

# Overcrowding, How is it calculated?

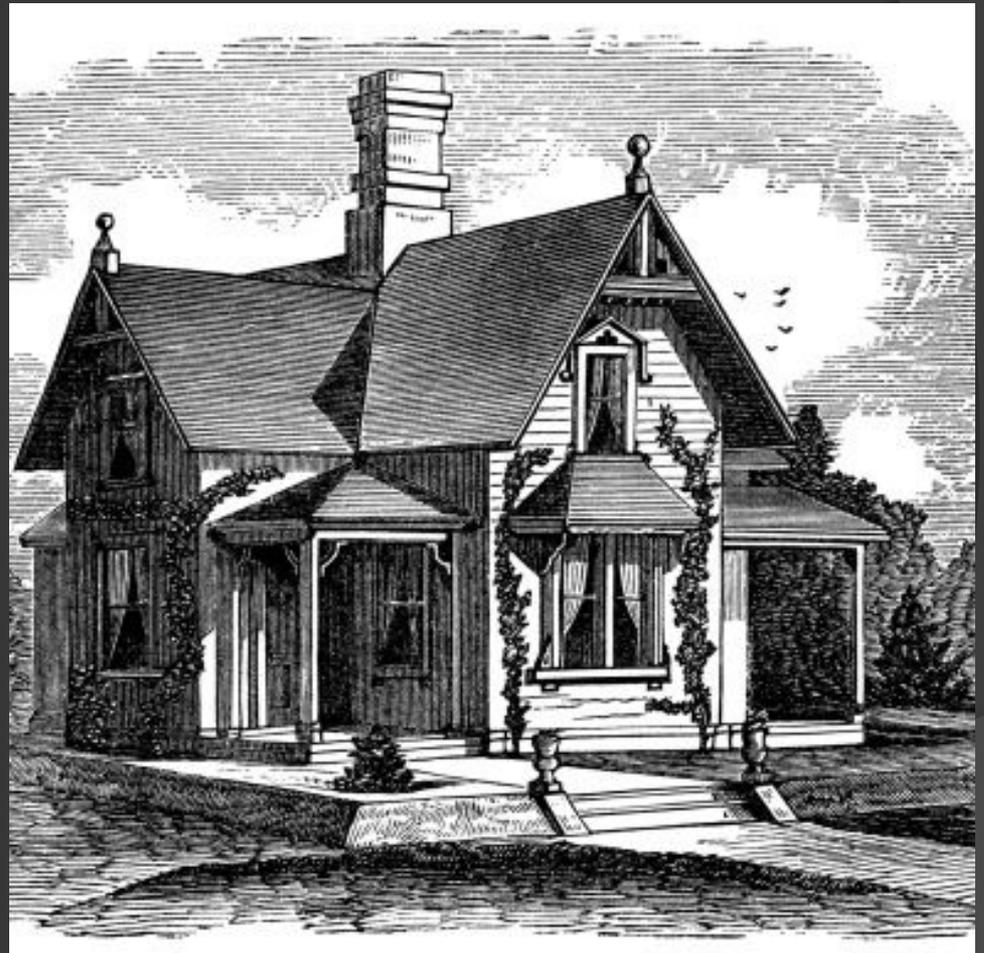
# Baseline information

- Habitable space
- Non-habitable space
- Minimum room width
- Minimum ceiling height



# Configuration of the unit

- What is original design?
  - Walk-through design
  - 2 code sections
- What is not original?



# Occupant Calculation Table

TABLE 404.5  
MINIMUM AREA REQUIREMENTS

	1-2 occupants	3-5 occupants	6-8 occupants	9 or more occupants
Living room (a,b)	No requirements	120 sq. ft.	150 sq. ft.	180 sq. ft.
Dining room (a,b)	No requirements	80 sq. ft.	100 sq. ft.	120 sq. ft.
Bedrooms	Shall comply with Section 404.4			

