



Habitable Attic Space Requirements

Habitable rooms/spaces (i.e. attic bedrooms) in existing attics are allowed and can be constructed as legal non-conforming rooms provided the space has a minimum finished ceiling height of **6 feet 8 inches** as defined below:

Alterations to existing attic spaces or proposed rental properties are required to meet the following:

- Finished ceiling height of **6 feet 8 inches** with a clear height of **6 feet 4 inches** under beams, girders, ducts or other obstructions
- Attic stairway requirements:
 - Headroom: **6 feet 4 inches minimum**
 - Stair Rise: **8 inches maximum**
 - Stair Run: **9 inches minimum**
- Window opening area of **5.7 square feet** per MN Residential Code R310 for alterations to existing attic spaces
- Window opening area of **4.5 square feet** for new proposed rental properties (Existing finished attic spaces)
- Smoke and carbon monoxide alarms per MN Residential Code R314 & R315
- Light, ventilation, and heating per MN Residential Code R303
- Building permits are required for alterations to attic spaces, including existing bedrooms in attic spaces not documented per City or County Assessor records

Ceiling heights for work in existing spaces must be verified by inspection prior to permit approval.

Definitions:

Ceiling Height: The clear vertical distance from the finished floor to the finished ceiling.

Habitable Space: A space in a building for living, sleeping, eating, or cooking.