and consistent enforcement.
- Multiple new sections across the IBC addressing code requirements for lithium-ion or lithium metal powered vehicles, charging stations and battery storage.



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CONSTRUCTION CODES AND LICENSING

## Mechanical and Fuel Gas Code final update

Chris Rosival | TAG Lead & State Mechanical Code Specialist



## April 2024 – February 2025

- 20 meetings
- 60 hours
- 430 reviewed items
- 89 code change proposals

# Mechanical and Fuel Gas Code TAG and IRC Mechanical

## 10 TAG members

- DLI staff
- Mechanical engineers
- Mechanical officials
- Plan reviewers
- Design professionals
- Certified building officials

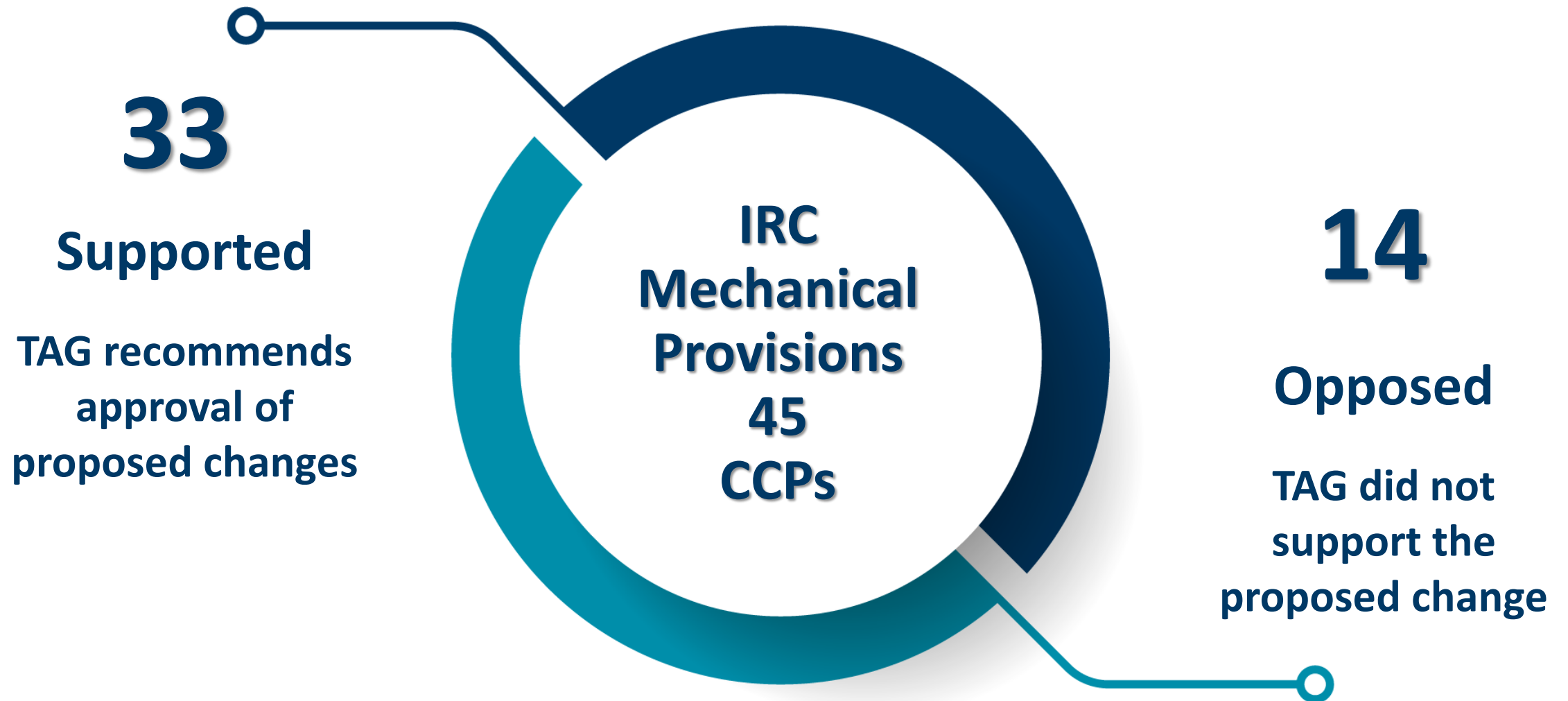


# Significant changes to the 2024 IMC

- Changed requirements for combustion air. Infiltration will not be allowed as commercial building thermal envelopes are becoming tighter.
- Roof access will be added to the IBC as architects normally design the access, not mechanical designers.
- Added scoping to address ground source heat loop systems to coincide with MDH rules.

# Significant Changes to the 2024 IFGC

- Changed scoping to now require inspections for temporary LP gas systems. Also requiring inspections and listed appliances for system that connect to LP tanks over 100 pounds.
- Removed manufactured home gas equipment and appliance amendment (Chapter 10) and now reference NFPA 501 (Standard on Manufactured Housing).





# Significant changes to the 2024 IRC mechanical provisions

- Moved the make-up tables from the IMC and revised to meet the tighter building thermal envelopes in residential homes.
- Changed Chapter 15 (exhaust systems) to include balanced ventilation as required in the residential energy code.
- Changed requirements for combustion air. Infiltration will not be allowed as residential building thermal envelopes are becoming tighter.