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

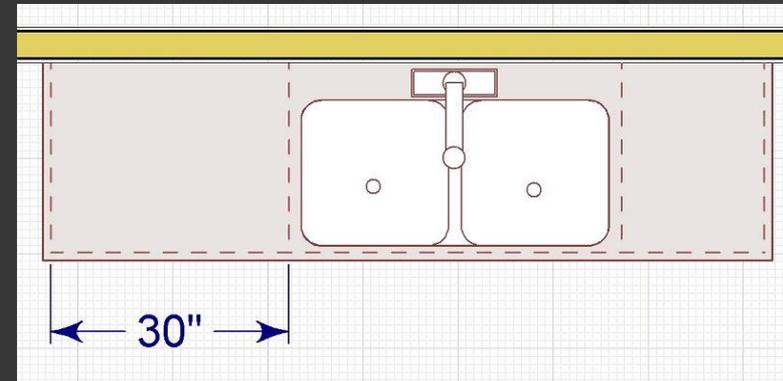
# Combination spaces

- Living/dining space
- Eat-in kitchens

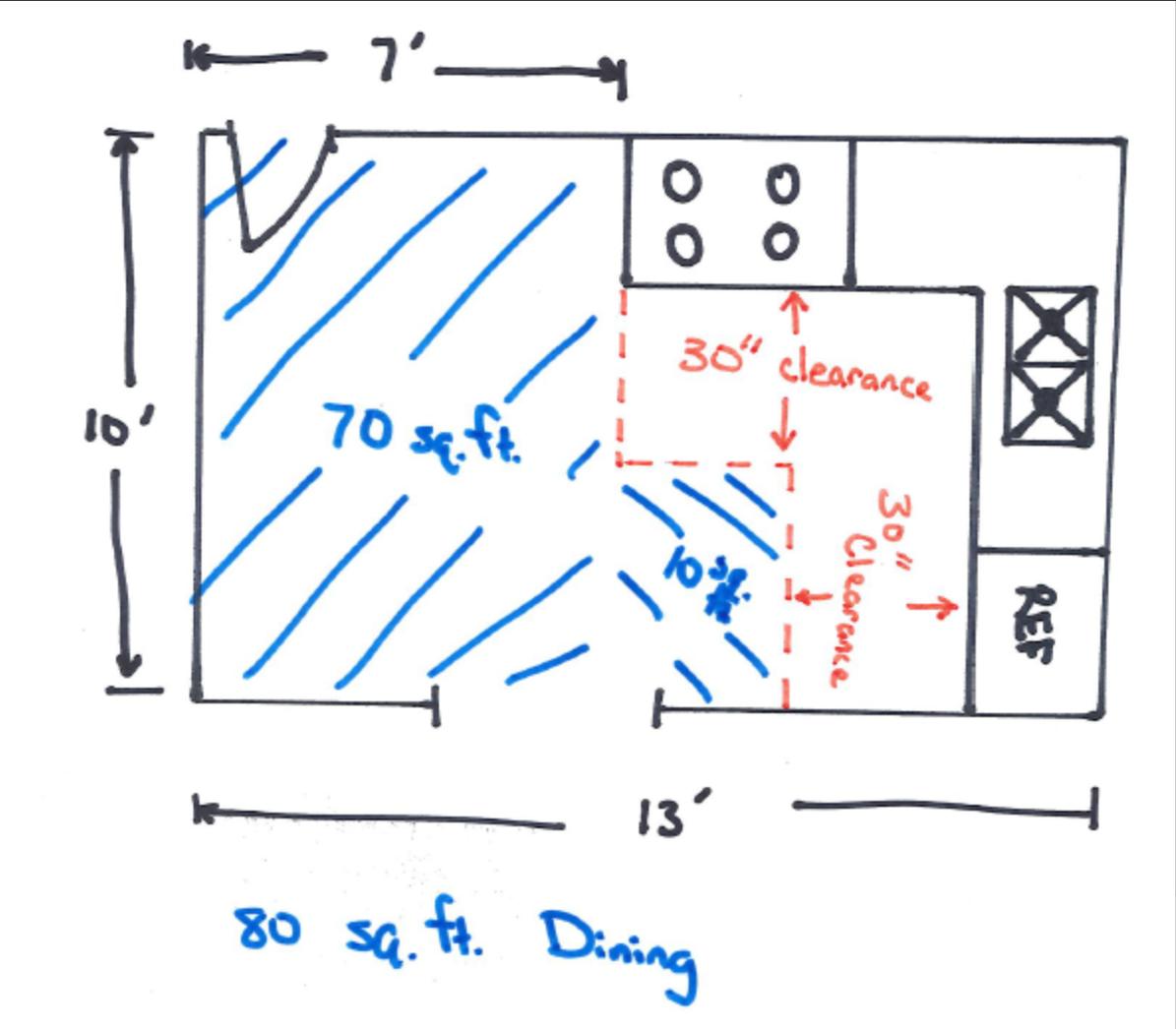


# Food Prep Size

- No national code requirements
- Universal Design Guideline: A section of continuous countertop at least 30" wide with a permanent or adaptable knee space should be included somewhere in the kitchen.
- ADA/ANSI Guidelines: In a kitchen, there should be at least one 30" wide section of counter, 34" high maximum or adjustable from 29" to 36"...
- Guideline: Include a section of continuous countertop at least 30" wide x 24" deep immediately next to a sink for a primary preparation/work area.
  - As a practical matter, it is sometimes necessary to decrease the depth of the countertop (never to less than 21"). If this is the case, increase the width of the countertop work area to 36".

