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DEFINITION OF A POTENTIAL SLEEPING ROOM

A room or space within a dwelling unit having a floor area, with 5 feet or more of ceiling height of at least 70 square feet will be considered a sleeping room in accordance with the following:

In a building defined as a *dwelling of lodging house*, any space or room having two of the following factors shall be considered a sleeping room. In a building defined as an *apartment house* or *hotel*, any room or space having one of the following factors shall be considered a sleeping room:

1. Has **walls and doors** to separate it from other habitable spaces
2. Meets the definition of a **loft** as amended by Summit County
loft: A habitable room or floor in a building that is open to the room or floor directly below, which may or may not qualify as a mezzanine.
3. Has a **closet** or similar provision for clothes storage
4. Has a full or partial **bathroom** connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue opening per the 2012 International Residential Code, Section R310.1 and smoke detectors per Section R314.

Any alteration to the room or space previously mentioned will be required to be made permanent in nature. The elimination of doors or closets will be made in such a manner that the construction can not be readily reinstalled.

Basis-provides a uniform and consistent application of Sections R310.1 and R314.