



ENVIRONMENTAL HEALTH

UKIAH

860 N. Bush Street
Ukiah, CA 95482
(707) 234-6625

FORT BRAGG

752 S. Franklin St.
Fort Bragg, CA 95437
(707) 961-2714



BEDROOM DEFINITIONS BY COUNTY

1. AMADOR

A room that is intended or used as a bedroom shall be considered a bedroom for the purposes of OWTS design. Any room that has a closet (or closet-sized recessed area) and provides the minimum square footage and legal egress required of a bedroom as defined in the California Building Code and which provides a reasonable degree of privacy shall be considered to be a bedroom. A room that was originally designed and constructed for use as a bedroom does not cease to be a bedroom solely because it is used for another purpose.

2. BUTTE

A space in a dwelling unit that is at least 70 square feet in size with a minimum of 7 feet in length or width. Located along an exterior wall and must have at least two ways out, including a door and an emergency escape window. Areas like hallways, bathrooms, and kitchens are not considered bedrooms.

3. CALAVERAS

A conditioned room used for sleeping and/or any room within a dwelling which could be used as a bedroom or guest room as defined in these regulations. Offices, studies, sewing rooms, dens, etc. which have a closeable door, or a closet, or direct access to a bathroom are considered bedrooms. Loft areas as defined in these regulations are considered bedrooms. For the purpose of these regulations, the Agency Administrator shall have authority in disputes arising over the designation of a bedroom and may consider bedroom exemptions on a case-by-case basis.

4. EL DORADO

Any room designated as such by the local Building Authority having jurisdiction.

5. FRESNO

Any habitable space in a dwelling unit or accessory structure other than a kitchen or living room that is intended for or capable of being used for sleeping and is at least 70 square feet in area.

6. IMPERIAL

"Bedroom" means any room in a dwelling unit with a floor area equal to or greater than seventy (70) square feet that could reasonably be used as a bedroom. Kitchens, bathrooms, laundry rooms, and other rooms such as family rooms and living rooms with large (≥ 48 ") arched doorways or half walls opening onto living areas shall not be considered as bedrooms.

7. LAKE

"Bedroom" means any room within a dwelling that is deemed or accepted as such by the Department.

8. LOS ANGELES

A room designed to afford privacy, which does not lead into other rooms and is equipped with window(s) on its exterior walls; OR any room that is designed in such a manner that could function and potentially be used as a bedroom is considered a bedroom equivalent. Rooms identified as sleeping rooms, dens, studios, sewing rooms, game rooms, libraries, theater rooms, lofts, study rooms, offices, lounges, gyms, or any room with an area of 70 square feet or greater in size shall be considered to be a

bedroom or bedroom equivalent regardless of whether the room is equipped with a door or not. The Department may grant exception if a room, by its design, cannot function as a bedroom.

9. MARIN

Any room designated by applicant as a "bedroom" or providing privacy, such as sewing rooms, dens, offices, studios, lofts, game rooms, etc., may also be considered as bedrooms. Rooms having one or more of the following features may not be considered by the Health Officer to constitute a bedroom:

- A. A large, arched doorway without a door which opens onto the entryway or a main activity area.
- B. Use of a half wall or railing along at least one side of the room.

Notwithstanding the above provisions, the minimum number of bedrooms for any dwelling shall be no less than the following:

| | | |
|-----------------------------------|-----------|--------|
| Gross Floor Area No. of Bedrooms: | 0-1450 | S.F. 1 |
| | 1451-2000 | S.F. 2 |
| | 2001-2900 | S.F. 3 |
| | Over 2900 | S.F. 4 |

10. MENDOCINO

A bedroom, for purposes of sizing on-site sewage systems, shall be defined as: any room designated by applicant as a "bedroom"; other rooms, such as sewing rooms, dens, offices, studios, lofts, game rooms, etc. may also be considered as bedrooms.

Rooms having one or more of the following features may not be considered by the Health Officer to constitute a bedroom:

- 1. A large (6–8 feet opening) arched frameless doorway without a door which opens into the entry way or a main activity area.
- 2. Use of a half wall or railing along at least one side of the room.
- 3. If the space is 70 square feet or less.