# Structural Review

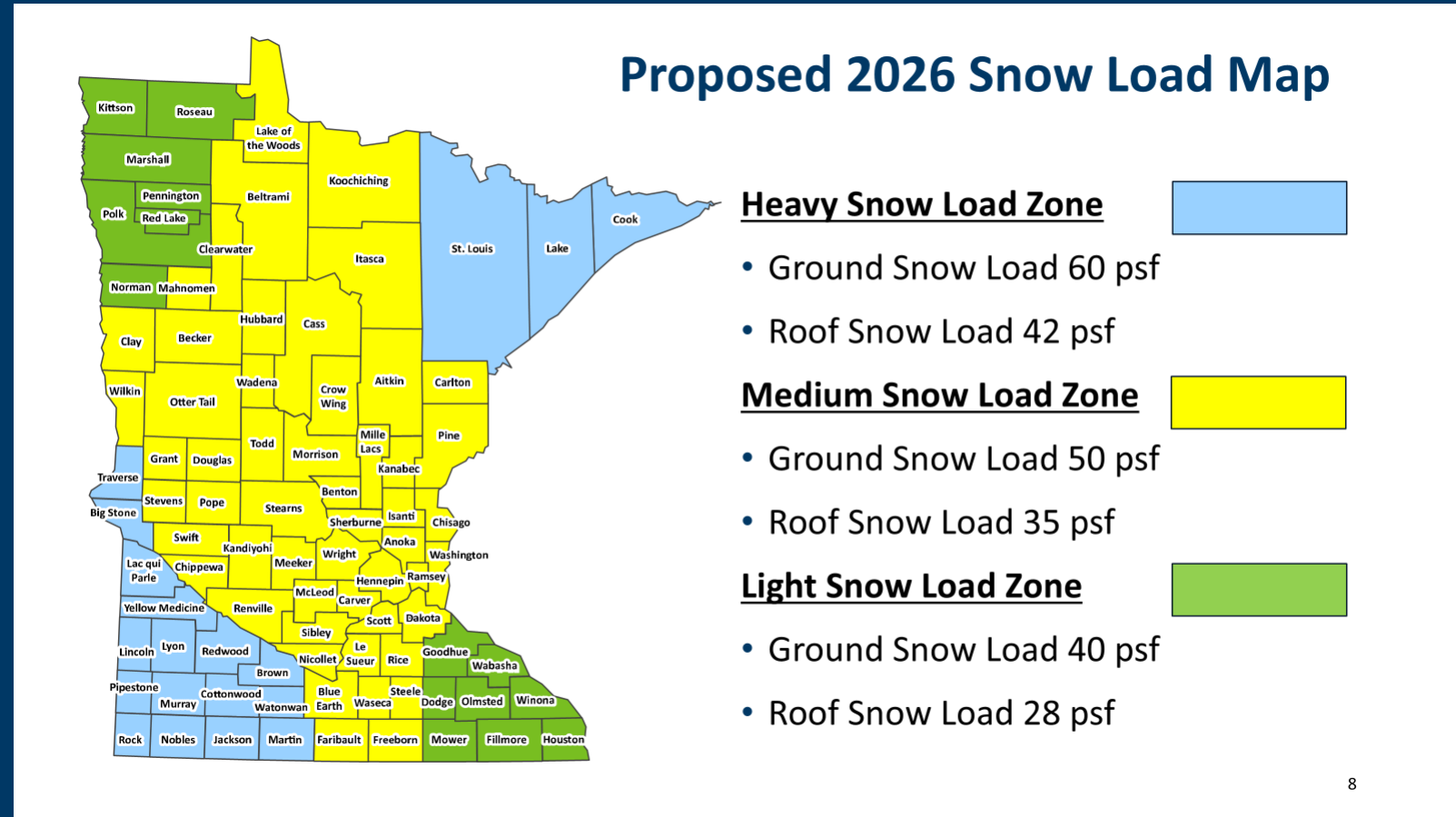
## 1303 MN Provisions/1309 Residential

Dan Kelsey | Structural Engineer– Plan Review  
Wendy Rannenberg | Building Plan Review Lead

# Structural TAG Review 1303/1309

## Ground Snow Amend MR 1303.1700

- Three ground snow zones reflecting available detailed data.
- 1305/IBC buildings use ASCE 7 for ground snow criteria.



# Structural TAG Review 1303/1309 (cont. 1)

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## **Residential footings - compressive strength for concrete**

Repeal Minn. R. 1309.0402

- TAG recommends reverting to model code language.
- The current amendment requiring 5,000 psf compressive strength for concrete footings is not necessary structurally and has not been shown to provide increased durability.

# Structural TAG Review 1303/1309 (cont. 2)

## Residential concrete and masonry foundation walls

Amend Minn. R. 1309.0401

- Modify Tables R404.1.1 (5), R404.1.1(6), R404.1.1(7) for cantilevered concrete and masonry foundations
- Tables currently reflect errors in the original calculations.
- Modifications remove tallest cantilevered walls to mitigate the highest stressed situations.
- Walls exceeding table parameters will require design.



# Structural TAG Review 1303/1309 (cont. 3)

## **Residential wood wall framing**

### Repeal Minn. R. 1309.0602.3.1

- TAG recommends repealing the tables for maximum allowable length of wood wall studs.
- Tables conflict with multiple provisions of the model code, including wall bracing requirements.



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CONSTRUCTION CODES AND LICENSING

## Residential Building Code progress update

Terence Olson | Residential TAG Lead



## November 2024 – Fall 2025

- 17 Meetings
- review chapters 2 through 10 and Appendices of 2024 IRC
- ~50 Hours
- 33 Code change proposals

# Residential Building Code TAG

## 10 TAG Members

- DLI Staff
- BO Associations
- Builders/Developers
- Design Professionals
- Certified Building Officials

## Supported

TAG recommended  
approval of proposed  
changes

22

33  
CCP's

## Opposed/Denied

TAG did not support  
the proposed change

4

## Withdrawn, Pending or tabled

Based on TAG discussion,  
proposal was withdrawn  
by proponent or table  
for further revisions

7

## Recommended code changes (cont. 9)

The Residential Building Code TAG members recommend adopting the 2024 IRC with the following significant proposed code changes:

- Modify section R312.2 of the 2024 IRC to require the floor area of habitable rooms other than kitchens to be not less than 7 feet in any horizontal dimension.
- R318.2 New section created to require footings under landings at egress doors.



