

GUILDLINE REGARDING BEDROOMS IN A LOWER LEVEL

- 1.) Any home built prior to June 1, 1980 is EXEMPT from any new regulations, unless regulated by local municipality (He said he was not aware of any township up here that uses anything else but the State regulations)
- 2.) There must be two (2) exits from the lower level
 - a.) If the exits are a stairway and a window in the bedroom, the window must to be minimum a 20" X 24" in either direction, must be minimum 46" from floor to sill or maximum of 60" from floor to sill with one step no higher than 20 inches. Exit window well must be 36" out from the house and as wide as the window with the ability to exit the well. (The only legal window exit must be inside the bedroom.)
 - b.) If the exits are two legal stairways or a legal stairway and a walkout, the room has to meet the legal definition of a light source:
 - 8% of the exposed floor square footage of which 3.5% must be a vented area (the open part of the window). That can be a window to the outside or a window or door to a shared room but there still has to be a 3.5% vented area to the outside inside the bedroom.

Information provided by Northwinds Inspections and Oneida County Zoning.