

Article 2: Space Requirements

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Section 200.00 General Requirements

- a. Buildings occupied in whole or in part as defined in this law shall comply with the requirements hereinafter set forth concerning occupancy, size, light, and ventilation in order to provide safe and healthful environment.
- b. The term, accessory use, shall have a uniform meaning and shall apply in the same manner and under the same conditions or restrictions to all residential buildings.

Section 201.00 Maximum Occupancy

- a. In dwelling units, the maximum number of occupants shall be limited to the number determined on the basis of the floor areas of habitable rooms, other than kitchens, as follows; One occupant per room having floor area of at least 80 but less than 120 square feet, two occupants per room having floor area of at least 120 but not more than 180 square feet, and three occupants per room having floor area of 180 or more square feet.
- b. In lodging units, the maximum number of occupants shall be limited to the number determined on the same basis as for dwelling units.
- c. In buildings occupied as clubs, sorority, or fraternity houses and providing sleeping accommodate for more than five persons, the maximum number of occupants so accommodated in any habitable room shall be limited to the number determined on the basis of the floor area, in square feet, of the room divided by 50 square feet per occupant.

Section 202.00 Prohibited Uses

- a. It shall be prohibited to use for sleeping purposes any kitchen, nonhabitable space,

or public space.

b. It shall be prohibited, in lodging houses, to use for dining purposes any communal kitchen containing less than 100 square feet of floor area, or any nonhabitable space or public space other than dining space.

c. It shall be prohibited to prepare or eat meals in lodging units.

d. It shall be prohibited to use any cellar space as habitable space.

Section 204 Habitable Space -- Size

a. A dwelling unit shall contain at least one habitable room having a minimum of 150 square feet of floor area and a minimum horizontal dimension of 10 feet.

b. Kitchens shall have a minimum of 60 square feet of floor area, and other habitable spaces shall contain not less than 80 square feet of floor area and shall have a minimum horizontal dimension of 7 feet.

c. Every alcove less than 60 square feet, except a cooking space or foyer, shall be deemed to be a part of a habitable room. The area of the opening in the dividing partition between the alcove and the room shall be at least 80 per cent of the wall area of such partition, measured on the alcove side, but not less than 40 square feet. The depth of such alcove shall not exceed half its width. The floor area of the alcove shall be added to the floor area of the room in determining light and ventilation requirements for the room. An alcove with an area of 60 square feet or more, but less than the required area of a habitable room, shall be separately lighted and ventilated as required for habitable space.

Section 204.00 Basements

Basements shall not be deemed habitable space where required windows are located only on one wall and the depth of the basement space exceeds four times its clear height.

Section 205.00 Light and Ventilation

a. Habitable space shall be provided with natural light through one or more windows, skylights, transparent, or translucent panels, or any combinations thereof, that face directly on legal open spaces at least 6 inches above the adjoining finished grade, or are above a roof. The amount of light shall be equivalent to that transmitted through clear glass equal in area to 10 per cent of the floor area of habitable space.

b. Habitable space shall be provided with artificial light.

c. Habitable space shall be provided with natural ventilation through openable parts of windows or other openings in exterior walls that face legal open spaces above the adjoining finished grade or above a roof, or area equal to not less than 5 per cent of the total floor area of each habitable space.

d. Habitable space may also be provided with mechanical ventilation, in addition to natural ventilation.

Section 206.00 Miscellaneous Requirements

- a. Dwelling units shall be separated from each other and from other spaces outside the dwelling unit.
- b. Sleeping rooms within dwelling units shall be separated from each other and from other spaces outside the sleeping rooms to provide privacy.
- c. Lodging units shall be separated from each other and from other spaces outside the lodging units.
- d. A communal kitchen or dining room in a lodging house shall be accessible to the occupants sharing such kitchen or dining room without going through a dwelling unit or lodging unit of other occupant.

Section 207.00 Height

Public spaces shall have a minimum height of 7 feet 6 inches measured from finished floor to finished ceiling.

Section 208.00 Light and Ventilation

- a. Public spaces shall be provided with artificial light.
- b. In public stairs, stairways, and passageways artificial light shall be electric lighting available at all times so as to afford safe passage for occupants and users. Such lighting shall conform to the following:
 1. A sufficient number of fixtures shall be provided so that the distance between fixtures is not more than 30 feet and so that no wall is more than 15 feet distant from a fixture.
 2. Incandescent lighting shall be based on not less than 1/4 watt per square foot of floor area, except that each fixture shall have a lamp or lamps with a total of not less than 25 watts.
 3. Fluorescent lighting shall be based on not less than 1/10 watt per square foot of floor area, except that each fixture shall have a lamp or lamps with a total or not less than 15 watts.
 4. Where under these formulas the calculated wattage does not correspond to that of a standard lamp, the next larger size shall be used.
- c. Public spaces shall be provided with either natural ventilation, conforming to the requirements for habitable space, or with mechanical ventilation.
- d. Kitchenettes, bathrooms, and toilet rooms shall be provided with ventilation in accordance with either of the following: Natural ventilation as required for habitable space, except that such openable areas shall be not less than 1 1/2 square feet for bathrooms or toilet rooms and not less than 3 square feet for kitchenettes; or Mechanical ventilation exhausting not less than 25 cfm for bathrooms and toilet rooms and not less than 100 cfm for kitchenettes.

Section 209.00 Access and Vertical Travel Between Stories

- a. Stairs, both interior and exterior, shall be of sufficient width in conformity with

generally accepted standards so as to serve the occupants.

b. Railings shall be provided on open portions of stairs, balconies, landings, and stairwells.

Section 210.00 Cooking and Refrigeration

a. Each dwelling shall be provided with appropriate cooking and refrigeration equipment.

b. Cooking and refrigeration equipment shall be maintained in good operating condition.

c. Gas-burning cooking equipment shall be permanently fastened and connected in place. Gas supply connection to such equipment shall be made with pipe or tubing or solid metal.

d. Solid fuel-burning cooking equipment shall be appropriately vented.

Section 211.00 Communal Cooking and Dining Facilities

Communal kitchens and dining rooms shall comply with the following requirements:

1. Communal kitchens shall contain at least 1 kitchen sink; at least 1 kitchen gas or electric stove equipped with an oven and not less than 4 top burners; at least one electric or gas type refrigerator with adequate food storage capacity, but in no case less than 8 cubic feet nominal size.

2. Dining space and eating facilities where provided in the kitchen area shall comply with the requirements for communal dining rooms.

3. Communal dining rooms shall contain at least 1 dining chair and 2 linear feet of dining space for each occupant permitted in a dining room at any particular time.

Section 212.00 Open Areas

Yards and courts shall be kept clean and free of physical hazards.

Section 213.00 Buildings and Structures

a. Floors, walls, ceilings, furnishings, and fixtures of residential buildings shall be maintained in clean and sanitary condition.

b. Accessory structures shall be maintained so as to be free of conditions detrimental to safety or health.

Section 214.00 Infestation and Screening

a. Where the potential for rodent and vermin infestation exists, windows and other openings in basements and cellars shall be appropriately screened with wire mesh or other suitable materials.

b. From May 1st to October 1st, entrances to residential buildings shall be provided with self-closing type devices or screens, and windows and other openings used for ventilation shall be appropriately screened. Screens shall not be required in rooms located sufficiently high in the upper stories of multiple dwellings as to be free of

mosquitoes, flies, and other flying insects.

Section 215.00 Garbage and Refuse

In multiple dwellings, it shall be prohibited to store or accumulate garbage or refuse in public halls and stairways or to place garbage or refuse containers in front of or on the front porch of buildings except during the hours designated for garbage pickup.