

International Property Maintenance Code

Chapter 4 – Section 404 – Occupancy Limitations

- Every bedroom occupied by one person shall contain at least 70 square feet
- Every bedroom occupied more than one person shall contain at least 50 square feet of floor area for each occupant there of

One Person – 70 square feet needed in bedroom

Two People – 100 square feet needed in bedroom

Three People – 150 square feet needed in bedroom

Minimum Area in Square Feet needed for Living room and Dining Room

Space	1-2 occupants	3-5 occupants	6 or more occupants
Living Room	No requirements	120 Square Feet	150 Square Feet
Dining Room	No requirements	80 Square Feet	100 Square Feet

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.