

Detached Accessory Dwelling Unit (ADU) Key Requirements

Building

Footing/foundations:

All habitable structures shall have an approved foundation system. Traditional foundation systems extend to the minimum frost depth of 42 inches. Shallow frost protected foundation may be approved. Existing detached garages may not have been provided with a compliant frost protected foundation system and therefore shall not be added to unless an approved foundation system is provided.

Frost-protected shallow foundations shall meet the requirements of IRC Sections 403.3.1 and 403.1.4. This method requires a heated main floor level and would not apply to a building with garage use on the main level.

Fire-Resistive Separation:

ADU to Lot Line

Exterior walls less than 5 feet from a lot line or center of a public street or public alley shall have a minimum one-hour fire-resistance rating. Openings are not permitted less than 3 feet to a lot line or center of the public street or public alley. Eaves and overhangs shall not extend closer than 2 feet to the lot line.

ADU to Garage

Dwelling units shall be separated from the garage by either an approved one-hour assembly or by the prescriptive requirements of IRC Table R302.6:

- 5/8" Type X gypsum between the garage and habitable rooms above the garage.
- 1/2" gypsum between the dwelling and the garage walls including the means of egress from the dwelling.
- 1/2" gypsum on structural frame elements supporting the floor/ceiling assembly separating the garage from the dwelling unit.

Habitable Space & Ceiling Heights:

Habitable spaces in the ADU including hallways, bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than seven feet. When the dwelling has a sloped ceiling, at least 50% of the required floor area of the room shall have a ceiling height of at least seven feet and no portion of required floor area may have a ceiling height of at least less than five feet tall. (R305.1)

Means of Egress:

The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel

through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way. (R311.1)

Each sleeping room shall have an egress window in accordance with IRC Section R310.1.

Rainwater:

Roof drainage shall be directed away from the ADU and neighboring property.

Stairs:

Stair construction per IRC Section R311.7

- Width: 36" (minimum)
- Rise: 7-³/₄" (maximum)
- Run/Tread: 10" (minimum)
- Nosing ³/₄"-1 ¹/₄" for run/tread less than 11"
- Headroom: 6'-8" (minimum)
- Handrails shall be provided on one side of each flight of stairs with 4 or more risers.

Stormwater:

All stormwater shall be appropriately discharged to avoid water intrusion, nuisance conditions, or negative impacts to neighboring properties.

Miscellaneous:

The following items are also typically required: smoke alarms, CO alarms, window fall protection, egress windows, radon mitigation, and attic access.

- Smoke and CO Alarms are required to be hard wired.

Electrical

The ADU may be fed from the existing structure provided a load data sheet is provided substantiating that the service to the existing structure is of sufficient size. Occupants shall have access to their overcurrent devices (breakers). Rochester Public Utilities typically requires that new electrical service lines to an ADU be placed underground.

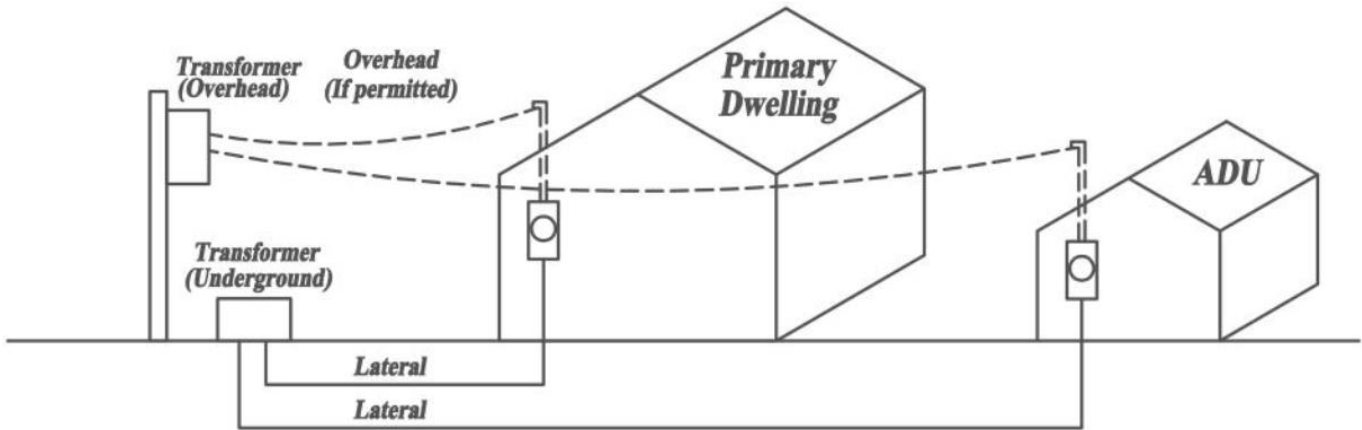
Per Minnesota Statute 326B.106, Subd.12, the ADU is required to be metered separately from the principal dwelling or structure.



