

Laurel Collins

From: Ryan Greene
Sent: Tuesday, October 19, 2021 10:58 AM
To: Laurel Collins; Dawn Mosher; Christa Winchester; Scott Adams; Bill Woods; Andrew Rogers; David Priser; Robert Elefante
Cc: Bryn Stotler; George Worley; Chelsea Walton
Subject: Bedrooms in Residential Structures

All,

It has come to my attention that the City is requiring all rooms equipped with a door in a residential home to be considered as a bedroom, regardless of what is designated on the plans. In doing some additional research and speaking with a few members of the team, it appears that this requirement is being enforced to prevent situations where there are too many occupants within a structure.

The current amendment being used to justify this comment/requirement is the definition of a bedroom and it reads as follows:

Bedroom - A separated room intended for sleeping that may or may not contain a closet in residential use. Occupancy in R-3 will be based on two persons per bedroom, plus one for every additional 120 square feet after the first 120 square feet per bedroom.

Although I understand why the City has been requiring all habitable rooms with a door to be treated as a bedroom, it is my opinion that this policy is directed to a very specific, small portion of the population, and does not accurately represent the jurisdiction as a whole. Simply stated, this requirement is being enforced to combat college level/young students occupying rooms that are not intended for sleeping purposes and lack the necessary life safety apparatuses. (Emergency egress, and smoke detectors) Further, the current definition does not appear to clearly specify a bedroom as being a habitable room with a door.

I do not feel the need to create a new policy or procedure for residential bedrooms as the referenced definition does not currently support the comment/requirement we have been requesting, so please let this email serve as my interpretation of the amendment.

Moving forward, if a room is not designated and labeled on the plan as a bedroom, the reviewer will assumed that it will not be used for sleeping purposes. To avoid any confusion, a reviewer stamp needs to be applied on the drawings that states, "Any room, area, or conditioned space not designated as a bedroom/ sleeping area shall not been used or intended for sleeping purposes." This stamp has already been added to the Blu-Beam stamp box for your reference and convenience.

Unfortunately, our occupation does not allow use to predict what rooms/spaces will be used for outside of what is designated on the plans, so we will have to handle the excessive occupant load situations on a case by case, and code enforcement basis.

As always, if you have further questions or concerns please feel free to reach out.

Regards,

Ryan Greene, CBO
Chief Building Official

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