
Residential Code Requirements

Introduction

Your affordable house should comply with the following residential code requirements. These code requirements are based on the 2009 International Residential Code (IRC) and represent a small fraction of the requirements imposed by the IRC.

1. Light, Ventilation, and Heating

1.1 All habitable rooms must have a glazing area of at least 8 percent of the floor area of such rooms. Natural ventilation shall be provided through windows, doors, louvers, or other approved openings to the outdoor air with a minimum openable area of 4 percent of the floor area being ventilated.

1.2 Bathrooms, water closet compartments, and other similar rooms must have a glazing area in windows of at least 3 square feet (0.3 m²), one-half of which must be openable.

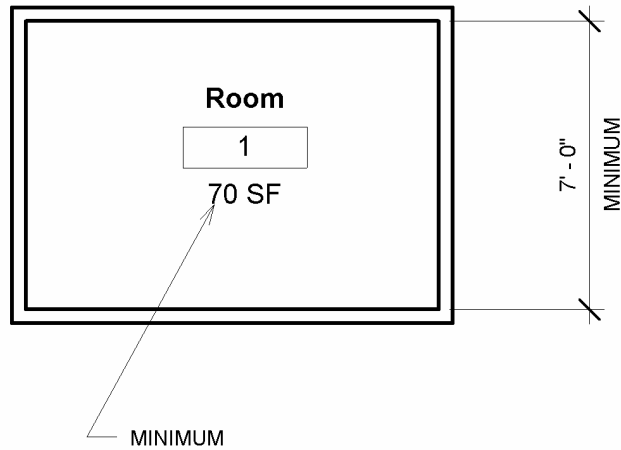
Exception: Glazed areas are not required in rooms where artificial light and a mechanical ventilation system are provided. Ventilation air shall be exhausted directly to the outside.

2. Minimum Room Areas

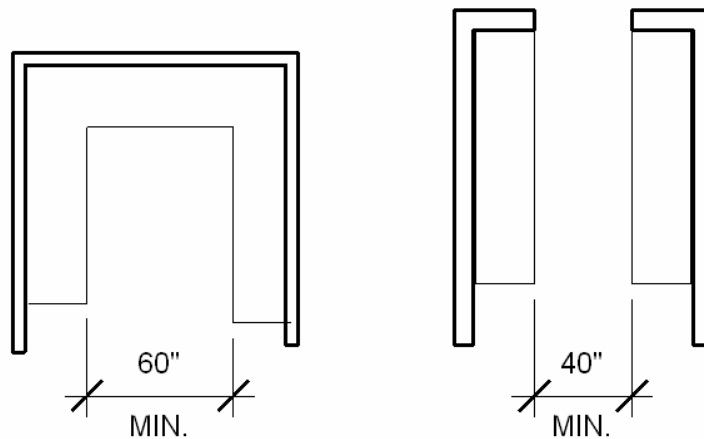
2.1 Every dwelling unit must have at least one habitable room that has a floor area of not less than 120 square feet (11m²).

2.2 Other habitable rooms (except kitchens) must have floor area of at least 70 square feet (6.5 m²).

2.3 Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension. **Exception:** Kitchens.