Electrical can be supplied to a detached ADU in three ways:

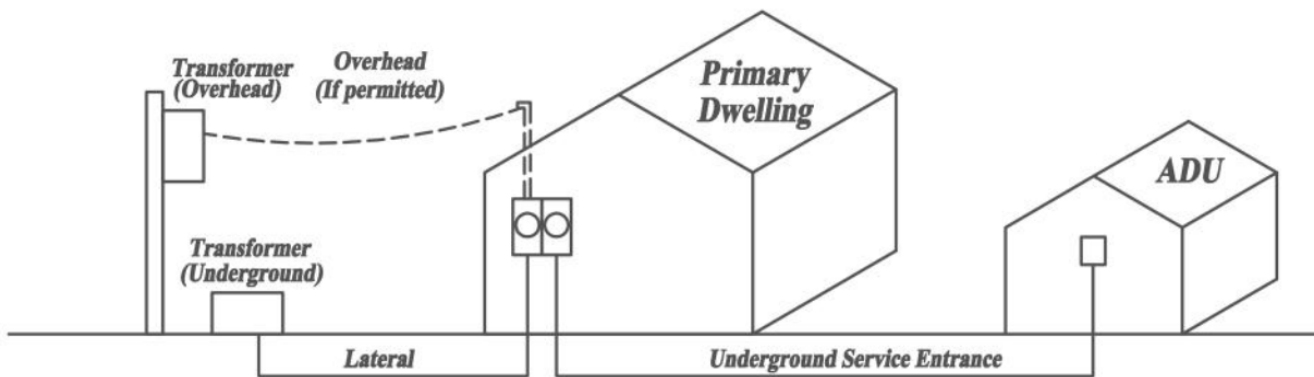
Option 1:

Provide separate independent RPU service to EACH dwelling unit with separate RPU metering.



Option #2

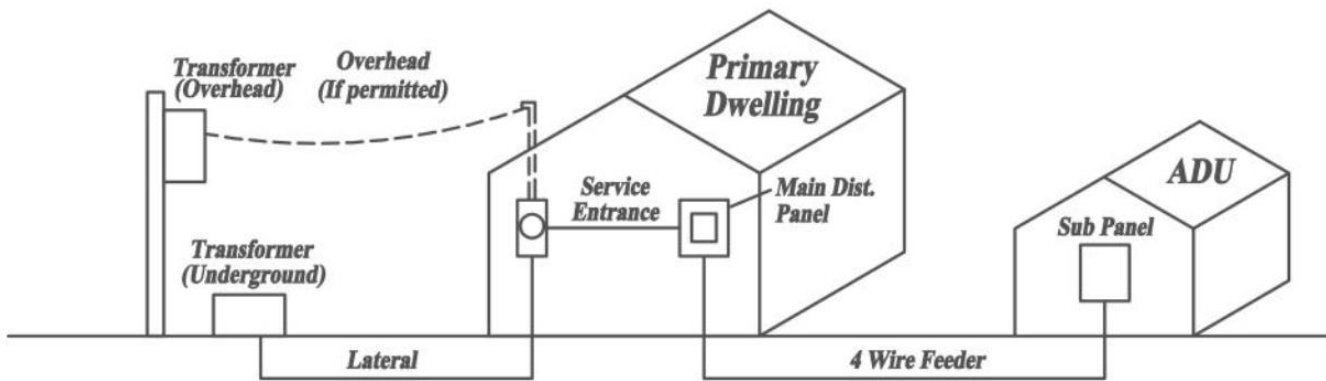
Provide single RPU service to primary dwelling unit building and run separate service entry conductors to detached accessory dwelling unit. Separate RPU metering at primary dwelling unit



Option #3

Provide single RPU service to primary dwelling unit building, install feeder from adequately sized main panel to subpanel in detached accessory dwelling unit. Private sub-metering permitted at primary dwelling unit or at accessory dwelling unit.





Energy

ADU's shall meet the MN Residential Energy Code Chapter 1322. The minimum R-value between an unheated/semi-conditioned garage and the ADU above is R-30.

