



2015 Minnesota Residential Code

The State of Minnesota adopted a new residential building code, the 2015 Minnesota Residential Code (MRC) on 1/24/2015. Below is a list of some of the changes:

- Provide window fall protection for all windows more than 72" above grade. When the lowest part of the window opening is a minimum of 36" above the floor, operable sections of the window shall be 4" or less. (R312.2).
- Fire sprinklers shall be installed in new single family dwellings greater than 4500 square feet and all townhouses. (R313). Note: This was repealed and is no longer a code requirement.
- A carbon monoxide alarm must be installed outside and within 10' of all sleeping areas and on every floor containing sleeping areas (R 315.1).
- Connections in ductwork shall be securely fastened and sealed (IMC 603.9).
- All required handrails shall be of either a type 1 or type 2 profiles or provide a graspable finger recess on both sides (R311.7.8.3).
- A landing is not required at an exterior door when the landing is less than 30" above grade provided the door does not swing over the stair and it is not a required exit. (R311.3.2).
- The placement of screws or bolts in deck ledgers contain new requirements (R507.2).
- 5000 psi concrete required for all footings or use an approved admixture that provides an equivalent water and vapor resistance to 5000 psi concrete. (IRC Table R402.2).
- All exterior and interior walls shall be braced in accordance with (R602.10).
- Foundation walls that retain earth and enclose below grade interior space shall be waterproofed. Damp proofing is no longer allowed (R405).
- In new construction, a minimum of 75% of lighting fixtures shall be of a high efficiency type (R404.1).
- Blower door testing is required for all new 1 and 2 family dwellings and townhouses (R 402.4.1.2).
- A programmable thermostat is required where there is a new forced hot air furnace (R403.1.1).
- Hot water pipes shall be insulated to an R of 3 in most applications (R403.4.2).
- Safety glazing required in hazardous locations. R308.
 - Glazing adjacent to stairs and ramps where the exposed edge is less than 36" above the walking surface must be safety glazing. (R3084.6).
 - Glazing adjacent to the bottom stair landing within 60" horizontally where the exposed edge is less than 36" above the walking surface must be safety glazing. (R308.4.7).

Some basic requirements carried over from the 2007 Minnesota State Building Code

- House numbers shall be visible from the street during and after construction (R321).
- Separate permits required for plumbing, electrical and mechanical.
- Foundation engineering must be on the site for all footing and foundation inspections.
- Truss specs must be on site at the framing inspection(s).
- All changes must be approved by the building official.
- Inspection record card and approved drawings must be on site for all inspections.
- Walls < 5' to a property line require a 1 hour fire resistance rating from both sides of the wall (Table R302.1).
- All interior and exterior stairs shall be provided with illumination (R303.6).
- Bathtubs and shower spaces shall be finished with a nonabsorbent surface to a point not less than 6' above the floor (R307.2).

- Garage floor surfaces shall be of an approved noncombustible material and sloped to the main vehicle doorway for drainage (R309.0).
- Basements and every sleeping room shall have at least one operable emergency escape and rescue window (R310.1).
- Minimum stair riser height is 7 ¾" (R311.5.1) and the minimum stair tread run is 10" (R311.5.3.2) with a nosing of between ¾" and 1 ¼" when the tread depth is < 11" (R311.5.3.3).
- In new construction, provide hardwired smoke alarms in each sleeping room, in the hall outside each sleeping room and at least one on every floor level (R313).
- Provide an approved thermal barrier for exposed plastic materials (R314).
- Wall and ceiling finishes shall have a flame spread classification of not less than 200 (R315.1) and a smoke developed index not greater than 450 (R315.2).
- Protect wood from decay in exposed areas (R319).
- Retaining walls that support more than 24" of unbalanced fill shall be engineered for a safety factor of 1.5 against lateral sliding and overturning (R404.4). Retaining walls less than 4' in height do not require a permit unless supporting a surcharge (R404.4)
- The top of the exterior foundation shall extend above the street gutter a minimum of 12" plus 2 percent (R403.1.7.3).
- The building official classifies the soils (R403.1.8).
- Floors shall be blocked perpendicular to the joists full depth within three spaces of the foundation wall (R404.1.4).
- Where foundation walls support unbalanced load on opposite sides of the building, the rim board shall be attached to the sill with a metal angle clip at 24" on center (R404.1.5).
- Drain tile shall be installed around all foundations that enclose habitable space below grade (R405).
- Drain tile shall be placed on 2" of crushed rock extending a minimum of 12" out from the footing and 6" above the top of the footing and be covered with 6" of rock. A drainage system is not required when the soils are well drained (R405.1).
- Exposed earth in crawlspaces must be covered with a vapor barrier with all edges lapped and sealed. Crawlspaces areas must either be vented to the exterior or conditioned (R408).
- A concealed floor/ceiling space shall be draftstopped so that no area is greater than 1000 s.f. (R502.12).
- Pan flashing shall be sealed or sloped to direct water to the exterior side of the siding or water resistive barrier for all exterior windows and doors (R703.8.1.).
- A building insulation certificate shall be posted in a permanently visible location inside the building (1322.1101- Energy Code).
- A sub-slab depressurization system is required to control subsoil gases (1322.2103- Energy Code).
- Heating and cooling loads for the purpose of system sizing shall be in accordance with ASHRAE Manual J (IMC Section 312.1).
- Heating and cooling ducts shall be sized in accordance with ASHRAE Manual D.
- Requirements to control erosion and sediment are according to the Mendota Heights Land Disturbance Document dated 3/20/2009.
- Outdoor air intake openings shall be located a minimum of 10' horizontal or 3' below vents, chimneys, plumbing vent, exhaust ducts or any other hazardous or noxious contaminants (R303.5.1).
- Drilling and notching of studs shall be in accordance with Section R602.6. The use of stud shoes installed in accordance with the manufacturer's recommendations is permitted.

Call the City of Mendota Heights' Department of Building Safety at 651 452 1850 if you have questions (8:00-4:30 M-F).