# Recommended code changes (cont. 9)

- Modify section R319.5 of the 2024 IRC to exempt replacement windows for emergency escape and rescue openings from the minimum size requirement:
  - when they are of the same operating style,
  - are the manufacturer's largest standard size window that will fit within the existing frame or rough opening and are not a part of a change of use of a space that requires an emergency escape and rescue opening.
  - replacement windows that are of a different operating style must provide a minimum net clear opening of 4 square feet with a minimum net clear opening height of 22 inches and a minimum net clear opening width of 20 inches.
- The TAG will review a code change proposal at an upcoming meeting (July 29), from window manufactures, see last slide.

# Recommended code changes (cont. 10)

- Modify sections R325.1, R325.2, and R325.3 to require dwellings be provided with a mechanical ventilation system and directing code users to chapters 12 through 24 for requirements.
- Modify section R325.8 of the 2024 IRC to add two sections to require forced air heating system in new dwellings to be designed in accordance with section M1201.1 of the 2024 IRC and the installed system to be tested in accordance with industry accepted practices to verify that it is capable of maintaining a room temperature in each habitable room of not less than 68° Fahrenheit at a point 3 feet above the floor and 2 feet from the exterior walls.
- R325.10 New section: Forced air ducts shall not penetrate dwelling unit separations.

# Recommended code changes (cont. 11)

- Repeal existing Minn. R., part 1309.0402, to eliminate the current Minnesota requirement that footings be constructed with concrete having a compressive strength of 5,000 psf.
  - The Structural TAG members supported the proposal because concrete having a compressive strength of 5,000 psi is not structurally necessary and may not improve foundation durability.
- Amend existing Minn. R., part 1309.0401, to modify the requirements of tables R404.1.1 (5), R404.1.1(6) and R404.1.1(7), to improve the structural capacity of tall, cantilevered concrete and masonry foundation walls.
  - The Structural TAG members supported the proposal.

## Recommended code changes (cont. 12)

Chapter 5,6,7,8 thus far

- No significant CCPs for these code sections.
- Mostly minor changes to existing Minnesota amendments or in some cases deleting the amendment because the 24 IRC has become aligned with Minnesota intent.

# Recommended code changes (cont. 13)

TAG members are also reviewing the following code change proposals at the 7/15 and 7/29 TAG meetings.

- Adopt Appendix BJ of the 2024 IRC to permit strawbale construction.
  - Amended to require special inspections for bale moisture content and density
  - Amended to require ¼" wire mesh lath near ground & horizontal surfaces.
- Adopt Appendix BL of the 2024 IRC to permit hemp-lime construction.
  - Amended to require 20" overhangs at one-story and 30" overhangs at two-story.

**7/15:** TAG members voted to SUPPORT both of these CCPs with amendments.

TAG members are also reviewing the following code change proposals at the 7/15 and 7/29 TAG meetings.

- R333 EV Charging: Modify chapter 3 of the 2024 IRC to add a New section that requires New one- and two-family dwellings and townhouses with a designated attached or detached garage or other on-site private parking provided for adjacent to the dwelling unit shall be provided with a continuous raceway or cable assembly for each dwelling unit as required by section R333.3 or one EV capable, EV ready or EVSE space per dwelling unit.

**7/15:** TAG members voted to DENY support of this CCP.



TAG members are also reviewing the following code change proposals at the July 15 and July 29 TAG meetings.

- R319.5: The TAG will review a code change proposal from window manufactures that modifies section R319.5 to exempt replacement windows for emergency escape and rescue openings from the minimum size requirements when they are the same operating style as the existing window or a style that provides an equal or greater window opening area than the existing window provided that the replacement window is the manufacturer's largest standard size window that will fit within the existing frame or rough opening and is not part of change of occupancy or the change of use of a space.



