



Short Term Rentals - Minnesota Building Code

Accessory Home Shares and Vacation Dwelling Units

Accessory Home Shares	Duluth UDC (Zoning) Defined As	MSBC Defined As	Sprinklers Required	Accessibility	MSBC Occupancy Classification		Construction Per	Fire & Smoke Alarms	Architect Required for Change of Use and Plans
	DLC 50-41	MR 1305.202	MR 1305.903.2.8	MR Ch 1341	MR 1305.310		MR 1300.0040 & 1305.310.4.2	MR 907.2.8 & 907.2.10	MR 1800.5000
Owner Occupied Short Term Rental	Accessory Home Share - see separate requirements and limitations in UDC, DLC Ch 50	Lodging House - Transient	Required if building area exceeds 4500 SF including basement and all floors/levels	Not triggered for owner-occupied Accessory Home Shares as defined in Duluth UDC with no alterations *Additional accessibility requirements may be triggered with alterations to Accessory Home Shares	Up to 5 guest rooms AND not more than 10 occupants total	R-3	MN Residential Code (MSBC Ch 1309) or MN Building Code (MSBC Ch 1305)	Smoke alarms required	No. Applications must include plans and information showing compliance with applicable requirements and for any construction required to achieve compliance

MSBC - Minnesota State Building Code

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UDC - Unified Development Chapter (Duluth Legislative Code Chapter 50)

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Vacation Dwelling Units	Duluth UDC (Zoning) Defined As	MSBC Defined As	Sprinklers Required	Accessibility	MSBC Occupancy Classification		Construction Per	Fire & Smoke Alarms	Architect Required for Change of Use and Plans
	DLC 50-41	MR 1305.202	MR 1305.903.2.8	MR Ch 1341	MR 1305.310		MR 1300.0040 & 1305.310.4.2	MR 907.2.8 & 907.2.10	MR 1800.5000
NOT Owner Occupied Short Term Rental	Vacation Dwelling Unit - <i>see separate requirements and limitations in UDC, DLC Ch 50</i>	Congregate Living Facility - Transient	Required if building area exceeds 4500 SF including basement and all floors/levels	At least one accessible building entrance	Up to 10 occupants	R-3	MN Residential Code (MSBC Ch 1309) or MN Building Code (MSBC Ch 1305)	Smoke alarms required	No. Applications must include plans and information showing compliance with applicable requirements and for any construction required to achieve compliance
				At least one accessible route from the accessible entrance to a sleeping room, common areas, and accessible toilet and bathing room.	Over 10 occupants	R-1	MN Building Code (MSBC Ch 1305) *Conversion of existing single family, two family, townhouse, or apartment to R-1 congregat living facility (transient) comply with MCCEB	Fire alarms per 907.2.8 / Smoke alarms per 907.2.10	Architect required to prepare plans and information showing compliance with applicable requirements and for any construction required to achieve compliance
				Signage as required by MN Accessibility Code 1111 Accessible parking where parking is provided Accessible passenger loading zone where loading zone provided Accessible route connecting parking and loading zone to accessible entrance Accessible toilet and bathing room on an accessible route (<i>see additional details MAC MR 1341.0304.4.2 Item 7</i>) *Additional accessibility requirements may be triggered with alterations to Vacation Dwelling Units					

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