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IRC Section 304 - Minimum Room Areas

R304.1 Minimum Area. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area.

R304.2 Other Rooms. Other habitable rooms shall have a floor area of not less than 70 square feet.

Exception: Kitchens

R304.3 Minimum Dimensions. Habitable rooms shall not be less than 7 feet in any horizontal dimension.

Exception: Kitchens

R304.4 Height Effect on Room Area. Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

Section R305 Ceiling Height: R305.1 Minimum Height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet.

Exceptions:

1. For rooms with sloped ceiling, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet.
2. Bathroom shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance areas of fixtures as shown in Figure R307.1. The ceiling height above 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 minimum ceiling height of 6 feet 8 inches above a minimum areas 30 inches by 30 inches at the showerhead.

NOTE: See Section R307 for Toilet, Bath, and Shower Spaces for Minimum Fixture Clearances

R305.1.1 Basements. Portions of basements that do not contain habitable space, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches.

Exception: Beams, girders, ducts or other obstructions may project to within 6 feet 4 inches of the finished floor.

Note: See Section R310 Emergency Escape and Rescue Openings for All Requirements Per Room/Area