Notwithstanding the above provisions, the minimum number of bedrooms for any dwelling shall be no less than the following:

| | | |
|-----------------------------------|----------------|---|
| Gross Floor Area No. of Bedrooms: | 0 – 1500 SF | 1 |
| | 1501 – 2100 SF | 2 |
| | 2101 – 3000 SF | 3 |
| | Over 3001 SF | 4 |

11. MONO

"Bedroom" is any room in a dwelling that has a door for privacy, a closet, and an egress window.

12. MONTEREY

A bedroom is any room in the conditioned (heated) area of a dwelling unit which is:

- a) 70 square feet or greater in size; and
- b) Includes an exterior door or window for egress meeting health and safety code standards; and
- c) Includes a closing door that separates the room from other features of the dwelling.

The following shall not be considered a bedroom:

- a) Any interior room that must be passed through to access another bedroom;
- b) a hallway; bathroom; kitchen; living room; dining room; family room; breakfast nook; pantry; laundry room; closet/dressing room opening off of a bedroom

13. NAPA

"Bedroom" means any room in a dwelling unit other than a kitchen, living room, dining room or bathroom. "Potential Bedroom" means any room with a floor area equal to or greater than seventy square feet, including lofts, sewing rooms, offices, game rooms, etc., that meets building codes for a sleeping room. A closet or lack thereof is not used in determining whether a room is a bedroom.

14. NEVADA

"Bedroom": any room designated as such by the local Administrative Authority having jurisdiction.

15. PLACER

"Bedroom" means any room designated as such by the County's Chief Building Official having jurisdiction."

16. RIVERSIDE

Once the living room, dining room, family room, kitchen, bathrooms, and utility rooms have been established, all other rooms shall be considered as potential sleeping rooms. Dens, libraries, studies, weight rooms, sewing rooms, workshops, etc., shall be determined as bedrooms.

All other habitable rooms totaling at least seventy (70) square feet in size are to be considered bedrooms suitable for sleeping purposes, regardless of whether or not they contain closets or have access to a bathroom.

Rooms that open to a living room, dining room, family room, kitchen, or entry way, and have a single, un-obstructive opening (no doors) with a minimum 50% opening of the total wall space (minimum 6' wide) with archways or other acceptable means shall not be considered as bedrooms.

Rooms that can only be accessed through another bedroom are to be considered part of that bedroom, such as master suite and not an additional bedroom.

In the case of an ambiguous situation, where it is not clear as to whether or not a room is a bedroom, the plans may be reviewed on a case-by-case basis by the Department.

17. SACRAMENTO

Any room in a dwelling unit used or intended or designed to be used for sleeping purposes with no less than 70 square feet of floor area and no dimension less than seven (7) feet other than bathroom(s), kitchen, living, dining, family or any other room that meets the definition of a den.

18. SAN BERNARDINO

After the living room, dining room, family room, kitchen, bathrooms, and utility rooms have been established all other habitable rooms totaling at least 70 square feet will be considered a bedroom.

This includes but is not limited to: dens, libraries, studies, weight rooms, game rooms, sewing rooms, workshops, and lofts. Rooms that open to a living room, dining room, family room, kitchen, or entry way and have a single unobstructed opening (no doors) with a minimum 50% opening of the total wall

space (minimum 6' wide) with archways or other acceptable means shall not be considered bedrooms. Rooms that can only be accessed through another bedroom are to be considered part of that bedroom, such as a master suite and are not counted as an additional bedroom. Plans may be reviewed on a case by case basis by the department, when it is not clear as to whether or not a room is a bedroom.

19. SAN DIEGO

A habitable room totaling at least seventy (70) square feet in size, considered suitable for sleeping purposes, regardless of whether or not the room contains or has access to a closet and a full or $\frac{3}{4}$ bathroom, and does not directly open to a garage or other bedroom.

20. SAN JOAQUIN

The minimum OWTS for any mobile home, or floating home shall be computed as a two (2) bedroom system unless the home, mobile home, or floating home has more than two (2) bedrooms, except for homes under 500 square feet in size, which can be computed as a (1) bedroom residence. b) Dens and family rooms, which contain a closet, shall be considered bedrooms.

