**Section 370.2260 Bedrooms**

a) Each single bedroom used for a resident shall have at least one hundred (100) square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms, and clearly definable entryway areas.

b) Each multiple bedroom used for residents shall have for each resident housed in the room at least seventy-five (75) square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms, and clearly definable entryway areas. Maximum room capacity shall be two (2) residents. There shall be a three (3) foot minimum distance between beds.

c) Resident bedrooms shall have an entrance directly off an exit corridor or may be part of an apartment suite (bedrooms, toilet, living/dining room and residential kitchen) having an entrance to an exit corridor.

1) Entrance door to an apartment suite or resident bedroom shall swing into the room.

2) No room that opens into a central kitchen or necessitates passing through a central kitchen shall be used as a resident bedroom.

d) Each room used as a resident bedroom shall have at least one (1) outside window, and a total window area to the outside equal to at least one-tenth (1/10) the floor area of the room. The total window area may be reduced to 7.5% of the floor area of the room if wood or other non-cold conducting sash such as metal sash with a thermal break and double or triple insulating glass is used, except that at least nine (9) square feet of window area is required in single bedrooms.

e) Each bedroom shall have adequate and satisfactory artificial light.

f) Each resident shall have access to a toilet room.

g) Each facility shall provide a closet or wardrobe of at least six (6) square feet for each resident.

h)

1) Each bedroom floor shall be no more than three (3) feet below the adjacent ground level.

2) Each below grade bedroom shall be designed to maintain a dry and comfortable environment.

i) The furniture in the room shall be so arranged, even if it reduces the bed capacity of the room, so that the bed, bedside stand and chair for each resident will be reasonably well arranged.