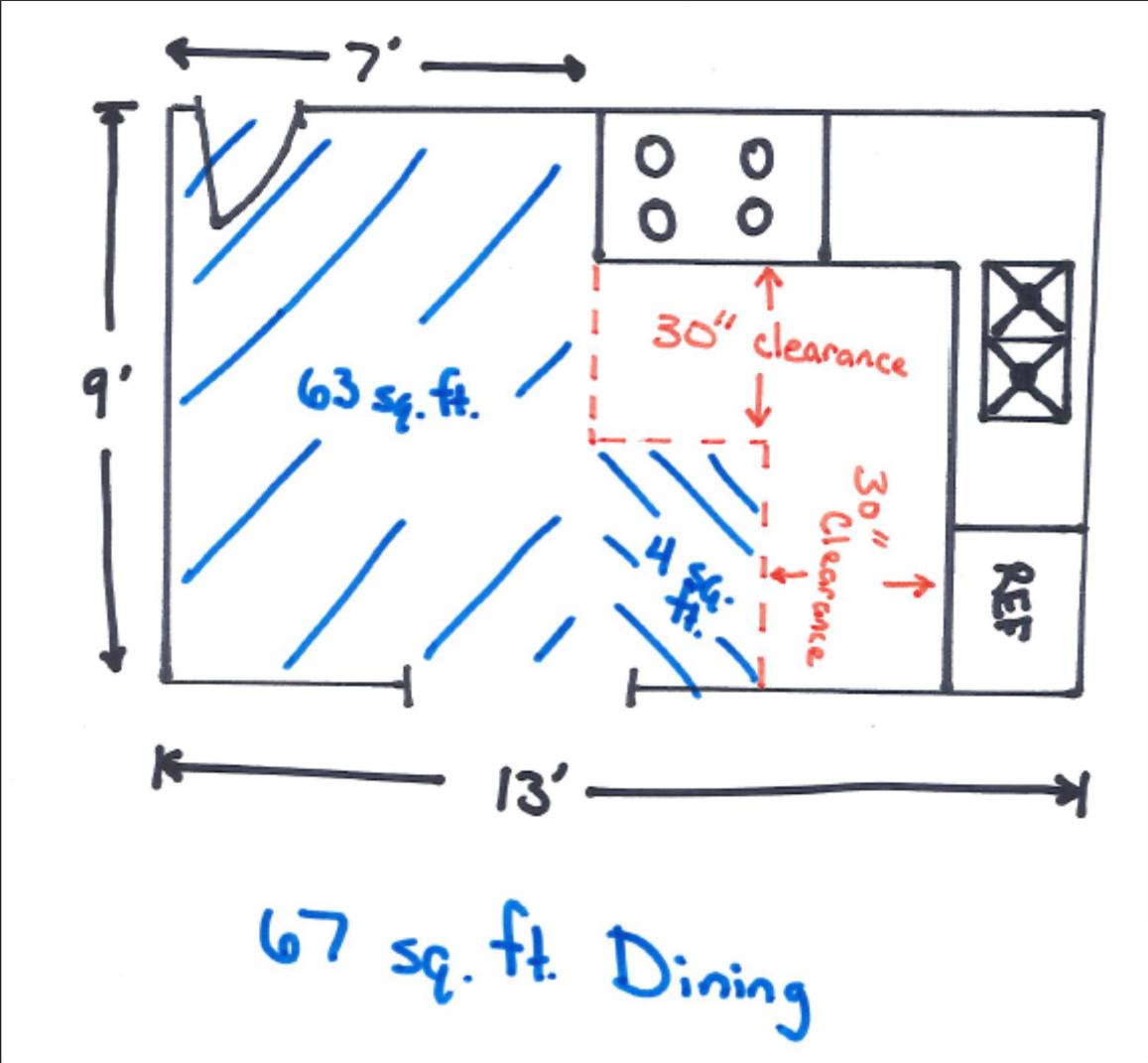


# Example of Eat-in Kitchen



