
POLICY NUMBER: 26-022**DEFINITION OF SLEEPING ROOM****PURPOSE**

The purpose of this policy is to establish a clear, uniform, and enforceable definition of the term “sleeping room” for the consistent application of applicable provisions of the California Building Standards Code (CBSC). This policy is intended to support consistent plan review and inspection practices related to life safety requirements, including but not limited to emergency escape and rescue openings, smoke alarm placement, carbon monoxide alarm requirements, and restrictions on openings between garages and habitable spaces.

By clarifying what constitutes a sleeping room, this policy ensures uniform interpretation, avoids ambiguity in enforcement, and promotes public health, safety, and welfare in accordance with the intent of the CBSC.

AUTHORITY

This policy is issued under the authority of the Chief Building Official pursuant to the California Building Code (CBC), California Residential Code (CRC), and City Ordinances, which authorize the Building Official to interpret and enforce the provisions of the adopted building codes.

POLICY

For the purposes of enforcing the emergency escape and rescue opening requirements of the CBC and CRC, smoke and carbon monoxide alarm requirements, and the prohibition of openings between garages and habitable spaces, the following shall apply:

1. Any habitable space, as defined by the CBC or CRC, that in the opinion of the Chief Building Official or designee has a reasonable potential to be used for sleeping purposes shall be classified as a sleeping room, regardless of the room name shown on approved plans.
2. The determination of whether a space has reasonable potential for sleeping use shall be based on objective characteristics of the space, including but not limited to size, configuration, location, access, and features that make the space suitable for sleeping.
3. The designation of a room as something other than a bedroom on construction documents shall not, by itself, exempt the space from being considered a sleeping room if it otherwise meets the criteria outlined in this policy.
4. For the purposes of this policy, the following types of spaces are generally considered sleeping rooms when they meet the definition of a habitable space:

- o Den
- o Library
- o Reading room
- o Game room
- o Hobby room
- o Sewing room
- o Recreation room

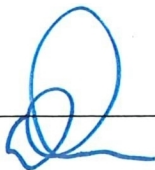
This list is not exhaustive and does not limit the authority of the Chief Building Official or designee to classify other similar spaces as sleeping rooms when warranted.

ANALYSIS

Rooms originally intended as living spaces may reasonably be used for sleeping purposes. Many spaces currently used as sleeping rooms were shown on approved plans as dens, studies, or similar non-sleeping areas. Since the Building Division cannot regulate the actual use of rooms after final inspection, uniform enforcement of this policy is necessary. Consistent application will safeguard life, health, property, and public welfare as required by the CBSC.

ENFORCEMENT

This policy shall be applied during plan review and inspections to ensure consistent interpretation and compliance with applicable code requirements.

Approved: David Dent <i>Deputy Director/Chief Building Official</i>	Signature: 
	Date: 3/4/22