# Energy Codes TAG progress update

TAG Co-chairs: Steve Shold | State Energy Code Specialist

Chris Rosival | State Mechanical Code Specialist

## February 2025 – Summer 2025

- 9 meetings
- ~25 hours
- 12 code change proposals

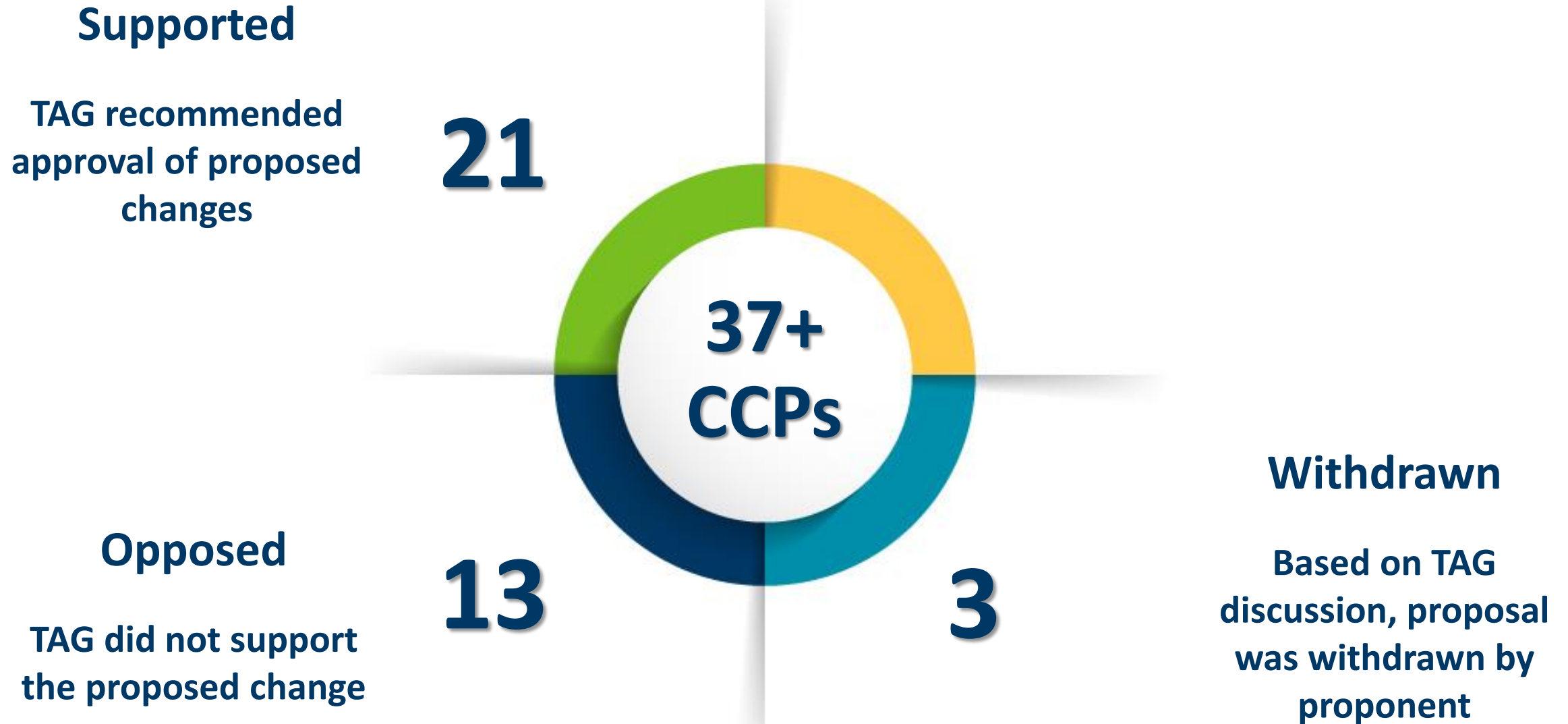
# Residential Energy Code TAG



## 12 TAG members

- DLI staff
- Mechanical engineer
- Energy advocates
- Builders
- Developer
- Housing advocate
- Design professional
- Certified building officials





# Forthcoming changes to residential energy

- Combustion air openings interlocked to appliances.
  - In lieu of a thermally separated mechanical room.
- Heat and energy recovery ventilators designed to perform in cold climates.
  - Operate to -13°F.
- Pending proposals that may impact the performance paths.
  - Efficiency adjustments
  - Removal of one pathway
  - Recognizing efficiency gains from heat pumps

- Uniformity
  - All compliance paths yield a building with the same energy efficiency.
  - Homes built in metro area and greater Minnesota will yield the same efficiency.
- Concise code
  - Address items that are subject to creative interpretation or frequent questions.
- Begin alignment with legislative requirements.
  - Minnesota must be 70% more efficient than the 2006 IECC-R provisions by 2038 (MS 326B.106 Subd. 1g)



- Draft proposed new code with amendments
- Undergo “durability study” (Minn. Stat. 326B.118)
- Finalize rule
- Effective date ~late 2027/early 2028
- Must align residential:
  - building
  - mechanical
  - energy

## March 2025 – Fall 2025

- 7 meetings
- ~20 hours
- 12 code change proposals

# Commercial Energy Code TAG



## 10 TAG members

- DLI staff
- Mechanical engineers
- Energy advocates
- Utility provider
- Design professional
- Certified building officials



# Forthcoming changes to commercial energy

- Fenestration U-factor
  - Reductions to U-factors
- Replacement fenestration exception
  - Deleted an exception that served as a loophole to efficiency when replacing windows.
- Adjustments to the Building Performance Factors in Appendix G.
  - Maintain a level playing field among compliance paths.
- Updating climatic data design conditions.
  - Using latest ASHRAE-meteo data.

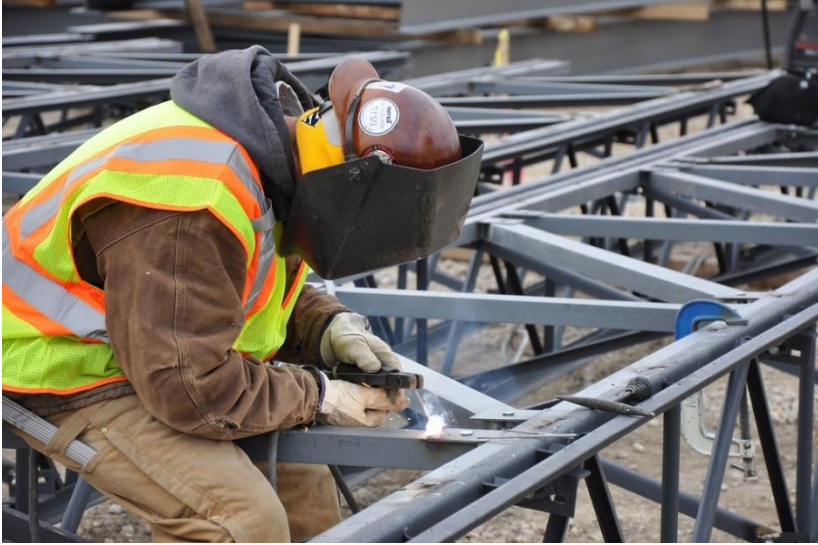
# Forthcoming changes to commercial energy (cont. 1)

- Air leakage
  - Reduction in allowable leakage, adjustments to the code section.
- Information on construction documents
  - Additional information and clarity for plan submittals.
- ERV efficiency
  - Increases minimum efficiency and clarifies requirements.
- Combustion air
  - Verification when work is done on existing buildings.
- Below-grade wall insulation
  - Exception for alterations in existing buildings.

