

Attic Headroom Requirements

2006 IRC and 2008 Denver Amendments

2.25.09

Section R305: Ceiling Height

R305.1 Minimum height. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Exceptions:

3. Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet (2134 mm) in height with no portion of the required floor area less than 5 feet (1524 mm) in height.
4. Bathrooms shall have a minimum ceiling height of 6'8" over the fixtures.

Section R303: Light, Ventilation and Heating

R303.1 All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

Exceptions:

1. The glazed areas need not be openable where the opening is not required by Section R310 (Emergency Escape and Rescue System) and an approved mechanical ventilation system is provided.
2. The glazed areas need not be provided in rooms where Exception 1 above is satisfied and artificial light is provided that produces 6 foot candles over the area of the room at a height of 30" above the floor, but not less than 25 square feet.

R303.3 Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m²), one-half of which must be openable.

Exceptions:

The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided.

Diagram of Attic Headroom Requirements

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