



## BEDROOM REQUIREMENTS

INFORMATION  
GUIDELINE

August 2020

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City of Pleasant Hill • Building Division • 100 Gregory Lane • Pleasant Hill, CA 94523  
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### Bedroom Requirements

A room can be considered a bedroom if it contains a closet, alcove, indentation or wing wall which creates an area greater than 12 inches in depth, and meets the following requirements.

- A bedroom shall be minimum of 70 square feet, and not less than 7 feet in any dimension.
- A natural light source with an area of not less than 8% of the floor area must be provided.
- Natural ventilation by means of an opening with an area of not less than 4% of the floor area is required.
- Every sleeping room shall have at least one openable window or door for escape or rescue. This exit shall open directly into a public street, public alley, yard or exit court. The emergency window or door must be operable from the inside to provide a full clear opening without the use of separate tools. This egress opening must also meet minimum dimension requirements.
- Ceiling height cannot be less than 7 feet 6 inches.
- Bedrooms are to be provided with heating capable of maintaining a room temperature of 68 degrees at a point 3 feet above the floor.
- A smoke detector is required in every sleeping room.
- Receptacle outlets shall be installed every 12 feet along wall line and within 6 feet of any break in wall. Any wall space 2 feet or more also requires an outlet.
- A combination arc-fault circuit interrupter is required to protect all electrical outlets in bedrooms.
- At least one wall switch controlled light fixture or receptacle is required.
- Gas appliances cannot be located in bedrooms, with exception of certain direct vent units.
- Rooms used for sleeping cannot have a door or any opening directly to a garage.

### EMERGENCY ESCAPE AND RESCUE WINDOWS

Emergency egress exits must have a net clear openable area of 5.7 square feet. Direct grade level accessible window can be 5.0 square feet. In addition to the above requirement, the net clear openable height dimension to be a minimum of 24 inches. The net clear openable width dimension to be minimum of 20 inches. Note that using both minimum figures will not meet the required area. The window opening height cannot be more than 44 inches above floor line.

SEE WINDOW EGRESS HANDOUT FOR MORE INFO [HERE](#)