



TEMPORARY STRUCTURES (INCLUDING SALES TRAILERS)

Minneapolis Department of Inspections
Inspections Division Policy

Revised January 2009

MN 1300.0190 Temporary Structures and Uses.

Subpart 1. General. The building official may issue a permit for temporary structures and temporary uses. The permit shall be limited to the time of service, but shall not be permitted for more than 180 days. The building official may grant extensions for demonstrated cause.

The most common application of a temporary building is a sales trailer. Sales trailers are typically used as office and showroom for sales of condominium units. They are occupied by employees and sometimes by potential customers. They are different from job site construction trailers which are specifically exempt from most building code regulations.

The main issues faced are as follows:

- MN 1300.0190 Subpart 2. Conformance. Temporary Structures and uses shall conform to structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements of the code as necessary to ensure the public health, safety, and general welfare.
- Zoning and Public Works Site Plan approval are required prior to any permit issuance.
- Construction must comply with MN Building Code and City ordinances. If a portable building (Industrialized/modular building) is proposed, it must bear an approved label for the occupancy proposed. Industrialized/modular buildings are not to be altered without manufacturer approval.
- Plans: Two sets of construction plans including code analysis, site plans, survey, energy calculation and one copy of construction contract are required.
- Foundation: The building must be provided with an approved foundation. Soil anchor systems if proposed as a foundation must be designed (and plan signed) by a Minn. registered engineer.
- Toilet facilities may be provided in the building, in another building, or portable toilet facilities may be provided outside where no plumbing fixtures were to be provided inside the building. Toilet facilities must be wheelchair accessible per MN State code. Self contained or portable toilet systems (not connected to City water/sewer) are permitted for up to the six-month period or until sewer and water are extended to the site, whichever comes first. If a unit model was to be built within the sales office, a non-functional bathroom could be provided in the unit model.
- An accessible route must be provided between building, restroom(s) and parking.
- Separate permits are required for building, electrical, plumbing, HVAC, street use, etc.