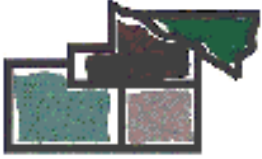


# Brown-Nicollet Environmental Health



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## Camping Cabins at Recreational Camping Areas

Reference: Minnesota Statute, Section 157.15, subd. 7, Section 157.15, subd. 11, and Section 157.16 Minnesota Rules, Chapter 4625 and Minnesota Rules, Chapter 1305.

### **Background:**

Over the past few years, cabins have been constructed and put into use at some campgrounds in Minnesota. These cabins are located on a camping site and are available for use as an alternative to tents or camping vehicles. These cabins are typically used by a single family and are equipped with bed frames, mattresses and electricity. Some cabins may also have air conditioners. No plumbing or cooking facilities are provided in the units. A water faucet is available near the cabin and the cabin occupants use the central toilet and shower facilities in the campground.

### **Policy:**

These cabins are operated as and meet the definition of a motel as defined in Minnesota Statute, Section 157.15, subd. 7, or in the case where there are five or more cabins, a resort as defined in Minnesota Statute, Section 157.15, subd. 11. These cabins would require a license for a motel or resort under the authority granted in Minnesota Statute, Section 157.16, and must meet the following conditions:

1. Cabins in existence and operating as lodging at any recreational camping area in the state will be required to be licensed as a lodging establishment (motel or resort), and must pay the appropriate fees, effective immediately.
2. Cabins in existence prior to this policy need not submit plans, but must be inspected by and meet the applicable lodging requirements of the agency which has jurisdiction, prior to being licensed.
3. Any new cabins constructed after this policy, must submit complete plans to the appropriate jurisdiction for review and approval prior to construction.
4. All local zoning requirements must be complied with prior to licensure.
5. All cabins must meet the State Fire Marshal Requirements. This would include requirements for egress windows, smoke detectors and fire extinguishers.

6. All cabins must meet applicable state building code requirements as referenced in Minnesota Rules, part 1305.1614 and part 1305.1616; in particular, they must be adequately secured to the ground to withstand up to 80 miles per hour wind without tipping over.
7. Central toilet and shower facilities must be available in the campground where the cabins are located in accordance with the schedule specified in Minnesota Rules, part 4630.0900. Camping cabins are not allowed in “primitive” campgrounds which do not have approved toilet and shower facilities. Approved privy type toilets may be provided in place of central toilets and showers for existing cabins located at remote state park wilderness trails which do not have running water available.
8. The individual sewage treatment system for the facility must be properly sized and designed for the total number of cabins and campsites at the facility.
9. “Useable floor space” as specified in Minnesota Rules, part 4625.0100, subpart 1, includes attached porches (open or enclosed); each cabin must have at least 50 square feet of usable floor space per occupant and beds must be separated by at least 3 feet.
10. Camping cabins must be separated by at least 10 feet from other structures and recreational camping vehicles.
11. Camping cabin facilities licensed by Brown-Nicollet Environmental Health will not be charged additional fees for private water/sewer or pools since these items are primarily associated with the campground license.