

SPECIFIC REQUIREMENTS FOR BEDROOMS

According to the California Building Code (CBC), in order for a room to be considered a bedroom / sleeping room, the following requirements must be met:

1. Windows (or doors) must be provided that meet the following escape and rescue requirements [R310.2.1]:
 - a. Minimum net clear opening width of 20"
 - b. Minimum net clear height of 24"
 - c. Minimum net clear opening of 5.7 sq ft.
 - d. Bottom of the clear opening not more than 44" above the bedroom floor.
2. Openings from a private garage directly into a room used for sleeping purposes are not permitted [CBC 406.3.4.2 & R302.5.1].
3. All branch circuits supplying outlets installed in bedrooms are required to be protected by a listed arc fault circuit interrupter (AFCI) [California Electrical Code 210.12(A)].
4. Gas burning equipment (furnaces, water heaters, etc.) are prohibited in bedrooms and bathrooms unless they are direct vent appliances or otherwise comply with the requirements of the California Mechanical Code [CMC 902.2].
5. Hard wired smoke detectors equipped with battery backup are required at the following locations:
 - a. In each room used for sleeping purposes. [CBC 907.2.11.2.2 & R314.3.1]
 - b. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. [CBC 907.2.11.2.1 & R314.3.2]
6. Minimum ceiling height of 7'-0" [R305.1].
7. Minimum net floor area of 70 square feet with not less than 7'-0" in any horizontal dimension [R304.1].
8. Natural ventilation equal to a minimum of 4% of the floor area of the room [R303.1].
9. Natural light equal to a minimum of 8% of the floor area of the room [R303.1].
10. Heating system capable of maintaining a minimum indoor temperature of 68 degrees Fahrenheit at a level 3'-0" above the floor [R303.9].
11. Closets are not required.