



BEDROOM REQUIREMENTS

Planning & Building • 2263 Santa Clara Ave., Rm. 190
 Alameda, CA 94501-4477
 510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
 Hours: M, W, Th – 7:30 am – 4:30 pm
 T – 7:30 am – 4:00 pm

The California Building Code (CBC) does not define what is a bedroom. It does, however, provide a series of code requirements for sleeping rooms. In order for a room to be considered a sleeping room, the following requirements must be met:

BEDROOM SPECIFIC REQUIREMENTS

- Windows (or doors) must be provided that meet the following escape and rescue requirements: - a minimum net clear opening of 5.7 sq ft. Where the clear opening is less than 44" from grade, a clear opening of 5.0 sq ft is allowed [CBC 1026.2].
 - Minimum net clear opening width of 20" [CBC 1026.2.1]
 - Minimum net clear height of 24" [CBC 1026.2.1].
 - Bottom of the clear opening not more than 44" above the bedroom floor [CBC 1026.3].
- At buildings constructed prior to 1942 or on the Alameda Historic Study List, escape and rescue windows (or doors) are allowed to comply with the following lesser requirements:
 - Minimum net clear opening of 3.3 sq ft [CHBC 8-503].
 - Minimum net clear opening width and height of 18" [CHBC 8-503].
 - Bottom of the clear opening not more than 44" above the floor [CBC 1026.3].
- Openings from a private garage directly into a room used for sleeping purposes are not permitted [CBC 406.1.4].
- All branch circuits supplying outlets installed in bedrooms are required to be protected by a listed arc-fault circuit interrupter [California Electrical Code 210.12(B)].
- 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 902.0].
- Show hard wired smoke detectors equipped with battery backup at the following locations [CBC 907.2A 0.1.2]:
 - In each room used for sleeping purposes.
 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

GENERAL HABITABLE SPACE REQUIREMENTS

- No plan dimension shall be less than 7'-0" [CBC 1208.1].
- Minimum ceiling height of 7'-6" (7'-0" in buildings constructed prior to 1942 or on the Alameda Historic Study List) [CBC 1208.2].
- Minimum net floor area of 70 square feet [CBC 1208.3].
- Natural ventilation equal to a minimum of 4% of the floor area of the room [CBC 1203.4.1].



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- Natural light equal to a minimum of 8% of the floor area of the room [CBC 1205.2].
- Heating system capable of maintaining a minimum indoor temperature of 68 degrees F at a level 3'-0" above the floor [CBC 1204.1].
- Closets are not required.