



BEDROOM DEFINITION REGULATION

Effective date of Amendments September 21, 2022

Pursuant to Chapter 111, Section 31 of Mass. General Laws, the Bourne Board of Health, held a hearing on September 14, 2022 to amend these regulations from April 8, 1992, and voted to adopt the following:

DEFINITIONS

BEDROOM -- means any portion of a dwelling which is so designed as to furnish the minimum isolation necessary for use as a sleeping area and includes, but is not limited to, bedroom, den, study, sewing room, sleeping loft, loft, dining room, library, family room, enclosed porch, or any other space in a building that could be used as habitable space, but does not include kitchen, bathroom, halls or communicating corridors, laundries, pantries, closets or unheated storage spaces, and;

- A room that contains a floor space of no less than 70 square feet (6.5 m²) with at least one 32" wide x 78" egress door to allow for the safe passage of all people as required in the Ninth Edition of the Massachusetts State Building Code, 780 CMR, and Massachusetts State Sanitary Code, 105 CMR 410.450.
- Any room located on another level of a dwelling or structure, which is accessible solely by a staircase within and/or outside of the structure.

Rooms with 6 foot* entranceways and/or rooms consisting of three (3) walls and 1/2 wall not exceeding 42" in height shall NOT be considered a bedroom. *For approvals prior to the effective date of these regulations, a 4 foot cased opening may be considered adequate.

"Habitable space means any portion of a dwelling, but does not include kitchen, bathroom or halls."

A floor plan shall be provided for all Board of Health permits including building permits or renewals.