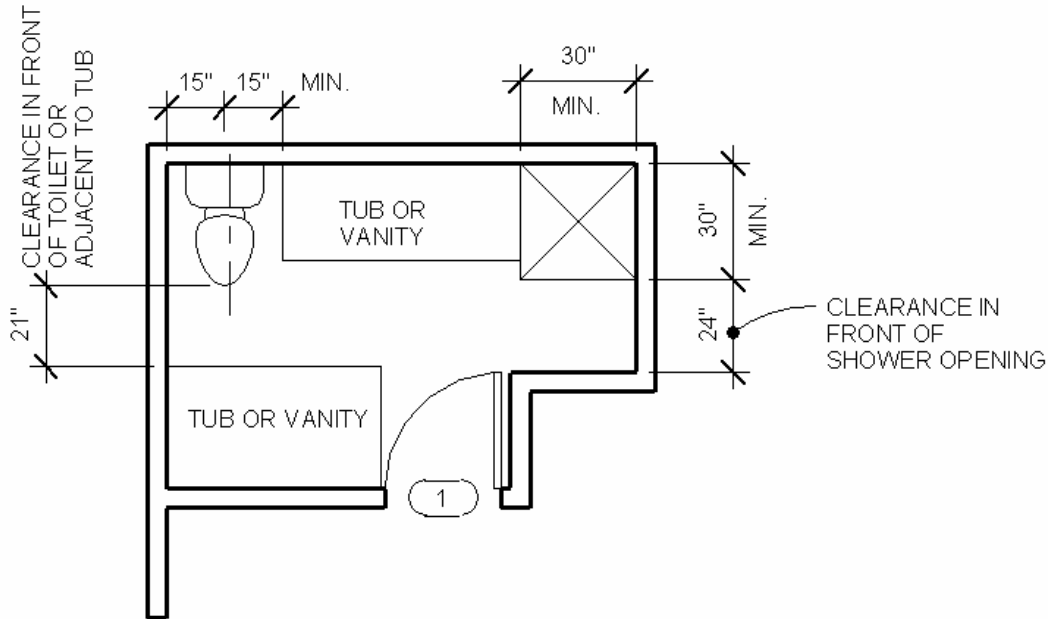


2.4 The clear opening in a kitchen must not be less than 5 feet. **Exception:** In a galley kitchen in which there is a clear path through the room the minimum clear opening is 3 feet 4 inches.



2.5 The minimum shower dimensions shall be 30 inches by 30 inches.

2.6 Bathroom fixtures shall be installed such that the minimum clearances shown in the figure below are provided.



2.5 Portions of a room with a ceiling height of less than 7 feet (2134 mm) or with a sloping ceiling less than 5 feet (1524 mm) from the finished floor to the finished ceiling cannot be considered as contributing to the minimum required habitable area for that room.

3. Ceiling Height

3.1 Habitable spaces, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements that contain these types of spaces shall have a minimum ceiling height of 7 feet (2134mm).

Exceptions:

1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm).

4. Emergency Escape and Rescue Openings

4.1 Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening (door, window or other openable devise). Emergency escape and rescue openings must have a sill height of not more than 44 inches (1118 mm) above the floor.

4.2 All emergency escape and rescue openings must have a minimum net clear opening of 5.7 square feet (0.530 m²). The clear opening area must be calculated using the position of the opening based on normal operation from the inside.

Exception: Openings servicing a floor at grade may have a minimum net clear opening of 5 square feet (0.465 m²).

4.3 The minimum net clear opening height must be 24 inches (610 mm). The minimum net clear opening width must be 20 inches (508 mm).

5. Means of Egress

5.1 All dwellings shall have a safe means of egress. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal travel out of the building from all points within the dwelling to the exterior at the required egress door without passing through a garage.

4.2 Each dwelling must have at least one egress door. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions.

4.3 There shall be a landing or floor on both side of each exterior door with a width not less than the width of the door itself. Every landing must have a minimum dimension of 36 inches (914 mm) in the direction of travel. Exterior landings may be sloped up to $\frac{1}{4}$ unit vertical in 12 units horizontal (2-percent).

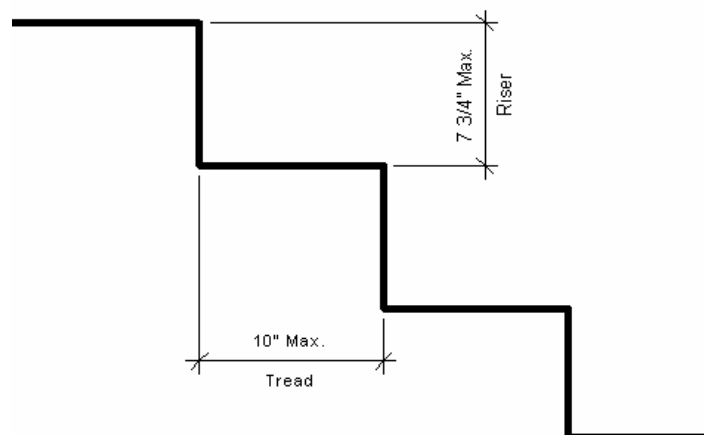
4.4 The minimum width of all hallways is 3 feet (914 mm).

5. Stairways

5.1 Stairways must have a clear width of 36 inches (914 mm).

5.2 The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm).

5.3 The maximum riser height shall be $7\frac{3}{4}$ inches (196 mm), and the minimum tread depth shall be 10 inches.



5.6 There must be a floor or landing at the top and bottom of each stairway.
Exception: A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs.

6. Ramps

6.1 Ramps shall have a maximum slope of 1 unit vertical in 12 units horizontal (8.3 percent slope)

6.2 A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps.
2. Where doors open onto ramps.
3. Where ramps change direction