21. SAN LUIS OBISPO

Once the living room, dining room, family room, kitchen, bathrooms, and utility rooms have been established, all other rooms shall be considered as potential sleeping rooms. Dens, libraries, studies, weight rooms, sewing rooms, workshops, etc., shall be determined as bedrooms if they do not conform to the criteria listed below. b. All other habitable rooms totaling at least seventy (70) square feet in size are to be considered bedrooms suitable for sleeping purposes, regardless of whether or not they contain closets or have access to a bathroom. c. Rooms that open to a living room, dining room, family room, kitchen, or entry way, and have a single, un-obstructive opening (no doors) with a minimum 50% opening of the total wall space (minimum 6' wide) with archways or other acceptable means shall not be considered as bedrooms, due to the lack of personal privacy presented by the opening. d. Rooms that can only be accessed through another bedroom are to be considered part of that bedroom, such as a master suite, and not an additional bedroom. e. In the case of an ambiguous situation, where it is not clear as to whether or not a room is a bedroom, the plans may be re-reviewed on a case-by-case basis by County P&B.

22. SAN MATEO

A bedroom, or room designed for sleeping purposes shall be a minimum of seventy (70) square feet and shall be not less than seven (7) feet in any direction. A study, sewing room, sitting room, office, den, or similar room shall be considered a bedroom or room designed for sleeping purposes if it contains a closet, alcove, indentation, or wing wall which creates an area greater than twelve (12) inches in depth.

23. SANTA CLARA

Rooms that are designated as craft rooms, bonus rooms, offices, etc. on house floor plans, must be evaluated for their potential use as a bedroom. Such rooms that have direct or convenient access to a full bathroom are deemed a bedroom for purposes of sizing the OWTS. For example, if there is a full bedroom in a hallway beside or a few doors down from an "office", that office

would be considered as a potential bedroom. The presence or absence of a closet is not the defining feature of what constitutes a bedroom/potential bedroom. Some rooms, which take their access directly from a living room or entryway, and do not have a bathroom, may be exempt.

24. SANTA CRUZ

"Bedroom,, means any space in the conditioned (heated) area of a dwelling unit which is 70 square feet and greater in size and which is an exterior room shall be counted as a bedroom unless it is one of the following:

- i. Hall;
- ii. Bathroom;
- iii. Kitchen;
- iv. Living room (maximum of one per dwelling unit);
- v. Dining room (opening off of the kitchen or living room, maximum one per dwelling unit);
- vi. Family room (opening off of the kitchen or living room, maximum one per dwelling unit);
- vii. Breakfast nook (opening off of the kitchen, maximum of one per dwelling unit);
- viii. Pantry (maximum of one per dwelling unit);
- ix. Laundry room;
- x. Closet/dressing room opening *off* of a bedroom.

Sewing rooms, dens, offices, studios, lofts, game rooms, and any other exterior room 70 square feet and greater in size shall be counted as bedrooms regardless of whether they are entered through a door. The Planning Director may grant exceptions, if, in his/her discretion, a room cannot, by its design, function as a bedroom.

25. SOLANO

A dwelling unit must have at least one habitable room with a minimum of 120 square feet of gross floor area. Additional habitable rooms must have a floor area of no less than 70 square feet. Habitable rooms must have a ceiling height of at least 7 feet in any horizontal dimension. Rooms used for sleeping shall have at least one exterior window and ventilation. These spaces must be provided with heating that maintains a safe temperature.

Any room that can be used for sleeping purposes. For purposes of sizing the on-site sewage disposal system, habitable rooms with a floor area equal to or greater than 70 square feet and designed to provide privacy to the occupant will typically be considered bedrooms. Such rooms include, but are not limited to, those designated on plans as bedrooms, lofts, sewing rooms, dens, offices, and game rooms. A closet, or lack thereof, shall not determine whether a room is considered a bedroom. Kitchens, bathrooms, laundry rooms, rooms with large entry ways lacking doors and designed that the installation of a door would require a building permit, rooms with a fuel-burning water heater, and rooms not meeting the Uniform Housing Code as approved by Solano County requirements for a bedroom may not be considered bedrooms at the discretion of the Environmental Health Services Division.

26. SONOMA

Bedroom means any living space in a dwelling unit or accessory structure which is 70 square feet and greater in size and which is located along an exterior wall, but not including the following hall, bathroom, kitchen, living room (maximum of one per dwelling unit), family room (maximum of one per dwelling unit), laundry room, closet/dressing room opening off of a bedroom. Refer to Appendix D (PRMD Policy and Procedure Number 1-4-1, Definition of Bedroom) for further information.

