



**Town of Mashpee**  
BOARD OF HEALTH  
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**Public Health**  
Prevent. Promote. Protect.

## **MASHPEE BEDROOM DETERMINATION**

**Bedroom:** A room providing privacy, intended primarily for sleeping and consisting of all of the following:

- (a) Floor space of no less than 70 square feet; (310 CMR 15)
  - (1) Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant. (105 CMR 410).
- (b) For new construction, a ceiling height of no less than seven (7) feet three (3) inches; (310 CMR 15)
- (c) For existing houses and for mobile homes, a ceiling height of no less than seven (7) feet zero (0) inches; (310 CMR 15)
  - (1) No room shall be considered habitable if more than  $\frac{3}{4}$  of its floor area has a floor-to-ceiling height of less than seven (7) feet. (105 CMR 410).
  - (2) In computing total floor area for the purpose of determining maximum permissible occupancy, that part of the floor area where the ceiling height is less than five (5) feet shall not be considered. (105 CMR 410).
- (d) An electrical service and ventilation; (310 CMR 15) and
- (e) At least one window. (310 CMR 15)
- (f) A room located on another level of a dwelling, which is accessible solely by a staircase within and/or outside of the dwelling.

\*Closets do not pertain to the definition of a bedroom.

Living rooms, dining rooms, kitchens, halls, bathrooms, unfinished cellars and unheated storage areas over garages are not considered bedrooms. Single family dwellings shall be presumed to have at least three bedrooms. Where the total number of rooms for single family dwellings exceeds eight, not including bathrooms, hallways, unfinished cellars and unheated storage areas, the number of bedrooms presumed shall be calculated by dividing the total number of rooms by two then rounding down to the next lowest whole number. The applicant may design a system using design flows for a smaller number of bedrooms than are presumed in this definition by granting to the Approving Authority a deed restriction limiting the number of bedrooms to the smaller number.

**Light and Ventilation:** Rooms shall be provided with aggregate glazing area of not less than 8% of the floor area of such rooms. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated.

**Emergency Egress:** Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, and such opening shall open directly into a public street, public alley, yard or court. Massachusetts requires that the opening of an egress window must be at least 20 inches wide by 24 inches high with a minimum net clear opening of 5.7 square feet, or five (5) square feet for ground floor windows. The sill height must be no more than 44 inches above the floor, with 42 inches being the target height (780 CMR).

**Grade Level:** No room or area in a dwelling may be used for habitation if more than ½ of its floor-to-ceiling height is below the average grade of the adjoining ground and is subject to chronic dampness. (105 CMR 410).

**Opening Protection:** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. (780 CMR).

***REVISED: May 16, 2023***