



Town of Paradise

DEVELOPMENT SERVICES

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BEDROOM “Sleeping Room” Definition

Any room enclosed on all sides, except for doorways, that can be legally used for sleeping purposes. A bedroom requires at least 70 square feet, a ceiling of at least 7’-6” (per CBC) or 7’-0” (per CRC), a smoke detector, arc-fault circuit, emergency escape and rescue window net clear opening of 5.7 sq. ft., proper lighting 8% and ventilation 4% floor area, heating capable of maintaining 68° 3’-0” above floor 2’-0” from exterior. A closet is not required although that is a commonly informal way to designate it a bedroom. Subject room is open to a hallway off of which is a bath or the room is open to a bath.

When determining whether or not a room is a bedroom we also take into consideration the following features which, in various combinations may make it unlikely that a room will be used as a sleeping room:

- Any room that has sufficient improvements or plumbing such that renders the room impractical for use as a bedroom. This would include bathrooms, kitchens, laundry rooms, etc.
- Any room with an opening four feet wide or larger without a solid door which opens onto the main entry way or main activity area. Typically such room includes a den, library or special use room.
- Use of a half wall or railing along one side of the room.
- A conversation pit which encumbers the floor area.
- Presence of a fuel burning appliance (water heater, fireplace, furnace, boiler, etc.) in a room designated as the family room, game room or recreation room.
- Located in a main activity area of a dwelling.
- Wet bar in a family, game or recreation room.
- Built-in bookcases, file cabinets, desk, etc.

If the designer labels the area “Bedroom” on the plans, then it needs to comply with the above minimum requirements.