Plumbing

Sewer and Water Service:

ADU's shall have a separate independent sewer and water service either:

- (1) Connected directly to the public sewer and/or public water, sized and installed in accordance with the MN Plumbing Code, or
- (2) Connected to the primary dwelling unit's sewer and/or water service between the house and the street.

When there are practical difficulties in providing separate independent sewer or water services a request can be made during the permitting process for the ADU to be served by connection to the primary dwelling unit waste piping and/or water piping. The request shall be in writing and clearly state the hardship or difficulty in making a code compliant independent connection.

Domestic Water Services:

- A licensed master plumber or Minnesota registered engineer shall size the water service based on the total demand (or loading). Total demand shall include both the primary structure and the ADU when the water services is not directly connected to the public water.
- If the existing water service is undersized, it shall be discontinued, and a properly sized water service shall be installed. The minimum water service line is 1" (older neighborhoods may have existing $\frac{3}{4}$ " lines). The minimum depth of cover for a new water service is 8'-0".
- Connection to existing water service lines constructed of lead materials shall not be permitted.
- If approved, a water service extension from the primary structure to an ADU shall be protected from freezing as detailed in the Minnesota Plumbing Code Sections 312.6 and 609.1.
- If approved, a water service extension from the primary structure to an ADU shall be served by a single water service meter, supplied and read by the City. The meter shall be housed within the primary structure as per governing ordinances. Sub-metering is permitted and will be the responsibility of the property owner.
- If the ADU is served with its own dedicated water service line, it shall have a separate dedicated water service meter, supplied and read by the City.



Sanitary Sewer Services:

- A licensed master plumber or Minnesota registered engineer shall size the sewer service based on the total demand (or loading). Total demand shall include both the primary structure and the ADU when the sewer service is not connected directly to the public sewer.
- If an existing sewer service is undersized, it shall be discontinued, and a properly sized sewer service shall be installed.
- All sewer piping should drain by gravity. If gravity drainage is not practical, pumped underground sewer piping may be allowed on a case-by-case basis subject to approval by Plumbing Plan Review prior to installation.
 - All sewer piping/connections to the public sewer service within the right-of-way shall be by gravity.
- Sewer piping shall be protected from freezing as described in Minnesota Plumbing Code Section 312.6.
- Sewer piping shall be separated from water service piping as required in Minnesota Plumbing Code 4714.609.6.1.

Plant Investment Fee (PIF):

A Plant Investment Fee is required for new dwelling units added to an existing lot.

Mechanical

- A dwelling unit cannot share a ventilation system with a garage or other dwelling unit. The ADU shall have an independent HVAC system within the dwelling unit. If a mechanical closet is provided in the garage, it shall meet the MMC (IFGC) Section 303.
- Fuel-fired appliances shall not be installed in sleeping rooms, bathrooms, and storage closets as per MMC (IFGC) Section 303.
- Location of mechanical intake and exhaust should be 10 feet away from each other. See MMC Sections 401.4 and 501.3
- Exhaust opening shall be 3 feet from property lines and 3 feet from operable openings into buildings.

Zoning

ADU's are permitted uses in all residential and mixed use zones.

- There shall be no more than one accessory dwelling unit on a lot.
- If the accessory dwelling unit is located in a district that only allows a single principal dwelling unit on the lot, either the principal dwelling unit or the accessory dwelling unit must be the primary permanent residence of the owner of the lot.
- An accessory dwelling unit must not contain more than 1,000 square feet of gross floor area.
- No portion of a lot on which an accessory dwelling unit is located may be subdivided from or legally described differently than the lot containing the principal dwelling unit, and no portion of a structure containing an accessory dwelling unit may have ownership different from the ownership of the principal dwelling unit.



- Recreational vehicles and storage containers may not be used as accessory dwelling units.
- Detached accessory dwelling units shall only be located in the rear or side yard.
- The detached accessory dwelling unit shall be located no closer than 6 feet to the principal dwelling, or the minimum separation distance as required by Building Code.
- The detached accessory dwelling unit must meet the same side setbacks as the principal dwelling unit, and may be no closer than 10 feet to an alley or the rear lot line.
- The architectural style of the accessory dwelling unit, including but not limited to massing, roof shape, and exterior appearance shall be compatible with that of the principal dwelling unit on the lot.
- The accessory dwelling unit shall be connected to the closest adjacent right-of-way by a paved pedestrian pathway of at least three feet in width.
- ADUs are required to meet the parking requirements provided in Table 400.08-1 of the Unified Development Code.

