



Town of Paradise

DEVELOPMENT SERVICES

5555 Skyway Paradise, CA 95969

(530) 872-6291 ext. 123 FAX (530) 877-5059

www.townofparadise.com

BEDROOM “Sleeping Room” Definition

Any room enclosed on all sides, except for doorways, that can be legally used for sleeping purposes. A bedroom requires at least 70 square feet, a ceiling of at least 7’-6” (per CBC) or 7’-0” (per CRC), a smoke detector, arc-fault circuit, emergency escape and rescue window net clear opening of 5.7 sq. ft., proper lighting 8% and ventilation 4% floor area, heating capable of maintaining 68⁰ 3’-0” above floor 2’-0” from exterior. A closet is not required although that is a commonly informal way to designate it a bedroom. Subject room is open to a hallway off of which is a bath or the room is open to a bath.

When determining whether or not a room is a bedroom we also take into consideration the following features which, in various combinations may make it unlikely that a room will be used as a sleeping room:

- Any room that has sufficient improvements or plumbing such that renders the room impractical for use as a bedroom. This would include bathrooms, kitchens, laundry rooms, etc.
- Any room with an opening four feet wide or larger without a solid door which opens onto the main entry way or main activity area. Typically such room includes a den, library or special use room.
- Use of a half wall or railing along one side of the room.
- A conversation pit which encumbers the floor area.
- Presence of a fuel burning appliance (water heater, fireplace, furnace, boiler, etc.) in a room designated as the family room, game room or recreation room.
- Located in a main activity area of a dwelling.
- Wet bar in a family, game or recreation room.
- Built-in bookcases, file cabinets, desk, etc.

If the designer labels the area “Bedroom” on the plans, then it needs to comply with the above minimum requirements.

13.04.112 - Bedrooms.

The sizing of sewage disposal system is related in the provisions as set forth in Section 13.04.110, including Table 13.04.110 to the number of bedrooms in a residential use.

- A. For purposes of uniform application of sanitation requirements, a "bedroom" shall be defined as any of the following:
1. Any room proposed as a bedroom and meeting Uniform Building Code (UBC) standards;
 2. Any room enclosed on all sides, except for doorways, that is large enough to be legally used for sleeping purposes; and
 - a. Subject room is open to a hall off of which is a bath, or
 - b. The room is open to a bath (private or shared);
 3. A loft with or without an adjoining bathroom:
 - a. For the purpose of application, a "loft" is defined as the uppermost floor area enclosed on three sides and suitable for human habitation.

- B. A room shall not be defined as a "bedroom" for any of the following:
1. Any room that has sufficient improvements or plumbing such that render the room impractical for use as a bedroom. This would include bathrooms, kitchens, laundry rooms, etc.;
 2. Any room with an opening four feet wide or larger but without a solid door which opens onto the main entry way or a main activity area. Typically such a room includes a den, library or special use room;
 3. When determining whether or not a particular room is a "bedroom," the on-site sanitary official, and the town manager on appeal, may take into consideration the following features which, in various combinations (generally having only one feature does not preclude use as a bedroom), may make it unlikely that a room will be used as a bedroom:
 - a. Use of a half wall or railing along at least one side of the room,
 - b. A conversation pit which encumbers the floor area,
 - c. Presence of a fuel-burning water heater or fireplace in a room designated as the family room, game room or recreation room,
 - d. Located in a main activity area of the dwelling,
 - e. Wet bar in family, game or recreation room,