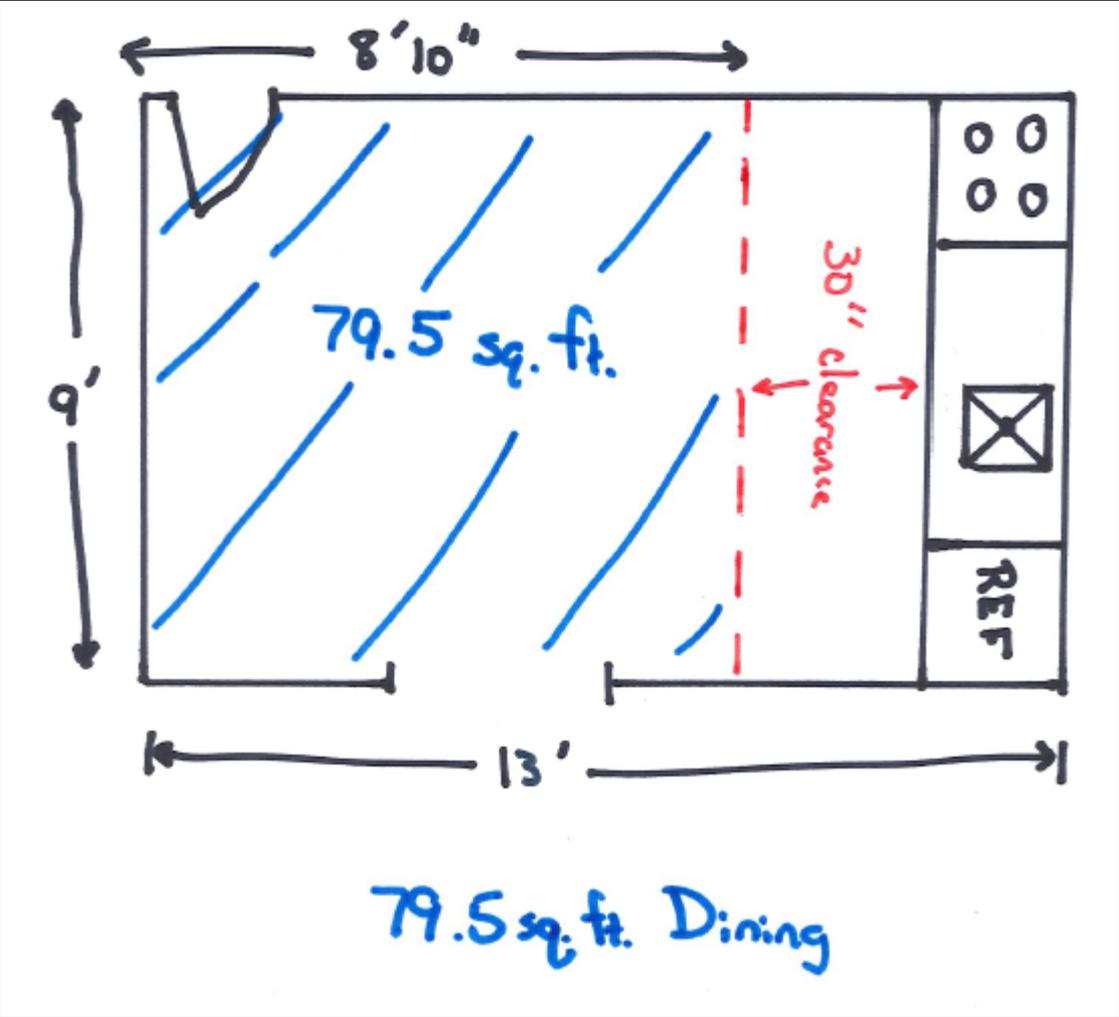
Need 80 sq. ft. for 3-5 people to be an eat-in kitchen