- Concise code
  - Address items that are subject to creative interpretation or a lack of understanding.
- Increase efficiency in keeping with legislative requirements.
  - Minnesota must be 80% more efficient than the ASHRAE 90.1-2004 standard by 2036. (MS 326B.106 Subd. 1e)

- Complete meetings
- Draft proposed new code with amendments
- Finalize rule
- Effective date ~2028





New Business



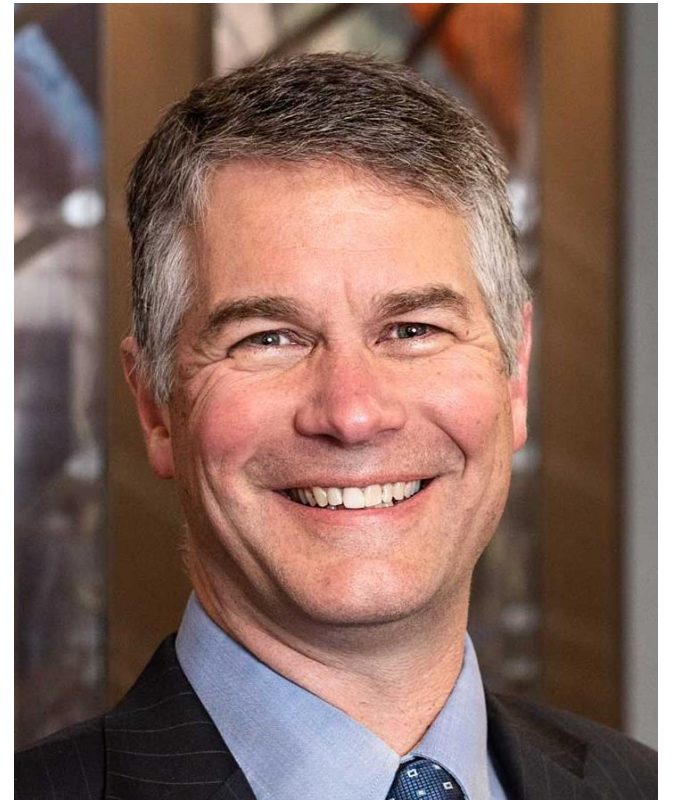
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CONSTRUCTION CODES AND LICENSING

## Single exit stairway apartment study update

Greg Metz | State Building Official

326B.106 subdivision 18: Minimum number of exit stairways. The commissioner shall adopt rules, using expedited rulemaking process in section 14.389, modifying the State Building Code to allow a single exit stairway to serve nontransient multifamily residential structures that have an occupiable floor or roof not more than 75 feet above the lowest level of fire department vehicle access.



Rep. Larry Kraft (46A)

## Just a Reminder: HF3351 (cont. 1)

The first floor of such buildings may be used for a purpose other than residential as long as that use is classified as a nonhazardous occupancy and is served by entrances that are separate from those serving the residential floors. These modifications must include consideration for adequate and available water supply for fire sprinkler systems, the presence and response time of a professional fire department, and any other provisions necessary to ensure public health, safety, and general welfare. These modifications must be made by July 1, 2026.



## Just a Reminder: HF3351 (cont. 2)

This was negotiated down from requiring single exit stairway apartments up to 75 feet as of July 1, 2026, to a study due to the legislature by Dec. 31.

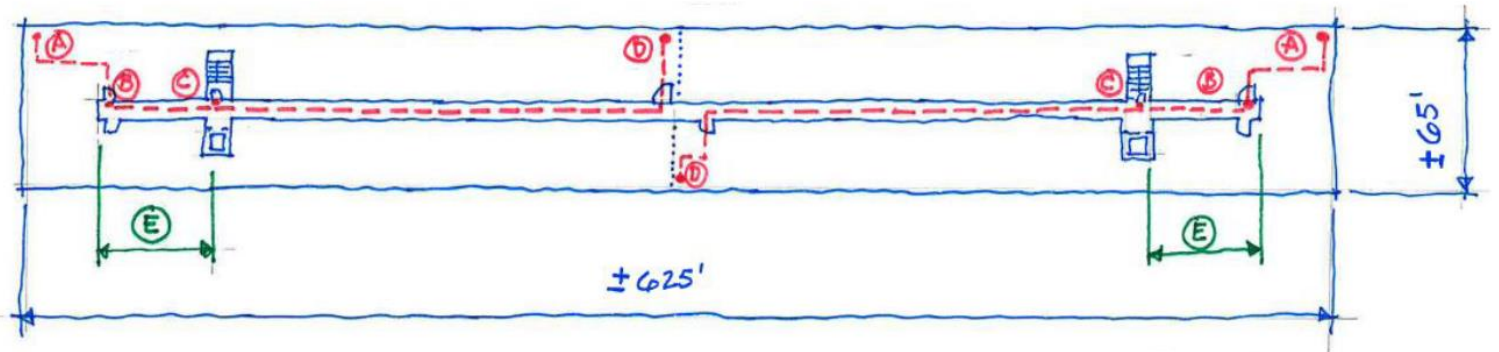


# Single exit stairway apartment study

Fire study will evaluate **risk assessment** on three primary models:

## Layout ID 1: Compliant with current code

### Layout ID 1: Two Exit Stair Building Floor Plan



Source: Center for Building in North America

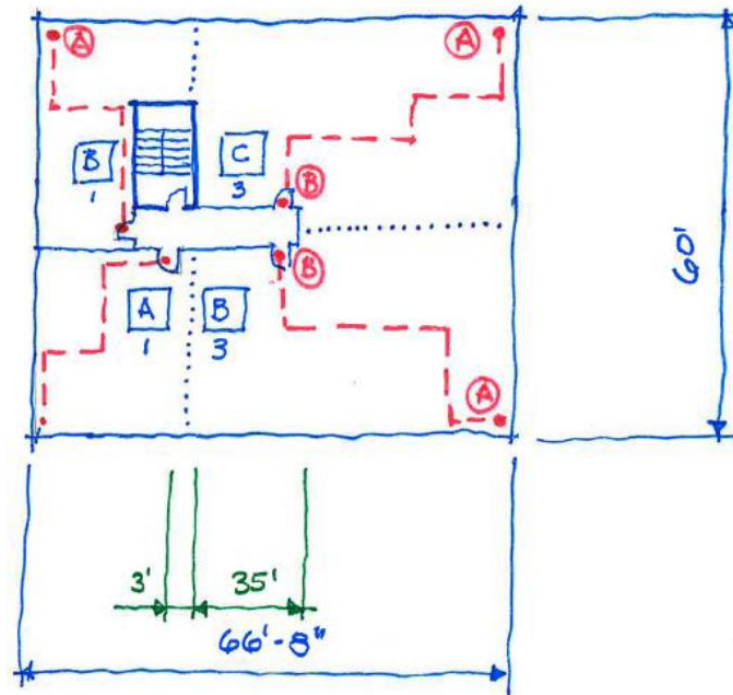
- Floor Plan: 40,625 SF – 8 stories
- Travel Distance (250 FT)
- Common Path (125 FT)
- Dead End (50 FT)
- Number of Units: No Limit
- Unit sizing may vary

