

	STANDARD OPERATING POLICY AND PROCEDURE Community Development and Public Works	Number: 2-1
Subject: Bedroom Definition for Single Family Residences		Approval Date: April 2, 2009
Approval: Chuck King, Building Official		Effective Date: April 2, 2009

1.0 PURPOSE

The document establishes the definition of a sleeping room (bedroom)

2.0 DISTRIBUTION

Public, Community Development and Public Works (CDPW) Personnel

3.0 REVISION HISTORY

August, 2015

4.0 CODE REFERENCE

International Residential Code (IRC) 2012, Sections R310 Emergency Escape and Rescue Openings; R314 Smoke Alarms.

5.0 POLICY

A common issue that is found in residential construction is a space or spaces within a residence that need to be defined as sleeping areas (bedrooms). At issue is that life safety elements may be missing if the space is intended to be used as a sleeping area, when it is otherwise identified on the construction plans (e.g. -office, den, media room).

If a room is identified as a bedroom it shall meet all the requirements of the IRC. If a room is identified as something other than a bedroom, but has the appearance of a bedroom and the potential of the same use, it shall be reviewed as such. If the designer is unable to meet the code provisions for this use and insists that it's not to be used for a sleeping area, the space shall be clearly identified for the intended use, and the construction documents shall be labeled "not to be used as a sleeping area".

Final determination whether the space is to be considered a sleeping room shall be made by the *building official*.