



BUILDING BULLETIN

Building Services

Subject: Bedrooms & Sleeping Areas
Building Bulletin No: BD.BB.21.19
Date Issued: May 31, 2021
Date Revised:
Reference: *Building Code Act, 8(2)*

A. Purpose

The purpose of this Building Bulletin is to provide a uniform interpretation of a room or sleeping area used for sleeping.

B. Background and Definitions

The Ontario Building states the following:

9.9.1.3. Occupant Load

(1) The *occupant load* of a *floor area* or part of a *floor area*, or of a *building* or part of a *building* not having a *floor area*, shall be based on,

- (a) two persons per sleeping room or sleeping area in a *dwelling unit* or *suite*, and
- (b) for *occupancies* other than as described in Clause (a), the number of persons,
 - (i) for which the area is designed, or
 - (ii) determined from Table 3.1.17.1.

“Bedroom” and “Sleeping Area” each means a room or area used, designed, equipped or intended for sleeping; which is not less than 7m² (75.3ft²) where built-in cabinets are not

provided and not less than 6m² (64.5ft²) where built-in cabinets are provided and shall not include a *hall, bathroom; kitchen, laundry room; closet, dressing room or such similar room(s)*.

C. General Interpretation and Requirements

The following interpretation shall be uniformly applied:

1. A home office, library, sewing room, den, studio, loft, a games room or any other conditioned room that is proposed, may be exempt from being considered a bedroom or sleeping area *provided there is no closet*.
2. Where a sleeping area is intended to be located partially or wholly within a living room, dining room, family room, recreation room or similar space; a maximum of one such sleeping area will be permitted within each dwelling.
3. Minimum ventilation requirements as required by the building code shall be provided for every bedroom and sleeping area.

D. Reference Information

Building Code Act

E. Attached

N/A

F. Review Cycle

This building bulletin will be reviewed annually by the Chief Building Official.

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