# Single exit stairway apartment study (cont. 2)

Fire study will evaluate **risk assessment** on three primary models:

**Layout ID 2: Compliant with current code**

Layout ID 2: Single Exit Stair Building Floor Plan



- Floor Plan: 4,000 SF – 3 stories
- Travel Distance (125 FT)
- Corridor Travel (35 FT)
- Number of Units (Limit 4)
- Unit sizing may vary
  - A and B: Studio/1 BDRM
  - C and D: 3 BDRM

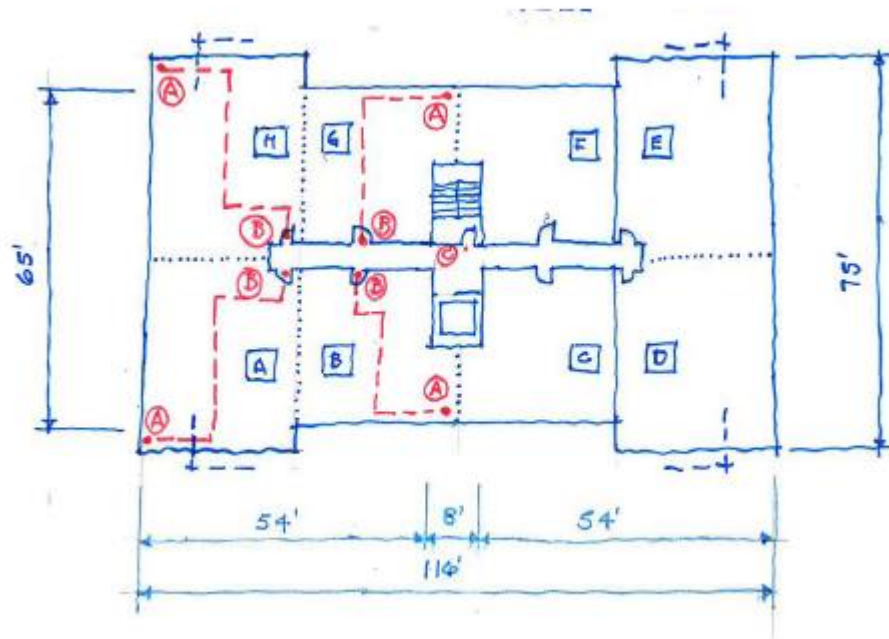


# Single exit stairway apartment study (cont. 3)

Fire study will evaluate **risk assessment** on three primary models:

## Layout ID 3: Study model

Layout ID 3: Single Exit Stair Building Floor Plan



- 7 Stories + Basement
- 6,000 SF\* per level
- 8 units\* per floor
- Elevator
- Stairway width 48"

All other items per prescriptive code requirements

\*Will also look at 4,000 SF and 6 units per floor

# Single exit stairway apartment study (cont. 4)

## Study is intended to:

- Take a pragmatic data-driven approach.
- Model fire and smoke behavior under various systems failure conditions.
- Provide a comparative analysis to existing compliant buildings.
- Inform the legislature regarding relative risk.

Assumption that a fire is already occurring

### Failure conditions modeled:

- Complete failure of the sprinkler system to activate.
- Failure of fire alarm system to activate to notify building occupants.
- Failure of corridor door to close in the dwelling unit of fire origin
- Failure of stairway door to close and latch on the floor of fire origin
- Fire occurs in a corridor
- Fire occurs in a living room



# Technical Advisory Group: Mfgd Housing Statutory Policies

Greg Metz | State Building Official

[Greg.Metz@State.MN.US](mailto:Greg.Metz@State.MN.US) 651-284-5884

# Mfgd Housing TAG: legislative policy updates

Name	Role	Organization	Representing
<b>Greg Metz</b>	TAG Co-Leader	DLI/CCLD	State of Minnesota - Rules
<b>Krystina Nickila</b>	TAG Co-Leader	DLI/CCLD	State of Minnesota - Compliance
<b>Mark Brunner</b>	Industry Advocate	MMHA- President	Mfgd Housing Mfgs and Community Owners
<b>Natividad Seefeld</b>	Resident Advocate	Park Plaza Cooperative	Mfgd Housing Coop Communities
<b>Amanda Mata</b>	Resident Advocate	Zumbro Ridge Estates	Mfgd Housing Communities
<b>Michelle Carlson</b>	Realtor, park owner, dealer	Mike Ives Realty	Business owners, dealers, realtors
<b>Michael Schrader</b>	Realtor, park owner, dealer	ALS Properties & Venture Real Estate Svcs	Business owners, dealers, realtors
<b>Dustin Brakemeier</b>	Park Owner, Dealer	Brakemeier Homes	Business owners, dealers

# Mfgd Housing TAG: legislative policy updates (cont. 1)

## Amend the Notice of Compliance Form

- Ensure habitability at sale
- Personal property = no disclosure requirement
- Add to the 9 items

## Modify Notice of Compliance Form for Rentals

- Ensure habitability
- Three year review cycle
- Make as similar as possible to the sale form

*CHECKLIST*

<input checked="" type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input type="checkbox"/>	_____



# Mfgd Housing TAG: legislative policy updates (cont. 2)

## Existing

- Four-prong outlets for ranges and dryers
- Fireplaces UL listed
- Gas furnaces and water heaters listed and installed correctly
- Smoke detectors operational
- Carbon monoxide detectors operational
- Egress windows correct size and height
- Furnace compartment low combustible
- Water heater compartment low combustible
- Meets snow load and heat zone requirements per the data plate

