Informal Interpretation Report
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Section 1208 INTERIOR SPACE DIMENSIONS

Question:

The definition of habitable space in Chapter 2 states that it is a "space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, screen enclosures, sunroom Categories I, II, III and IV as defined in Section 2002.6, storage or utility spaces and similar areas are not considered habitable spaces."

In office spaces we have small spaces used by individuals for short periods of time when privacy is needed. Once space is a “mother’s room” or “wellness room” . It is a space that is used for short periods of time when privacy in the work place is needed. The other space is a “phone room” (which many times are more like pre-manufactured phone booths, small 36” x 36” +/- spaces) which is used to take a phone call in an open office environment where privacy is needed. When designing these three types of spaces, especially the phone rooms, they tend to be smaller than the size requirements in FBC 1208 since they are used for a short period of time. Our question is, since the spaces are not used for “living, sleeping, eating or cooking” do these rooms need to meet the requirements of FBC 1208?

Answer

Yes, the rooms listed provide the same function as other larger rooms which are definitely classified as habitable, They're just smaller.

Commentary:

All habitable spaces are also occupiable spaces. Though that is not the same in reverse. But occupiable spaces that are used for engagement at "labor" and is equipped with means of egress and light and ventilation would be deemed habitable also. They must also be on the accessible route and meet accessibility.

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