# Example of Eat-in Kitchen



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# Example of Eat-in Kitchen



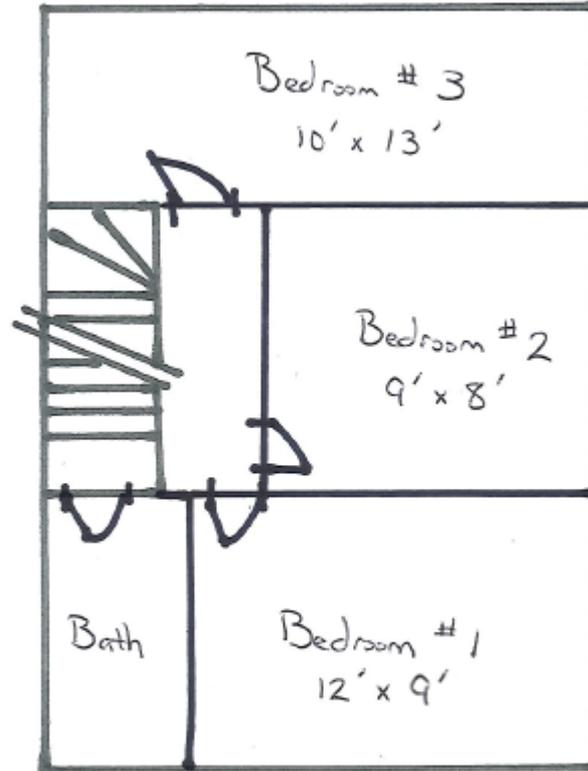
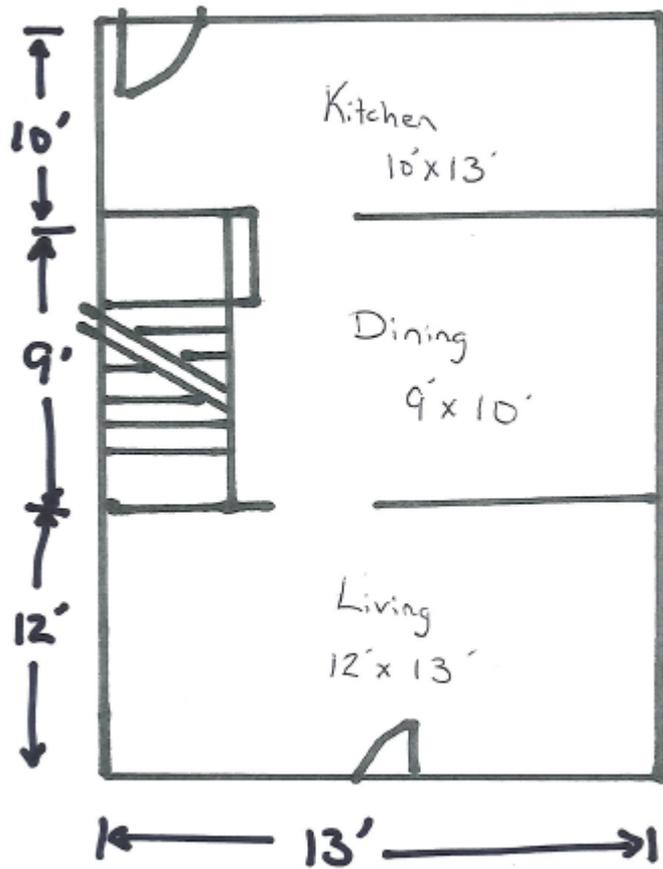
Need 80 sq. ft. for 3-5 people to be an eat-in kitchen

