



City Building Code Classification - STHR

Recent changes in building code requirements have classified Short Term Home Rentals into two categories as noted below. Each category specifies certain criteria and code requirements.

R-3 Category – Owner Occupied	
Criteria	Code Requirements:
-One family dwellings	<ul style="list-style-type: none"> • A home greater than 4,500 sq. ft. must be sprinkled
-One or more occupants are primarily permanent in nature. Full time residents, or at least one primary permanent full time resident.	
-5 or fewer guest rooms AND 10 or fewer total occupants, excluding permanent residents.	

R-1 Category – Not owner occupied	
-R-1's must submit certified architectural plans prior to proceeding in the STHR process.	
Criteria	Code Requirements:
-No permanent resident OR	<ul style="list-style-type: none"> • Corridors must be fire rated corridors (floor and ceiling) • Sound transmission requirements • An accessible guest unit required** • Accessible communication features** • All public spaces must be accessible** • If on-site parking is provided, one accessible parking space required** • An accessible route from the parking space** • Home greater than 4,500 sq ft must be sprinkled (total building sq ft R-1 only)
-Greater than 5 guest rooms OR greater than 10 total occupants	
-Condo or mixed use building	

***All STHR's and any plans submitted must comply with the provisions of the 2020 Building Code or the 2020 Conservation code for existing homes.**

****Accessible features must comply with the 2020 MN Accessibility Code.**