



City of Seattle
**Department of Construction and
Inspections**

2015 SRC Code Solution

**SRC Section R304.1 & R304.2
Habitable Room Size**

Release Date: October 2017

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The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue:

How do I determine if a habitable room meets the dimensional requirements of Seattle Residential Code (SRC), Section R304.1?

Interpretation:

The room size is determined by both the minimum area and the minimum dimension in each direction per SRC R304.1 and SRC R304.2.

The minimum room size of 70 square feet must measure a minimum of 7 feet in all directions. This measurement must be taken perpendicular to the walls. For example, if the room is 7 feet wide, the length must be 10 feet. Or, if the room is 8 feet wide, the length must be a minimum of 8 feet 9 inches. Any areas in the room that measure less than 7 feet do not count toward the 70 square feet.

Only portions of the room in which a 7 foot by 7-foot square can be placed are allowed to be counted toward the habitable space requirement. The sides of the square must align parallel to the walls.

Refer to the following diagrams for examples of acceptable and unacceptable solutions.

For questions about whether this code solution applies to your project:

- If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application
- If you have not submitted an application, send us a question through the SDCI website <http://www.seattle.gov/dpd/toolsresources/sendusaquestion/default.htm> or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location <http://www.seattle.gov/dpd/aboutus/whoweare/applicantservicescenter/default.htm>

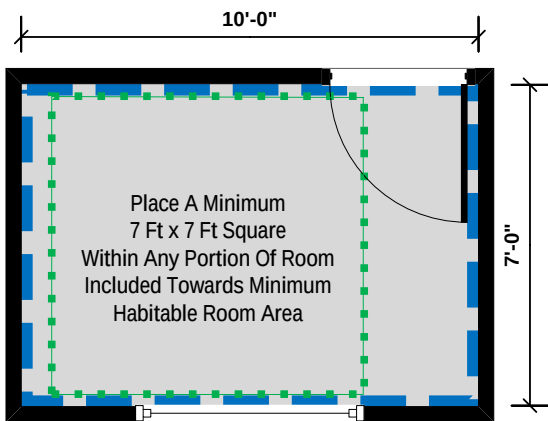


Figure 1

Room Area: 70 SF
Habitable Room Area: 70 SF

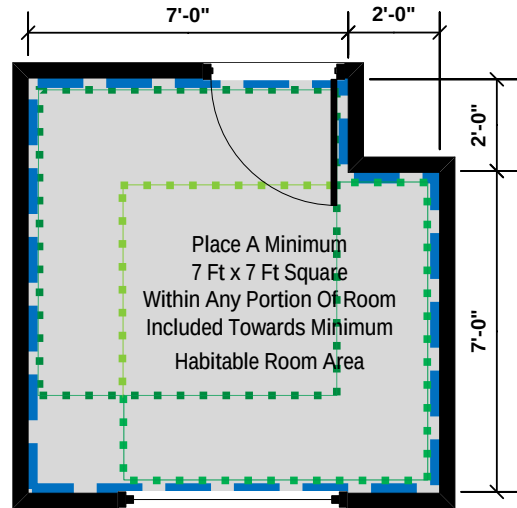


Figure 2

Room Area: 77 SF
Habitable Room Area: 77 SF

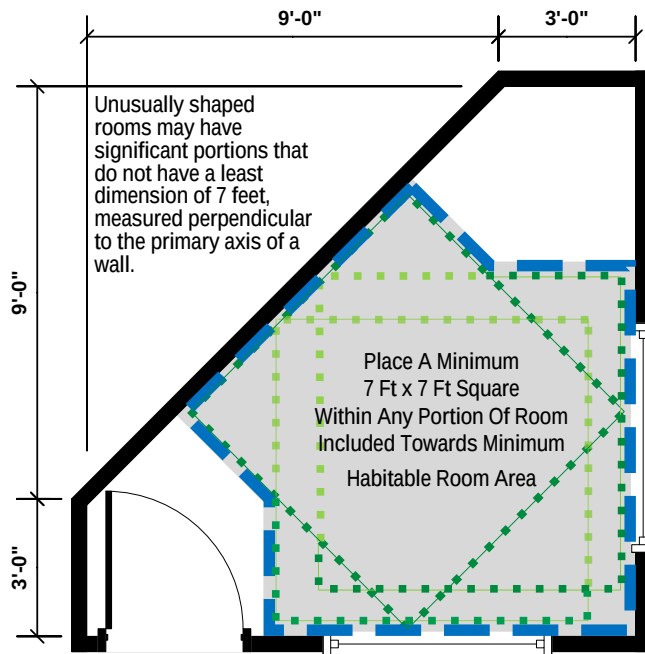


Figure 3

Room Area: 103.5 SF
Habitable Room Area: 70.5 SF

--- Required 7 foot Square

--- Habitable Room Area

- These spaces meet both the minimum 70 square feet in area and the minimum plan dimension of 7 feet in any direction.
- The *Habitable Room Area* is the total area of room where a 7 foot square will fit. Overlap areas are only counted once.

