



San Juan County
Community Development & Planning

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POLICY

Creation of a Bedroom or Sleeping Room

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ISSUE: The San Juan County adopted codes and ordinances do not provide a specific definition of a bedroom or sleeping room. This has caused confusion, misunderstanding, and disagreements with the applicability of the regulatory requirements associated with bedrooms and sleeping rooms, and their administration. Issues associated the application of requirements for egress windows, smoke detectors, and the design of septic waste disposal systems have arisen.

POLICY: The following policy shall apply for the determination and classification of bedrooms and sleeping rooms. Where the submitted designation of an enclosed habitable room or space located within a dwelling unit or its accessory structures:

1. Complies with the minimum room dimension requirements of IBC Section 1208 or IRC Sections R304; and
2. Is not identified as a bedroom or sleeping room; and
3. The submitted design or location of such room or space is such that its potential use cannot be readily ascertained.

Such room or space shall be classified as a bedroom or sleeping room where it:

1. Contains a closet or a recessed or delineated area which is useable as, or readily convertible for use to, a closet; or
2. Contains a toilet and/or bathing and/or showering facilities; or
3. Is provided with direct access to a toilet and/or bathing and/or showering facilities.

Other rooms or areas which are functionally and normally useable for sleeping purposes may also be classified as bedrooms when an alternate use cannot be reasonably determined by permanently installed construction elements, fixtures, or appliances.

Common living areas such as, but not limited to, living rooms, family rooms, play/game rooms, theater/media rooms, and other similar habitable areas that are so situated and designed so as to clearly indicate their intended uses, shall not be interpreted as bedrooms or sleeping rooms.

This policy shall supersede all other previous policies relative to this issue, shall take effect on July 24, 2006, and shall apply to all permit application submittals (or to revisions submitted to previously submitted permit and/or approved permits) submitted on or after this date.

Where special conditions exist, the Director or Deputy Director/Chief Building Official shall be permitted to approve modifications to this policy.