

2020 State Building Code Accessibility Provisions for Dwelling Units in Minnesota

The building code’s requirements for Type B dwelling units are consistent with the provisions of the Federal Fair Housing Act. The information in this document is intended to provide an overview of the topic and does not constitute legal advice. The specific provisions of law and an attorney should be consulted to determine applicability to any particular situation. The Minnesota Department of Labor and Industry has tried to provide accurate and useful information, it makes no representation and accepts no liability for any reliance on the completeness or accuracy of this information.

Applicability	Code Section 1002: Accessible Unit	Code Section 1003: Type A Unit	Code Section 1004: Type B Unit	Visitability Standards ICC A117.1-2009 Type C Unit	Visitability Standards Minn. Stat. §462A.34	Universal Design
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Required 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 townhome-style designs 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 townhome-style designs that are financed in whole or in part by the Minnesota Housing Finance Agency.	Universal Design concepts for housing have been developed by the Center for Universal Design at North Carolina University. There are currently no requirements for Universal Design units in Minnesota.
Excluded dwellings	Apartment buildings, single-family, duplex, triplex, townhome-style designs, 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 townhome-style designs			

Design elements	Code Section 1002: Accessible Unit	Code Section 1003: Type A Unit	Code Section 1004: Type B Unit	Visitability Standards ICC A117.1-2009 Type C Unit	Visitability Standards Minn. Stat. §462A.34	Universal Design
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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	32-inch clear opening. Maneuvering clearance adjacent to door on both sides of door. No round hardware. One-half-inch threshold.	Same as accessible unit.	Same as accessible unit.	1.75-inch clear opening. One-half-inch threshold.	32-inch clear opening.	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	32-inch clear opening. Maneuvering clearance adjacent to door on both sides of door. No round hardware. One-half-inch threshold.	Same as accessible unit.	31.75 inch clear opening one-half-inch threshold	Same as Type B unit.	32-inch clear opening.	32-inch clear opening. Flush threshold. 18-inch clearance beyond latch.
Operable parts	Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance 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.	Controls for appliances exempt from reach range and operable parts	Receptacle outlets and operable parts of lighting controls shall be located between 15 inches and 48 inches above the floor.	N/A	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.

	Clear floor space for parallel approach centered on the appliance.					Front loading. Front controls. Raised platform.
Clothes washer and dryer	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. Controls exempt.	N/A	N/A	Clear floor space 36 inches wide extending full length of appliance plus 18 inches to either side of appliance.
Beds	At least one bed in Accessible sleeping units shall measure 17" to 23 inches high from the floor to the top of the uncompressed mattress. In at least one sleeping area, a minimum of 5% but not less than one bed shall have a 30 inch by 48 inch clear floor space provided on both sides of the bed, positioned for a parallel approach to the side of the bed. Where two beds are provided next to each other a single clear floor space may be provided between the two beds.	N/A	N/A	N/A	N/A	N/A
Turning space	Rooms require a 5-foot diameter or "T"-shaped turning space.	One bathroom and all other rooms require a 5-foot diameter or "T"-shaped turning space.	N/A	N/A	N/A	Same as accessible unit.
Kitchen	Accessible Unit Code Section 1002.12	Type A Unit Code Section 1003.12	Type B Unit Code Section 1004.12	Visitability Standards ICC A117.1-2009 Type C Unit	Visitability Standards Minn. Stat. §462A.34	Universal Design
Clearance between counters	40 inches minimum between counters in pass-through kitchen. 60 inches minimum between counters in U-shaped kitchen.	Same as accessible unit.	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 between counters.
Work surface	30 inches wide minimum, 34 inches in height maximum with knee and toe clearance beneath located next to oven.	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	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	29-inch minimum knee clearance (can be removable cabinet). Variable-height sink between 28 inches and 42 inches above the floor.

Dishwasher	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	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	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	Staggered burners and front or side-mounted controls. 34 inches above the floor.
Oven	Clear floor space next to appliance. Controls located at front of appliance. Work surface located next to oven.	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	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	Code Section 1002: Accessible Unit	Code Section 1003: Type A Unit	Code Section 1004: Type B Unit	Visitability Standards ICC A117.1-2009 Type C Unit	Visitability Standards Minn. Stat. §462A.34	Universal Design
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Sink	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.	At least a half-bath required with no design criteria Provision can be waived.	32 inch minimum height. 29 inch minimum knee clearance (can be removable cabinet). Single lever control.
Water closet	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.	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.	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.	At least a half-bath required with no design criteria Provision can be waived.	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	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.	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.	Clearance next to tub 30 inches in width for the 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	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	<p>Shower size options: 36 inches min. by 36 inches min., 30 inches minimum by 60 inches minimum, or 36 inches by 60 inches minimum.</p> <p>Clear floor space next to shower.</p> <p>Horizontal grab bars.</p> <p>Vertical grab bar in 36 inch by 36 inch shower.</p> <p>Hand-held shower control.</p> <p>Control location within reach of seat in hatched area shown in code figures.</p> <p>Seat required.</p>	<p>Same as accessible unit except that removable counter allowed in clearance next to roll-in shower.</p> <p>Reinforcement only for future installation of grab bars & seat.</p>	<p>Minimum size of 36 inches by 36 inches if shower is the only bathing facility in unit.</p> <p>Clear floor space next to shower.</p>	N/A	N/A	<p>36 inches by 60 inches minimum.</p> <p>No curb.</p> <p>Clear floor space 30 inches by 48 inches minimum.</p> <p>Reinforcement for grab bars.</p> <p>Seat provided.</p> <p>Single lever control.</p> <p>Adjustable height, movable hand-held shower head or 60 inch to 72 inch flexible hose.</p>
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