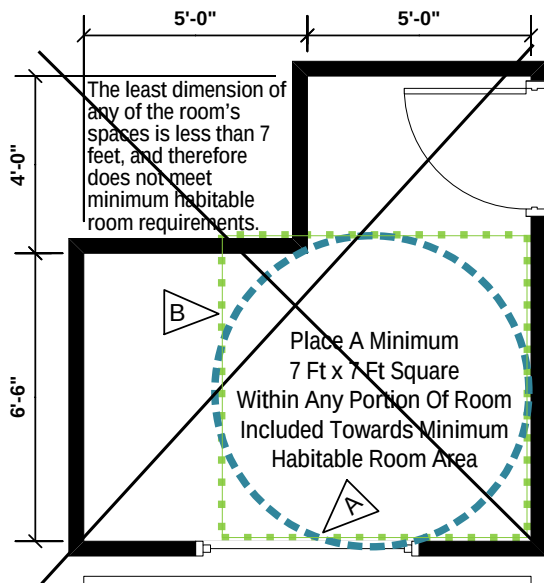


Figure 4

Room Area: 85 SF*
Habitable Room Area: 0 SF

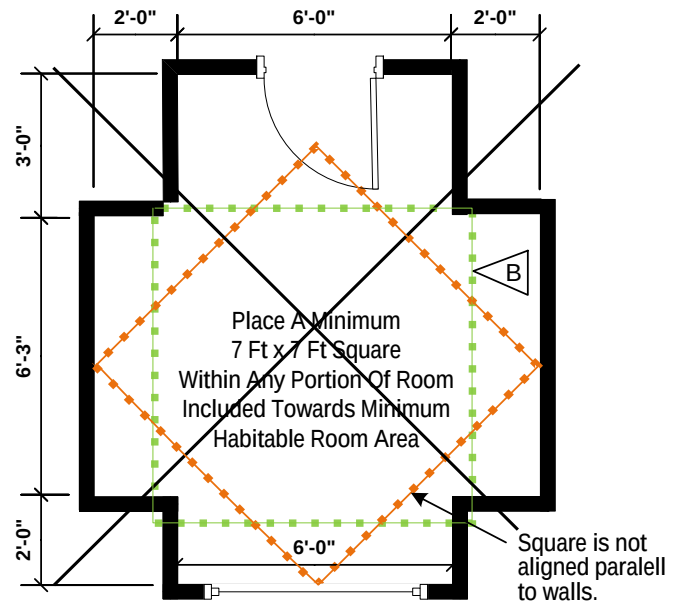


Figure 5

Room Area: 93 SF*
Habitable Room Area: 0 SF

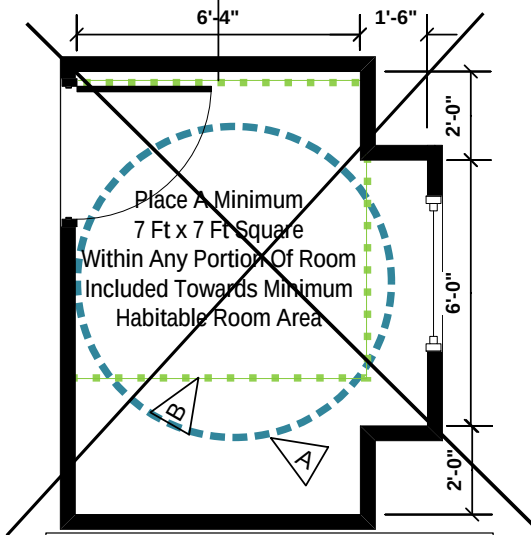


Figure 6

Room Area: 72 SF*
Habitable Room Area: 0 SF

*Although this meets the minimum area for a room it does not meet the habitable room width of at least 7 feet.

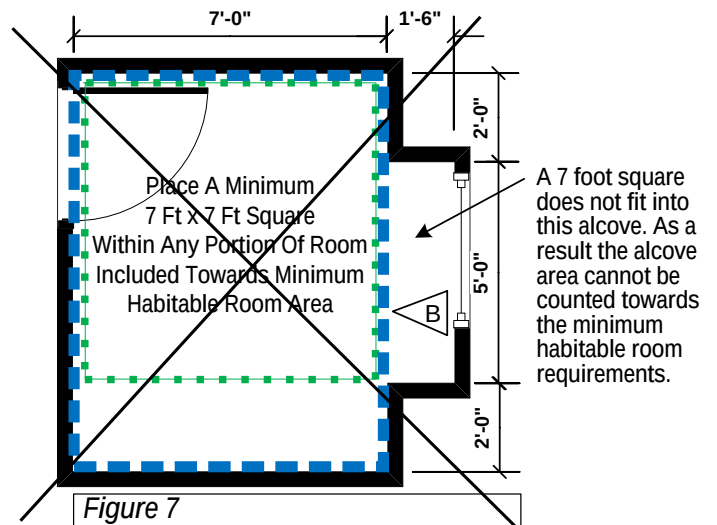


Figure 7

Room Area: 70 SF
63 SF Habitable Area < 70 SF Req'd
Habitable Room Area: 0 SF

✗ These layouts DO NOT meet minimum *Habitable Room Area* requirements.

A The minimum dimension must be 7 feet in all directions using a square. A 7 foot diameter circle or a 49 square foot circle are not allowed.

B The room size must accommodate a 7 foot square. Any alcove areas must have a minimum width dimension of 7 feet.