# Bedroom Calculations

- One person – 70 sq. ft.
- Two people – 100 sq. ft.
- Three people – 150 sq. ft.
- The code does not differentiate on the size of the occupant. Infant, child, or adult requires the same amount of square footage



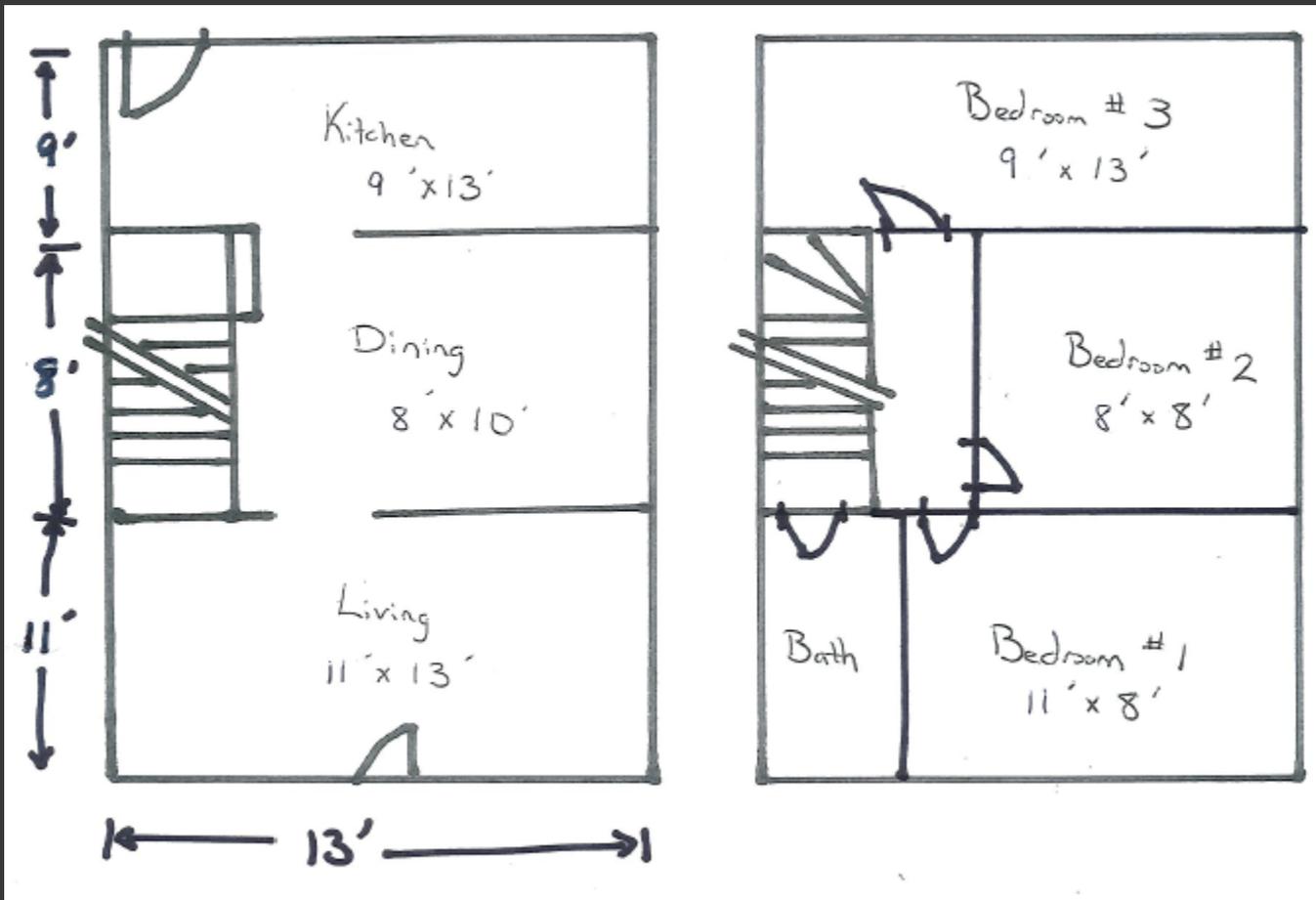
# Example of calculations – Single Family



