

SECTION 1208 INTERIOR SPACE DIMENSIONS 1208.1

Minimum room widths. Habitable spaces, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls. 1208.2

Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.

Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center shall be permitted to project not more than 6 inches (152 mm) below the required ceiling height.
2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
3. The height of mezzanines and spaces below mezzanines shall be in accordance with Section 505.2.
4. Corridors contained within a dwelling unit or sleeping unit in a Group R occupancy shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

1208.2.1 Furred ceiling. Any room with a furred ceiling shall be required to have the minimum ceiling height in two thirds of the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet (2134 mm).

1208.3 Dwelling unit size. Dwelling units shall have a minimum of ~~190~~ 100 square feet (17.7 m²) of habitable space.

1208.4 Room area. Every dwelling unit shall have not less than one room that shall have not less than ~~120~~ 100 square feet (11.2 m²) of net floor area. Sleeping units and other habitable rooms of a dwelling unit shall have a net floor area of not less than 70 square feet (6.5 m²). Exception: Kitchens are not required to be of a minimum floor area.

1208.5 Efficiency dwelling units. Efficiency dwelling units shall conform to the requirements of the code except as modified herein:

1. The unit's habitable space shall comply with Sections 1208.1 through 1208.4.
2. The unit shall be provided with a separate closet.
3. For other than Accessible, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigerator, each having a clear

working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

