



A Guide to Understanding Occupancy Standards in a Residential Property

The number of people allowed to live in a housing unit must comply with requirements listed below. For code interpretation questions call the City at (651) 266-8989.

Building Code & Property Maintenance Code Requirements:

The Building Code limits the number of people allowed by setting minimal square footage requirements per person:

Total required space in **DWELLING UNITS**: a minimum habitable gross floor area of at least 150 square feet for the first occupant, at least 100 square feet for each occupant thereafter.

Required space and ceiling heights in **SLEEPING ROOMS**: a minimum gross floor area of at least 70 square feet for the first occupant. Every room used for sleeping purposes by two (2) or more occupants shall have a minimum gross floor area of 50 square feet per occupant.

ATTIC: Only those portions of the floor area of a room having a clear ceiling height greater than five (5) feet may be included. At least half of the required floor area of any habitable room shall have a clear ceiling height of seven (7) or more feet.

Zoning Code Requirements:

The Zoning Code determines the number of people allowed to live together in any dwelling unit. Code states that six (6) or fewer adults and minor children in their care may live together in a dwelling unit. Dwelling units are defined as one or more rooms designed and intended for occupancy as living quarters with a complete kitchen facility (to include stove and/or oven, refrigerator and sink), sleeping area, and bathroom provided within the unit for the exclusive use of a single household.

