

CITY OF SAN ANTONIO
Development Services Department
MEMORANDUM

To: DSD Associates
From: Roderick J. Sanchez, Director and Code Official
Date: August 8, 2012

INTERPRETATION NUMBER: CI2012-006

TITLE: Overcrowding

CODE EDITION: 2011 San Antonio Property Maintenance Code (SAPMC)

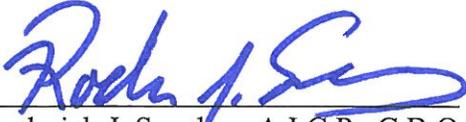
SECTION: Chapter 4 Light, Ventilation and Occupancy Limitations Section 404.5 Overcrowding

QUESTION: What standards are to be used by the code official in determining overcrowding under SAPMC section 404.5 Overcrowding?

ANSWER: Limitations on the number of occupants in a dwelling unit are important to ensure that the life, health, safety and welfare of the occupants are not endangered due to unhealthy living conditions. Therefore, the following standards shall apply. With the exception of efficiency living units (SAPMC section 404.6 Efficiency unit), every dwelling unit shall have a living room containing a minimum of 120 square feet of floor area for one to five occupants. Every dwelling unit with six or more occupants shall have a living room with a minimum of 150 square feet of floor area. These standards apply except in cases where a structure was constructed lawfully or in accordance with the code requirements at the time of construction and has not subsequently been altered.

In addition, with the exception of efficiency living units, every bedroom used for sleeping purposes shall have a minimum of 70 square feet of floor area for one person. When occupied by two or more persons, a bedroom shall have a minimum of 50 square feet of floor area for each occupant. These standards apply except in cases where a structure was constructed lawfully or in accordance with the code requirements at the time of construction and has not subsequently been altered.

Bedrooms must also comply with all other applicable requirements
of the SAPMC.



Roderick J. Sanchez, A.I.C.P., C.B.O.
Director and Code Official
Development Services Department