

ADVISORY COMMITTEE COMMENT FORM FOR PROPOSED CODE CHANGES (This form must be submitted electronically)

IRC-1, R304

Author/requestor: Rick Davidson
Email address: rdavidson@ci.maple-grove.mn.us
Telephone number: 763-494-6061
Firm/Association affiliation, if any: AMBO

Proposed Code Change - Language

SECTION R304 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 (11 m²) of gross floor area.

R304.2 Other rooms. Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²).

Exception: Kitchens.

R304.3 Minimum dimensions. Habitable rooms shall not be less than 7 feet (2134 mm) 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 (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

Proposed Code Change – Need and Reason

Current ceiling height requirements are arbitrary and trace back to tenement regulations. They are no longer necessary. For a room with a sloped ceiling, only 35 square feet of the room need meet the required ceiling height and heights in those areas may be as low as five feet. Room sizes are market driven.

To illustrate how unnecessary the rule is, consider a final inspection conducted on a new home with a room being found to be 69 square feet. Is it reasonable to require the builder to increase the room size by one square foot? What would be gained as far as life, health, or safety by increasing the room by one square foot?

Proposed Code Change – Cost/Benefit Analysis

This proposal will have no impacts on the cost of construction.

Other Factors to Consider Related to Proposed Code Change

1. Is this proposed code change meant to:

change language contained in a published code book? If so, list section(s).

change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

delete language contained in a published code book? If so, list section(s).
2012 IRC section R304

delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

neither; this language will be new language, not found in the code book or in Minnesota Rule.

2. Is this proposed code change required by a Minnesota Statute or new legislation? If so, please provide the citation to the Statute or legislation.
No

3. Will this proposed code change impact other sections of a published code book or of an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.
No

4. Will this proposed code change impact other parts of the Minnesota State Building Code? If so, please list the affected parts of the Minnesota State Building Code.
No

5. Who are the parties affected or segments of industry affected by this proposed code change?
Code officials, building designers, contractors, building owners

6. Can you think of other means or methods to achieve the purpose of the proposed code change? If so, please explain what they are and why your proposed change is the preferred method or means to achieve the desired result.
No

7. Are you aware of any federal requirement or regulation related to this proposed code change? If so, please list the regulation or requirement.
No