

**SUBJECT:**               **Definition of Bedroom**

**EFFECTIVE DATE:**   October 25, 2010

**INTERPRETATION NUMBER:**   ADM – 6.0310.1 (Formally 1.0310.1)

**SEE ALSO:**               2006 IRC – Sections R310.1 and R313.2

---

## **INTERPRETATION SUMMARY**

---

These sections of the code require certain provisions for rooms used for sleeping. Since the character of the use of a room can change at the discretion of the owner, we have found it necessary to define rooms as bedrooms if they meet certain physical characteristics for the purpose of applying various code requirements. We believe this is a life/safety decision, which protects the general public by assuring that any room which looks like a bedroom and that could be used for sleeping purposes on a regular basis is furnished with the appropriate safety elements.

“Bedroom” - Any habitable room with more than 70 square feet of floor area and which;

1. has doors that may be closed for privacy
2. contains a closet which can be used for clothes storage
3. is obviously not intended for living or dining

Rooms which meet this definition in new buildings and additions and newly constructed rooms which meet this definition in existing buildings must be provided with emergency escape and rescue openings, and smoke detectors. Since the requirement for emergency egress openings in bedrooms was not adopted until 1974, rooms that meet this definition, but were constructed prior to 1974 are not required to be provided with emergency egress openings.

This definition will also be applied to evaluate existing intervening rooms which provide access to natural gas fueled appliances such as water heaters, boilers or furnaces and rooms in which such equipment may be installed. The Uniform Plumbing Code and the Uniform Mechanical Code prohibit installation of such equipment in a bedroom or through a bedroom that provides the only access to such equipment.