

Area:

- (1) As applied to the dimensions of a building, means the maximum horizontal projected area of the building.
- (2) As applied to the dimensions of a room, means the total square footage of floor area between finished walls.

*Habitable room* means a room occupied by one or more persons for living, eating, or sleeping, but does not include bathrooms, toilet compartments, laundries, serving and storage pantries, halls, corridors, basements, and other spaces that are not used frequently or during extended periods.

**Sec. 11-77. Space and use.**

- (a) At least one room in the dwelling shall contain not less than 150 square feet.
- (b) A kitchen-dining room combination, if any, shall be not less than 100 square feet.
- (c) A first bedroom, if any, shall be not less than 100 square feet.
- (d) A second bedroom, if any, shall be not less than 70 square feet.
- (e) There shall be at least 70 square feet in each habitable room.
- (f) There shall be at least 150 square feet of floor space in habitable rooms for the first occupant in each dwelling unit; at least 100 square feet for each of the next three occupants; and at least 50 square feet for each additional occupant over the number of four. (Children one year of age and under shall not be counted).
- (g) There shall be at least 80 square feet of bedroom floor space for the first occupant; at least 20 square feet for the second occupant; and at least 30 square feet for each occupant over the number of two. (Children one year of age and under shall not be counted).
- (h) Those habitable rooms which must be included to meet the foregoing minimum space requirements shall be at least seven feet wide in any part with at least one-half of the floor area having a ceiling height as prescribed by the state building code. Not more than 50 percent of the required area may have a sloped ceiling less than the height prescribed by the state building code with no portion of the required areas less than five feet in height. If any room has a furred ceiling,