

## **Chapter 2 : Definitions (New), 0, R305.1, R310.2.5 (New), R311.4, R311.7.1, R311.7.2**

**Proponent :** Charles Bajnai (bajnaic@chesterfield.gov); Thomas Stanton (timbertrails.tv@gmail.com)

### **2015 International Residential Code**

#### **SECTION Chapter 2 : Definitions Tiny house.**

A dwelling unit on a permanent foundation that is 399 square feet or less.

#### **SECTION 202 DEFINITIONS**

##### **[RB] HABITABLE SPACE.**

A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered *habitable spaces*. A mezzanine in a tiny house used for sleeping shall not be considered a habitable space.

**R305.1 Minimum height.** *Habitable space*, hallways and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

##### **• Exceptions:**

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
3. Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.
4. For tiny houses the minimum headroom shall be 6'-4" below a mezzanine. The headroom above the mezzanine shall be 36 inches for a minimum of 9 square feet.

**R310.2.5 Emergency escape and rescue opening from a tiny house.** Emergency escape and rescue opening from a tiny house mezzanine shall be by way of either a operable skylight of at least 5.7 square feet per section R308.6 or operable window with a net clear height of at least 18 inches.

**R311.4 Vertical egress.** Egress from habitable levels including habitable attics and *basements* not provided with an egress door in accordance with Section R311.2 shall be

by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7. Egress from a tiny house mezzanine shall be by either a stairway or ladder.

**R311.7.1 Width.** Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than  $4\frac{1}{2}$  inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than  $31\frac{1}{2}$  inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

**Exception:**

- **Exception:1.** The width of spiral stairways shall be in accordance with Section R311.7.10.1.
- 2. The width of stairways in a tiny house shall be at least 24 inches.

**R311.7.2 Headroom.** The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

• **Exceptions:**

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than  $4\frac{3}{4}$  inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.
3. The headroom for the top of a stairway in a tiny house shall be at least 36 inches.

---

## Workgroup Recommendation

None

---

## Board Decision

None