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CITY of NAPA

BEDROOM REMODEL

1 Provide natural light source

1203.2 Light. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of 10 square feet.

Exception: Kitchens in Group R Occupancies may be provided with artificial light.

2 Provide natural ventilation by

1203.3 Ventilation. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 1/20 of the floor area of such rooms with a minimum of 5 square feet. In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in guest rooms, dormitories, habitable rooms and in public corridors with a minimum of 15 cubic feet per minute of outside air per occupant during such time as the building is occupied. Bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided with natural ventilation by means of operable exterior openings with an area not less than 1/20 of the floor area of such rooms with a minimum of 11/2 square feet.

3 Every sleeping room shall have at least one operable window or door for escape or rescue.

310.4 Access and Means of Egress Facilities and Emergency Escapes. Means of egress shall be provided as specified in Chapter 10. Access to, and egress from, buildings required to be accessible shall be provided as specified in Chapter 11.

Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

Exceptions: 1. Escape or rescue windows shall have a minimum net clear operable area of 5.7 square feet. The minimum net clear operable height dimension shall be 24 inches. The minimum net clear operable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor. Escape and rescue.

Window wells at escape or rescue windows shall comply with the following:

1. The clear horizontal dimensions shall allow the window to:

1. Escape windows shall have a minimum net clear open able area of 5.7 square feet.
2. Minimum net clear open able height shall be 24".
3. Minimum net clear open able width shall be 20".
4. Finished sill height, not more than 44" above the floor. (C.B.C. 310.4).

310.6 Room Dimensions.

310.6.1 Ceiling heights. Habitable space shall have a ceiling height of not less than 7 feet 6 inches except as otherwise permitted in this section. Kitchens, halls, bathrooms and toilet compartments may have a ceiling height of not less than 7 feet measured to the lowest projection from the ceiling. Where exposed beam ceiling members are spaced at less than 48 inches on center, ceiling height shall be measured to the bottom of these

members. Where exposed beam ceiling members are spaced at 48 inches or more on center, ceiling height shall be measured to the bottom of the deck supported by these members, provided that the bottom of the members is not less than 7 feet above the floor. If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one half the area thereof. No portion of the room measuring less than 5 feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof. If any room has a furred ceiling, the prescribed ceiling height is required in two thirds the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet.

310.6.2 Floor area. Dwelling units and congregate residences shall have at least one room that shall have not less than 120 square feet of floor area. Other habitable rooms except kitchens shall have an area of not less than 70 square feet. Efficiency dwelling units shall comply with the requirements of Section 310.7.

310.6.3 Width. Habitable rooms other than a kitchen shall not be less than 7 feet in any dimension.

4. 310.11 Heating. Dwelling units, guest rooms and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70°F at a point 3 feet above the floor in all habitable rooms.

5. Warm air furnaces shall not be installed in bedrooms.

6 Smoke Detectors:

310.9.1.1 General. Dwelling units, congregate residences that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions. When the valuation /of an addition, alteration or repair to a Group R Occupancy exceeds \$1000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with Sections 310.9.1.3, 310.9.1.4 and 310.9.1.5 of this section.

Exception: Repairs to the exterior surfaces of a Group R Occupancy are exempt from the requirements of this section. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Section 310.9.1.2 -.310.9.1.4.

Location within dwelling units: In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room.

7. Receptacle outlets: (C. E. C. 210-52).

1. Shall be installed every 12 feet along wall line and within 6' of break in wall.
2. Each wall space 2 feet or more.
3. Shall be at least 15 amp circuits.

8. At least one wall switched-controlled lighting outlet. (C.E.C. 210-70a). One or more receptacles controlled by wall switch shall be permitted in lieu of lighting outlets. (C.E C. 210- 70a Ex. 1).