



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. For further details on the classifications please contact the Building Department at 651-430-8825.

R-3 Category – Typically these are Type A and B STHR's*	
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 – Typically these are Type C STHR's*	
-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.