## Proposed additions

- Exterior doors have access to grade
- Egress windows are operational
- Electrical panels compliant and safe
- Electrical switches and receptacles operational and installed securely
- Metallic parts are grounded (fire safety)
- All fixtures and equipment operational
- Plumbing fixtures have “P”-traps
- Water piping not kinked or restricted
- Connected to water supply
- Under-floor piping protected from freezing
- Drain waste piping operational
- Drain waste piping connected to site utilities

# Mfgd housing statutory policy

## **Motion**

Approval of the TAG members as listed and DLI staff to convene public meetings of the Technical Advisory Group for the purposes of developing revised Notice of Compliance requirements for the sale and rental of manufactured homes, and other related policy items.





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CONSTRUCTION CODES AND LICENSING

## Technical Advisory Group: Fire Code

Greg Metz | State Building Official

# Fire Code TAG: non-building code items

- Fire Code items that are also addressed in the building code were publicly vetted in the 1305/7511 Coordination TAG
- Fire Code covers many other things not addressed in the Building Code and any amendments to these items need to be publicly vetted in a Technical Advisory Group to make public aware and provide opportunity for comments.

## Examples:

- Retroactive construction requirements for existing buildings
- Energy systems
- Agro-industrial, biomass and woodworking facilities
- Organic coatings
- High piled storage
- Welding and hot work
- Corrosives, explosives, flammables and toxins
- Fire flow for buildings
- Fire apparatus access roads
- Food trucks

# MN Rule 7511: Fire Code TAG

Name	Role	Representing	Organization
Forrest Williams	TAG Co-Leader	DPS/SFMD	State of Minnesota
Thomas Jensen	TAG Co-Leader	DPS/SFMD	State of Minnesota
Dean Mau	Fire Code Specialist	DLI/CCLD	Public Buildings & State Facilities Code Compliance
Tom Pitschneider	Fire Marshal	FMAM	Shakopee Fire Department
TBD	Fire Service Official	MSFCA	
TBD	Fire Service/Code Official	MSFCA/FMAM	
Jerry Norman	Building Official	AMBO	City of Rochester
Roger 'Lars' Larson	Architect	MN AIA	BWBR
David McNiesh	Designated Managing Employee- Fire Protection	Fire Protection Industry	Viking
Dan Morehead	Fire Alarm Contractor	MNAFAA	Master Technology Group
Scott Futrell	Fire Protection Engineer	SFPE MN	OnSite Engineering

# Fire Code rulemaking

## **Motion**

Approval of the TAG members as listed and DLI staff in cooperation with DPS staff to convene public meetings of the Technical Advisory Group for the purposes of adopting the 2024 International Fire Code and developing proposed amendments to form the 2027 Minnesota Rule 7511.



**DEPARTMENT OF  
LABOR AND INDUSTRY**

CONSTRUCTION CODES AND LICENSING

## DLI/CCLD industrialized buildings and modular construction

Greg Metz | State Building Official

# Mfgd structures: exclusivity reinstatement

## **April 2023**

Due to staffing constraints, DLI rescinded our exclusivity over industrialized and modular construction to allow third-party plan review and inspections.

## **JULY 2025**

DLI received approval for fee revisions and can staff the manufactured structures unit. DLI will be reinstituting exclusivity as of Jan. 1, 2026.





**DEPARTMENT OF  
LABOR AND INDUSTRY**

CONSTRUCTION CODES AND LICENSING

## Building official and BO-limited prerequisite changes

Greg Metz | State Building Official

# Minnesota building officials data

710 municipalities adopt the State Building Code

586 certified building officials credentialed

239 certified building officials-limited credentialed

186 certified building officials are designated

18 building officials serve 397 jurisdictions

1 building official serves 49 jurisdictions

11 building officials-limited are designated and  
serve 16 jurisdictions

**49% of building officials are 59 years old or more.**

Exams Passed	2021	2022	2023	2024	2025
CBO's	36	29	55	39	18
CBO-L's	43	45	54	43	26
<b>Totals:</b>	<b>79</b>	<b>74</b>	<b>109</b>	<b>82</b>	<b>44</b>

Age	% of BO's/BOL's
29-38	3%
39-48	22%
49-58	25%
59-68	38%
69+	11%



# Current building official and BO-limited prerequisites

Prerequisites for CBO exam **100 points**

Prerequisites for BOL exam **30 points**

(1) BIT AAS degree, 100 points; (no longer available)

**100 points**

(2) BIT Certificate, 60 points; (NHCC reduced to 14 credits from 30)

**60 points**

- Foundations of construction codes and inspections (3)
- Residential plan review and Field inspections (4)
- Commercial plan review and field inspections (4)
- Legal and admin. aspects of construction codes (3)

(3) BIT code-related courses 20 points to complete first 4:

- Field inspection
- Nonstructural plan review
- Building department administration
- Building codes and standards
- +4 points: each additional BIT course max 40 points

**20+4+4+...= 40 max**

# Current building official and BO-limited prerequisites (cont. 1

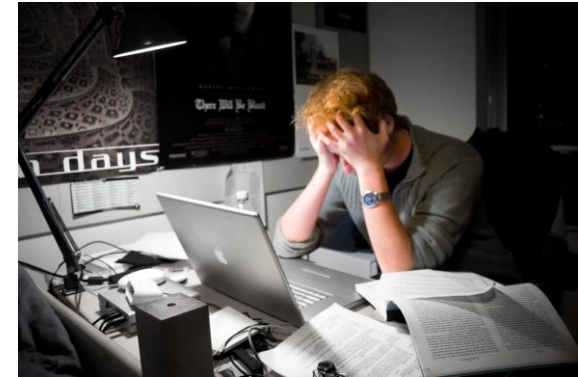
Current prerequisites for BOL exam (MR 1301.300) **30 points:**

