



Summary of Proposed Changes

August 29, 2022 version

- **Add structural criteria to Bedroom Definition regulation from State Sanitary Code and Building Code. Specify exemptions as a ____ foot (____) minimum cased opening size. Address rooms above garages as “any room located on another level of a dwelling, which is accessible solely by a staircase within and/or outside of the dwelling”.**

410.400: Minimum Square Footage

(B) In a dwelling unit, every room occupied for sleeping purposes by one occupant shall contain at least *70 square feet of floor space*; every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant.

(C) In a rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 80 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 60 square feet for each occupant.

410.401: Ceiling Height

(A) *No room shall be considered habitable if more than $\frac{3}{4}$ of its floor area has a floor-to-ceiling height of less than seven feet.*

(B) *In computing total floor area for the purpose of determining maximum permissible occupancy, that part of the floor area where the ceiling height is less than five feet shall not be considered.*

410.402: Grade Level

No room or area in a dwelling may be used for habitation if more than ½ of its floor-to-ceiling height is below the average grade of the adjoining ground and is subject to chronic dampness.

Intended to address whether or not rooms in “finished basements” will be considered habitable space/ bedrooms

410.450: Means of Egress

Every dwelling unit, and rooming unit shall have *as many means of exit as will allow for the safe passage of all people in accordance with 780 CMR 104.0, 105.1, and 805.0 of the Massachusetts State Building Code.*

- **Amend Adverse Impact Regulation – Page 5**

Add updated date reference for bedroom definition only

- **Amend Conversion/ Addition Regulation—Page 20**

Add [...comply with Title 5 “*and Bourne Board of Health Regulations*”...]

- **Amend Permit Validity Regulation—Page 41**

Add [...“*MassDEP*” or Board of Health regulations concerning sewage disposal systems...]

- **Amend Variances Regulation—Page 50**

Specify two years from approval if septic permit issued within the first year or lesser time if so voted by the Board of Health

- **Future Discussion--Consider rescinding obsolete regulations that aren’t as stringent as State Title 5 Regulations presently. Update 150’ Setback and Hydrogeologic Study Regulations.**