



Calaveras County

Building Department

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Code Compliance

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MINIMUM SIZE ROOM AREAS

California Residential Code Section R304

Example of Minimum Size Dwelling

- Total dwelling area = 256 sq ft of superficial floor area
- Minimum glazed area = 25.6 sq ft
- Open able windows = 12.8 sq ft
- Actual usable floor area in the Living Area = 220 sq ft

1. Space and Occupancy Standards

- A. 200 sq ft of superficial floor area required. An additional 100 sq ft of superficial floor area shall be provided for each occupant in the dwelling in excess of two. The unit must have a separate closet.
- B. The water closet, lavatory, and shower or tub shall be located in a separate room from the area specified above.
- C. The dwelling shall be provided with a kitchen sink, cooking appliance, and refrigeration facilities, each having a clear working space of not less than 30 inches in front.
- D. If separate bedrooms are provided each room used for sleeping proposed shall have an area of 70 sq ft of floor area for the first two persons and 50 sq ft increase for each additional person. Minimum 7 ft dimension in any direction.

2. Energy Conservation

- A. Buildings and/or appliances connected to depletable energy such as electrical, gas, oil, etc., must comply with the California Energy Standards.

3. Electrical

- A. Wiring for a typical residence is required in areas not served by a public utility. Generator plug-ins or photovoltaic systems can be used.
- B. One 100 amp minimum service, two 20 amp kitchen circuits, a laundry circuit, general lighting, exit lighting at exterior doors, receptacle in all habitable rooms, two exterior receptacles.
- C. GFCI protection required for kitchen, bathroom, and exterior receptacles.
- D. ARC fault circuits in all sleeping rooms required.
- E. Hard-wired Carbon Monoxide Alarms required.

4. Mechanical

- A. Heating sources must not depend upon hourly or daily maintenance in order to operate such as wood burning appliances. Listed and approved wood stoves can be installed, but are not allowed to be the sole source of heating.
- B. Appliances must be installed in accordance with their listing and approvals.

5. Plumbing / Sanitation

- A. Plumbing fixtures include kitchen sink, bathroom sink, toilet, shower or tub, and laundry tray or washing machine stand pipe. All plumbing fixtures shall be connected to an approved sewage disposal system and an approved source of potable water supplying both cold and hot running water. Exception for toilets – cold water only. All plumbing fixtures shall be of approved glazed earthenware or an approved similarly nonabsorbent material.

6. Fire Warning

- A. Smoke detector (110 volt w/battery backup) required in the sleeping area of a one-room dwelling and just outside the room used for sleeping in a multi-room dwelling.

7. Room Dimensions

- A. Ceiling heights 7'6" habitable rooms, 7' others – kitchens, halls, bathrooms, and utility rooms may have 7' ceilings measured to the lowest projection from the ceiling. There are special provisions for slope ceilings. Please ask the Building Department for specific information.
- B. Floor area in all habitable rooms except kitchen shall not be less than 70 sq ft.

8. Light & Ventilation

- A. Habitable room(s) 1/10 of the floor area in natural light. 1/20 of the floor area in natural ventilation.
- B. Bathroom same as above except there shall be at least 1 ½ sq ft of natural ventilation in open able window or by mechanical means.

9. Exit Facilities

- A. At least one exterior door 3' wide and a height of not less than 6'8".
- B. Escape or rescue window required if there is a separate room used for sleeping purposes. The minimum net open able height shall be 24" and width not less than 20"; open able area to be not less than 5.7 sq ft, and the bottom window shall not be more than 44" above the floor.