

Definition of a Bedroom

BEDROOM - A room providing privacy intended primarily for sleeping, and consisting of all of the following:

- a. floor space of no less than 70 square feet;
- b. for new construction, a ceiling height of no less than seven (7) feet three (3) inches;
- c. for existing houses, a ceiling height of no less than seven (7) feet;
- d. the required ceiling height, as defined in (b.) and (c.) above, cover at least fifty percent (50%) of the required floor area, and that, for sloped ceilings, no part of the required floor area shall have less than five (5) feet in ceiling height;
- e. an electrical service and ventilation; and
- f. a window which has a net clear opening of 3.3 square feet (0.307 m²) and the minimum net clear opening shall be 20"x 24" in either direction.

Bedrooms shall not open directly into garages. Bonus rooms shall be considered bedrooms. Sill height for bedroom windows shall not exceed 44".