

## **SECTION 202**

### **DEFINITIONS**

#### **DWELLING UNIT.**

A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

#### **HABITABLE SPACE.**

A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered *habitable spaces*.

## **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 square feet (17.7 m<sup>2</sup>) of habitable space.

#### **1208.4 Room area.**

Every *dwelling unit* shall have not less than one room that shall have not less than 120 square feet (11.2 m<sup>2</sup>) 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 m<sup>2</sup>).

**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.

**Commented [DC1]:** All WA Amendment Language is included in the 2024 Model language.