Permit and Resource Management Department POLICY AND PROCEDURE Number 1-4-1:

Bedroom: any space in a dwelling unit or accessory structure which is 70 square feet or greater in size and which is located along an exterior wall, but not including the following: hall; bathroom; kitchen; living room (maximum of one per dwelling unit); dining room (in proximity to kitchen, maximum of one per dwelling unit); family room (maximum of one per dwelling unit), laundry room, closet/dressing room opening off of a bedroom.

The Director of PRMD or his/her designee may grant exceptions if a room, by its design, cannot function as a bedroom. Sewing rooms, dens, studios, lofts, game rooms, and any other conditioned room along an exterior wall which is 70 square feet or greater in size will be considered to be bedrooms unless the room is specifically exempted. If a home office, library or similar room is proposed, it may be exempted from being considered a bedroom if there is no closet and at least one of the following is present:

- a) permanently built-in bookcases, desks and other feature that encumber the room in such a way that it cannot be used as a bedroom;
- b) a minimum 4 foot opening, without doors, into another room; or c) a half wall (4 foot maximum height) between the room and another room.

A detached building which contains only a half bath will not routinely be considered as having a bedroom unless it is specifically identified and permitted as a guest house.

When an exception is made per the above, it shall be documented in Permits Plus in the comments section so that all staff are aware of the determination. A conditional statement may be required to be signed by the property owner if the permit is for an outbuilding which has been determined to be a use.

27. SUTTER

“Bedroom” means any room in a dwelling unity with a floor area equal to or greater than 70 square feet that could reasonably be used as a bedroom. For example, rooms such as lofts, sewing rooms, offices, and game rooms shall be considered bedrooms. Kitchens, bathrooms, laundry rooms, and other rooms such as family rooms and living rooms with large (≥48”) arched doorless or half walls opening onto living areas shall not be considered as bedrooms. The final determination will be by the Building Division of Sutter County.

28. TRINITY

Floor area in all habitable rooms except kitchen shall not be less than 70 square feet. Minimum ceiling height of 7' 6" for habitable rooms. If separate bedrooms are provided each room used for sleeping purposes shall have an area of 70 square feet of floor area for the first two persons and 50 square feet increase for each additional person. Minimum 7' dimension in any direction.

29. TUOLUMNE

A bedroom is a conditioned room used for sleeping and/or any room within a dwelling which could be used as a bedroom or guest room. Offices, studies, sewing rooms, dens, etc. which have a closeable door, or a closet, or direct access to a bathroom are considered bedrooms. Loft areas are considered bedrooms. This prohibits excessive loading of an OWTS that is inadequately sized for future owners or future wastewater flows. The Agency Administrator shall have authority in disputes arising over the designation of a bedroom and may consider bedroom exemptions on a case by case basis. unless the room is otherwise exempted.

30. YOLO

For purposes of System sizing, a Bedroom or Potential Sleeping Room shall mean a habitable room with a floor area equal or greater than 70 square feet with direct or indirect access to a bathroom and designed to provide privacy to the occupant(s), regardless of whether or not it contains a closet. Such rooms include, but are not limited to, rooms labeled on plans as bedrooms, lofts, sewing rooms, dens, offices and game rooms. Kitchens, bathrooms, laundry rooms, or rooms with large entryways lacking doors and designed such that the installation of a door would require a building permit may not be considered Bedrooms or Potential Sleeping Rooms. Additionally, rooms that are not considered Bedrooms or Potential Sleeping Rooms are rooms that open to a living room, dining room, family room, kitchen, foyer/entry way, or another room such as a master suite, and these rooms have an unobstructive opening (no doors) with a minimum 50% opening of the total wall space (minimum 6' wide) with archways or other uncased doorways or acceptable features that do not provide privacy to the occupants. The final determination as to whether a room is a Bedroom or Potential Sleeping Room shall be at the discretion of the Director of Environmental Health.

INDUSTRY STANDARDS THROUGHOUT ALL COUNTIES:

- A. Minimum of 70 square feet in size.
- B. Kitchens, bathrooms, hallways, laundry rooms, pass-through rooms are all excluded.
- C. Rooms where no privacy is afforded via wide or partial openings or walls may be excluded.
- D. Local Jurisdiction having authority may consider case-by-case exceptions.