Room	Sq. ft.
Living	156
Dining	90
Bedroom #1	108
Bedroom #2	72
Bedroom #3	130

5 people

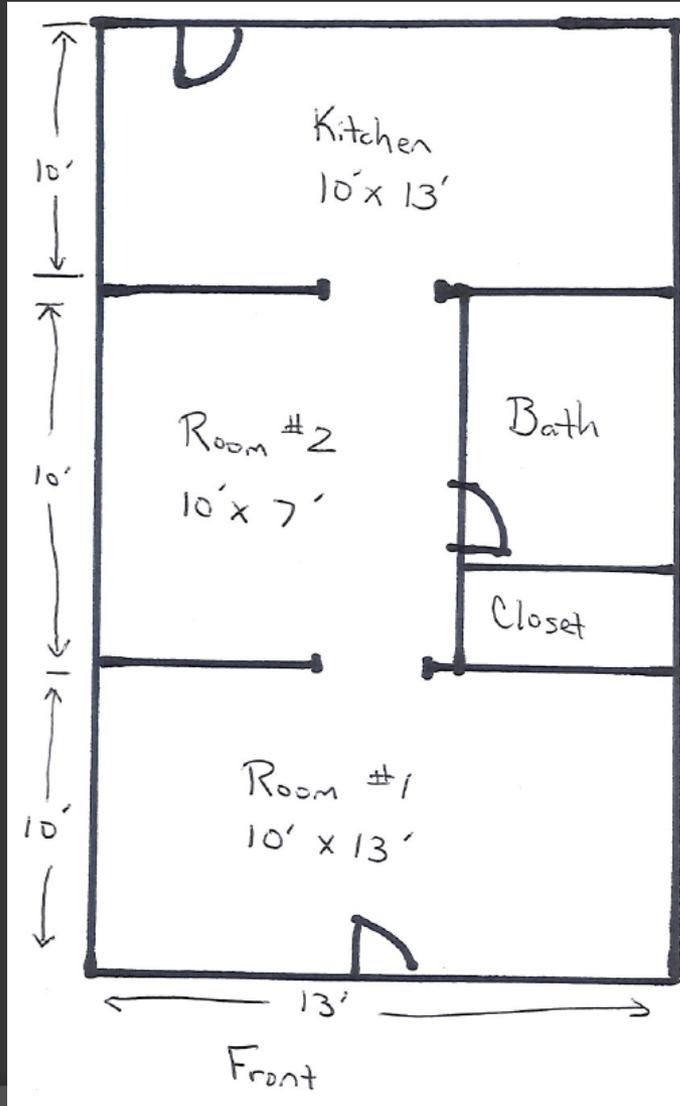
# Example of calculations – Single Family



Room	Sq. ft.
Living	143
Dining	80
Bedroom #1	88
Bedroom #2	64
Bedroom #3	113

3 people

# Example of calculations – Multi Family



Room	Sq. ft.
Room #1	130
Room #2	70

2 people

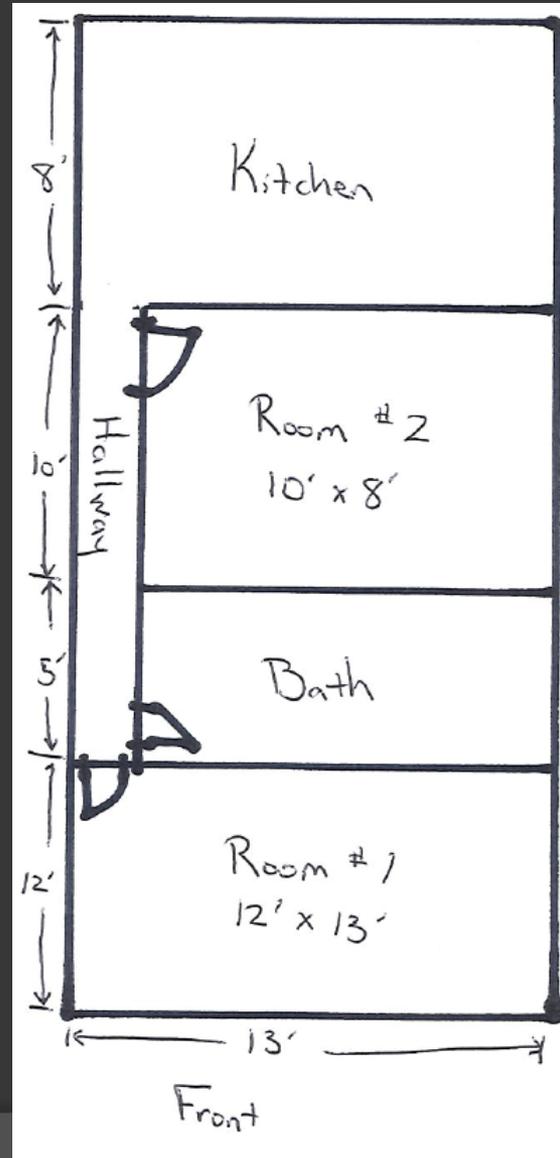
Room #1 – By code would have to be the bedroom