- 4) Post secondary courses in building construction, engineering or public administration, 1 point each up to 30 points. **1 + 1 +...=30 points**
- 5) Associates degree in building construction, architecture, engineering or public administration, 30 points. **30 points**
- 6) Bachelor's degree in building construction, architecture, engineering or public administration, 60 points. **60 points**
- 7) Experience:
  - a) 20 points per 12 months under a CBO, max 80 points **20+20+...=80 points**
  - b) 10 points per 12 months designing or constructing buildings with skills in foundations, structures, MEP, max 30 points **10+10+...=30 points**

# Current building official and BO-limited prerequisites (cont. 3)

## Problems:

- Municipalities are frustrated that BO-Ls passing the exam with only a BIT certificate or the four BIT code-related courses and no field experience are not prepared for the required work.
- Newly credentialed BO-Ls are frustrated because their credential is not getting them interviews so fewer are entering the field due to perceived lack of positions.
- Current point system is not equitable across various experience and education types.
- The CCLD one-week BO-L Training Course prerequisite is insufficient to fill in the gaps, does not prepare candidates for the exam and is not Minnesota specific.



# Current building official and BO-limited prerequisites (cont. 4)

## **Proposed solutions:**

- Restructure the prequalifying point system to be more equitable across education and experience types.
- Restructure requirements for qualifying certificates and programs so that broader knowledge and practical field experience is required.
- Allow for qualifying certificates to be from nationally based model code programs.
- Incentivize practical field experience.
- Modify the CCLD one-week BOL Training Course prerequisite so that it is Minnesota-specific and addresses Minnesota amendments to national model codes.

# Current building official and BO-limited prerequisites (cont. 5)

## DLI/CCLD Actions:

- Collaborate with MN DCTC for new BIT certificate - 30 credits
- Reconvene the 1300/1301/1302/1303 TAG
  - Address points inequities
  - Incentivize trades to inspections transitions
- Create a DLI/CCLD web page clearly showing pathways to a career in code compliance.
- Renovate the BOL week-long training program
- Market training programs and pathways to trade unions and high schools.
- Develop scholarships to incentivize training.





**DEPARTMENT OF  
LABOR AND INDUSTRY**

CONSTRUCTION CODES AND LICENSING

## Change in approach to DLI/CCLD delegated work

Greg Metz | State Building Official

# DLI/CCLD municipal delegations and qualified persons

## DLI/CCLD statutorily assigned state projects include:

- **Public buildings**

- Buildings and grounds where the cost is paid for by the state or state agency,
- buildings for K-12 public and charter schools (cost  $\geq$  \$100k), and
- Minnesota State Colleges and Universities.

- **State-licensed facilities**

- Hospitals, nursing homes, supervised living facilities,
- freestanding outpatient surgical centers,
- Department of Corrections facilities, and
- boarding care homes and residential hospice.





# DLI/CCLD municipal delegations and qualified persons (cont. 2)

## MS 326B.107 Current Delegations Include:

- **Reserved (subd. 3)**

Roof covering replacement; towers w/ special inspections; storage buildings < 5,000 SF; exterior maintenance including siding, window & door replacement; HVAC replacement; Accessibility upgrades; minor remodeling with no changes to occupant load, structure, exiting, or mechanical systems.

- **Inspections ONLY**

- **Plan review and inspections**

### Problems:

- Reserved projects are limited in scope.
- State projects have a wide range of complexity.
- Inspections and plan review/inspections delegations are all-or-nothing.
- Qualified persons have no term limits and no continuing education associated with their status (use it or lose it issue).
- Municipalities with delegations have no term limits to the delegation and no incentives to keep their qualified persons lists up to date.
- Qualified persons for delegated work are not readily transferrable.
- Process to become a qualified person perceived as not transparent.



# DLI/CCLD municipal delegations and qualified persons

## Preliminary thoughts on policy changes

Highly Complex	Plan Review	CBO+ QPR-4	<i>MS 326B.107, Subp. 2</i>  DLI Policy Change to create more categories for Qualified Persons and more categories for State Projects so that more people and municipalities can qualify for this work.
	Field Inspections	CBO+ QPI-4	
Advanced	Plan Review	CBO+ QPR-3	
	Field Inspections	CBO+ QPI-3	
Intermediate	Plan Review	CBO+ QPR-2	
	Field Inspections	CBO+ QPI-2	
• Reserved Qualifications Status: CBO + QP-1			<i>MS 326B.107, Subp. 3</i>
• CBO- Level 2: Building Official			<i>Existing Statutory</i>
• CBO- Level 1: Building Official-Limited			<i>Classifications MS 326B.133</i>

### Proposed Policy Changes:

- Each Level has a qualifying exam
- QP 2, 3, and 4 exams are prerequisites for a pre-scripted in-person interview
- QP 2, 3, and 4 will have advanced CE requirements & term limits

# Delegation types and preliminary thoughts on legislation

## Upgrades to municipal delegation agreements:

- Periodic renewal (period TBD)
- Update qualified persons listing at time of renewal
- Validate that only DLI-credentialed qualified persons are performing state-delegated work
- Create more delegation types so that more municipalities can qualify for state project work, reserving the most complicated projects for the highest qualified.

Staff intends to propose a Technical Advisory Group to study rule making changes at the next CCAC in November

### **Municipal delegation pypes:** (policy change)

Highly Complex Plan Review & Inspections  
Highly Complex Inspections

Advanced Plan Review and Inspections  
Advanced Inspections

Intermediate Plan Review and Inspections  
Intermediate Inspections

Reserved Plan Review and Inspections

### **Policy changes:**

- All plan review applications will start at DLI/CCLD for registration and assignment (automated but will allow us to track all state projects).
- DLI/CCLD will begin auditing state delegated work.

A copy of this presentation can be found on  
the CCAC's webpage

<http://www.dli.mn.gov/about-department/boards-and-councils/construction-codes-advisory-council>