



## Department of Community Development

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# REQUIREMENTS FOR A ROOM TO BE CONSIDERED HABITABLE

The following are requirements for an existing room to be considered habitable:

1. **Minimum Room Dimension:** The dimension in either direction must be at least 7 feet.
2. **Minimum Room Size:** The room must have a minimum of 70 square feet of space.
3. **Light:** Light must be provided by one of the following means:
  - Natural light may be provided by windows. The window size must be a minimum of 8% of the floor area.
  - Artificial light may be provided in accordance with the building code to provide the minimum light required.
  - A combination of natural and artificial light may be used to properly illuminate the space.
4. **Ventilation:** Ventilation must be provided by one of the following means:
  - Natural ventilation may be provided by openable windows with an openable area of approximately 4% of the floor area.
  - Artificial ventilation may be provided as indicated in the building code.
  - A combination of natural and artificial ventilation may be provided to properly ventilate the space.
5. **Ceiling Height:** Ceiling height of 7 feet.
6. **Access:** Bedrooms shall not have the only access to the bedroom from another bedroom or bathroom.
7. **Toilet Room:** Every bedroom shall have access to a toilet and lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one toilet and lavatory on the same floor as the bedroom unless the bedroom is the only one on that floor.
8. **Closets:** Every bedroom must have a closet accessible from within the room. The closet shall have a minimum floor area of 6 square feet.
9. **Heat:** Habitable rooms must have heat.

10. **Receptacles:** Every habitable room must have at least two separate and remote receptacle outlets. New habitable rooms must have receptacles as required by the electric code.
11. **Egress:** Every sleeping room shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits. Where a window is provided for emergency egress or rescue, the window shall have the bottom of the clear opening not more than 44 inches above the floor. The minimum net clear opening shall be 5 square feet (at grade) or 5.7 square feet (for stories above or below grade); the minimum net clear opening height dimension shall be 24 inches; and the minimum net clear opening width dimension shall be 20 inches.
12. **Smoke Alarm:** Smoke alarms shall be installed in every bedroom, in the immediate vicinity of bedrooms (e.g. hallways), and at least on every habitable story.