Room #2 – Would be living/dining

# Example of calculations – Multi Family

Maximum occupancy is 2 people.

3 people require living and dining space



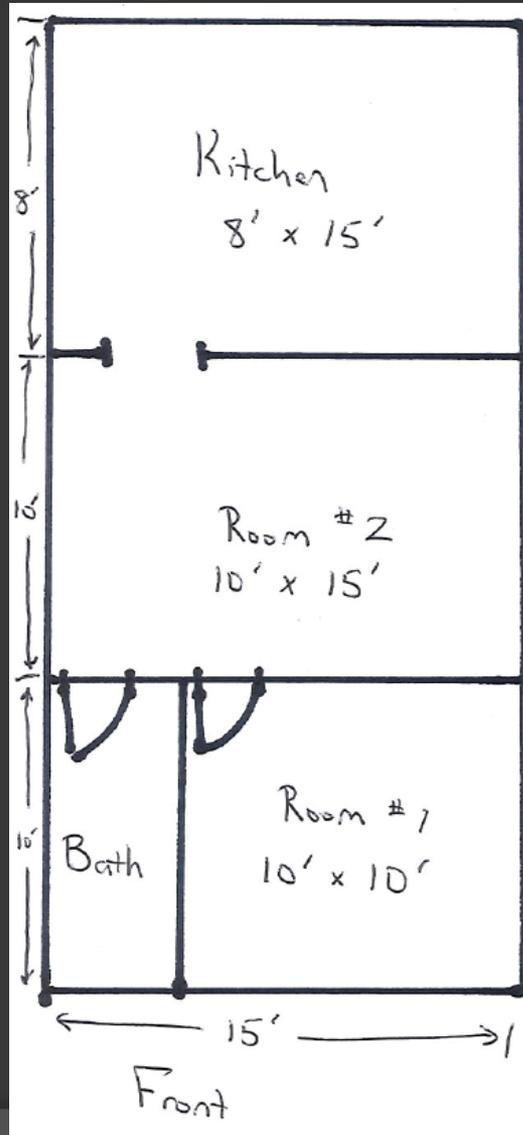
Room	Sq. ft.
Room #1	156
Room #2	80

3 people?

Room #1 – Bedroom for 2 people?

Room #2 – Bedroom for 1 person?

# Example of calculations – Multi Family



Room	Sq. ft.
Room #1	100
Room #2	150

2 people

Room #1 – Bedroom for 2 people

Room #2 – Would be living/dining

# Occupant Calculation Table

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Dining room (a,b)	No requirements	80 sq. ft.	100 sq. ft.	120 sq. ft.
Bedrooms	70 sq. ft.-1 person	100 sq. ft.-2 people	150 sq. ft.-3 people	

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

# Efficiency Occupancy

- One person – 150 sq. ft.
- Two people – 200 sq. ft.
- Three people – 320 sq. ft.
- Maximum occupancy for an efficiency is 3 people



# Questions?

Click or tap the Q&A button to submit questions

or

Email questions to [codecompliance@hagerstownmd.org](mailto:codecompliance@hagerstownmd.org)