

20.13 MINIMUM SPACE, USE AND LOCATION REQUIREMENTS. (1)

No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit for the purpose of living therein, which does not comply with the minimum standards for space, use, and location as herein provided.

(a) **MINIMUM FLOOR AREA.** Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof and at least 100 additional square feet of floor space for every additional occupant thereof, the floor space to be calculated on the basis of total habitable room area.

(b) In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least seventy square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant 12 years of age and over and at least 35 square feet of floor space for each occupant under 12 years of age.

(2) **SINGLE-FAMILY OWNER-OCCUPIED DWELLING.** Single family owner-occupied dwellings shall comply with the provisions of (a) and (b) above.

(3) **ROOM ARRANGEMENT.** No dwelling or dwelling unit containing two or more sleeping rooms shall have such room arrangements that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only going through another sleeping room; nor shall room arrangements be such that access to a sleeping room can be had only going through another sleeping room or water closet compartment.

(4) **MINIMUM CEILING HEIGHT.** At least one-half of the floor area of every habitable room, bathroom, water closet compartment, and hallway shall have a ceiling height of not less than six feet six inches (6'6"). The floor area of that part of any habitable room where the ceiling height is less than five feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

(5) **BASEMENT DWELLING UNITS.** No basement space shall be used as dwelling or rooming unit unless:

(a) The floor and walls are impervious to leakage or underground and surface run-off water.

(b) The total glazed window area in each room is equal to at least eight percent of the floor area, and is entirely above the grade of the ground adjoining such window area; or, if below grade, an areaway shall be provided in compliance with the uniform dwelling code.

(c) The total openable window area in each room is equal to 3.5 percent (for one- and two-family dwellings) and 4 percent (for all other) of the minimum window area, except where there is supplied a mechanical ventilation system to the outside air capable of completely changing the air in the room every hour for one- and

two-family dwellings, or in accordance with ILHR Commercial Code for all other residential occupancies.

(d) The ceiling height throughout the unit is at least seven feet.

(e) It is separated from the heating equipment, incinerators or other equally hazardous equipment by a standard one hour fire partition.

(f) Access can be gained to the unit without going through a furnace room;

(g) Two independent means of egress are provided from every basement containing more than one dwelling unit or one rooming unit.