

## CHATHAM BOARD OF HEALTH: BEDROOM DEFINITION (current)

**BEDROOM:** A room providing privacy intended primarily for sleeping, and consisting of all 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. must meet the Minimum Standards of Fitness for Human Habitation (State Sanitary Code, Chapter II, and 105 CMR 410.000).

Living rooms, dining rooms, kitchens, halls, bathrooms, and unfinished cellars, and unfinished, unheated storage areas over garages, and lofts with one wall open to lower level, are not considered bedrooms.

For the purposes of this regulation a room with a 6' (minimum) cased opening for new construction or renovation, or a 4' cased opening for existing dwellings, that opens directly into another habitable room or a hallway that leads to a habitable room, does not provide the necessary privacy. Cased openings must not be fitted with a door.

Rooms over free-standing garages, that have heat and a bathroom, that provides privacy ARE considered bedrooms. Rooms over attached garages with direct access to the house that provides privacy ARE considered bedrooms.

Sunrooms are not considered a bedroom. A sunroom is a one-story structure attached to a dwelling with a glazing area in excess of 40% of the gross area of the structure's exterior walls and roof

Lofts or "bonus rooms" with walls open to below or open stair ways shall not be considered bedrooms.

Rooms that do not meet the strict definition of a bedroom may be reviewed by the Board of Health on a case-by-case basis.

Title 5: as a policy we will use this from Title 5 when appropriate:

**Where the total number of rooms for single family dwellings exceeds eight, not including bathrooms, hallways, unfinished cellars and unheated storage areas, the number of bedrooms presumed shall be calculated by dividing the total number of rooms by two then rounding down to the next lowest whole number.**