

One and Two family attic spaces,  
what makes them habitable?

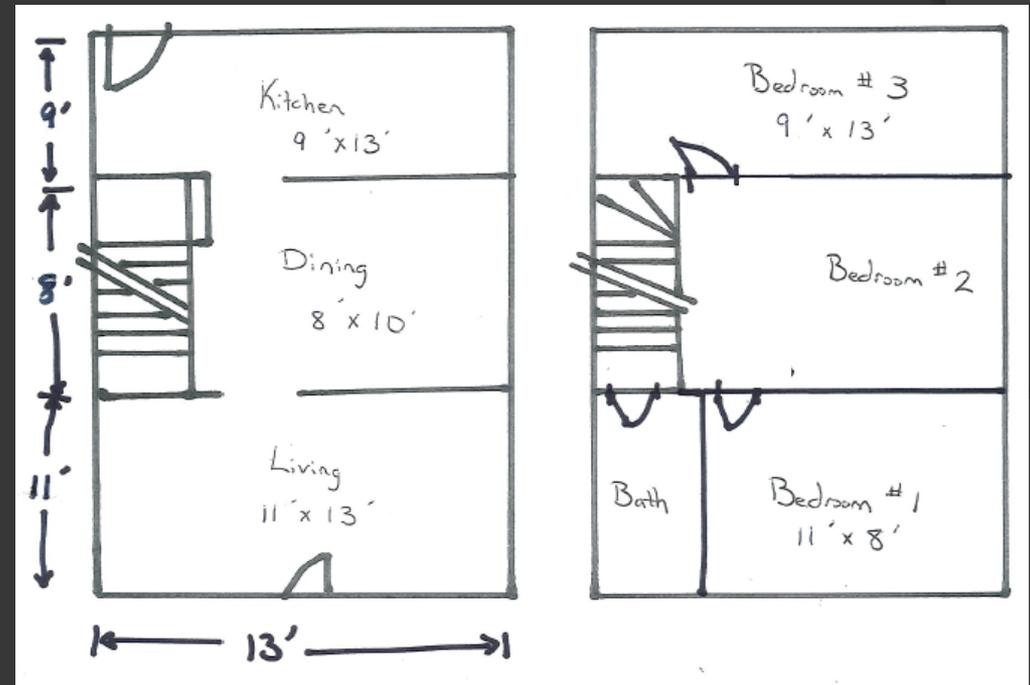
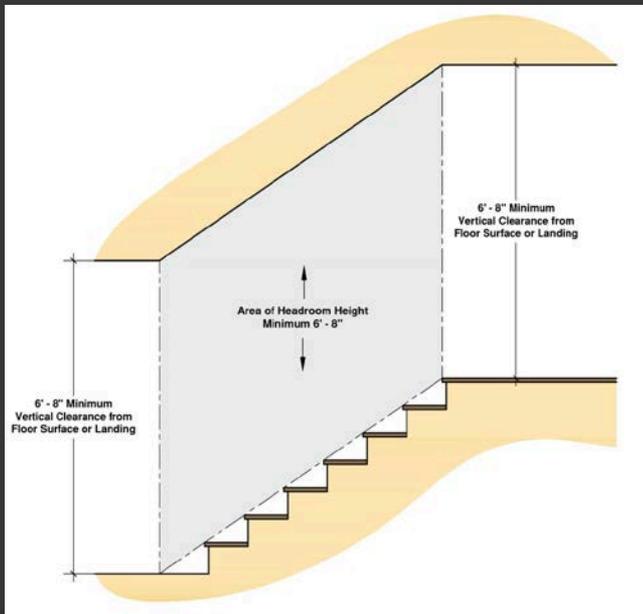
# Baseline information

- Habitable space
- Several codes
- Permit history



# Access to the attic

- Existing walk through bedroom
- Stair and landing clearance
- Handrails and guardrails



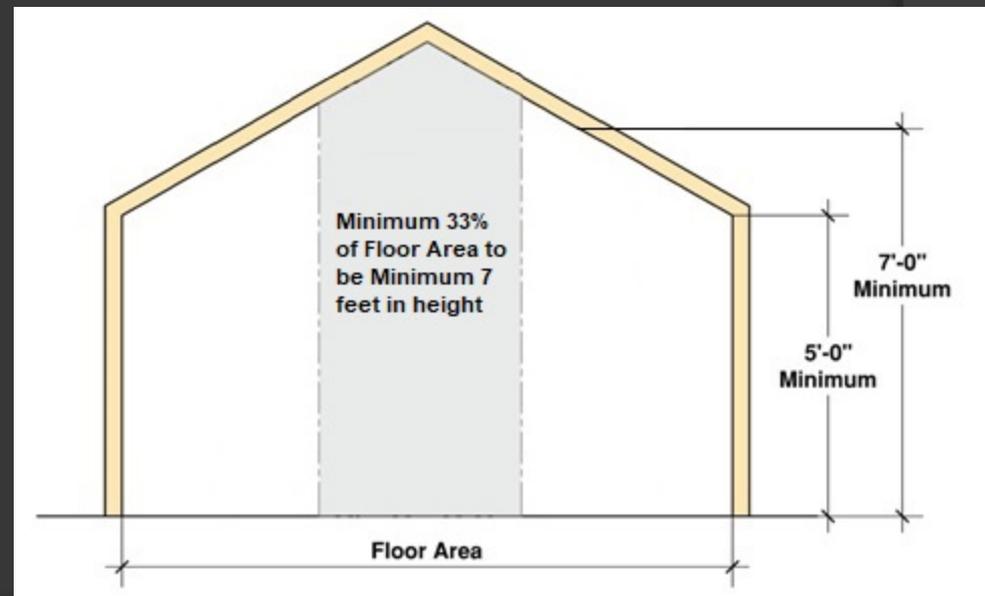
# Size of the space and unit

- Attic space size
- Overall unit size, living and dining space
- Ceiling height



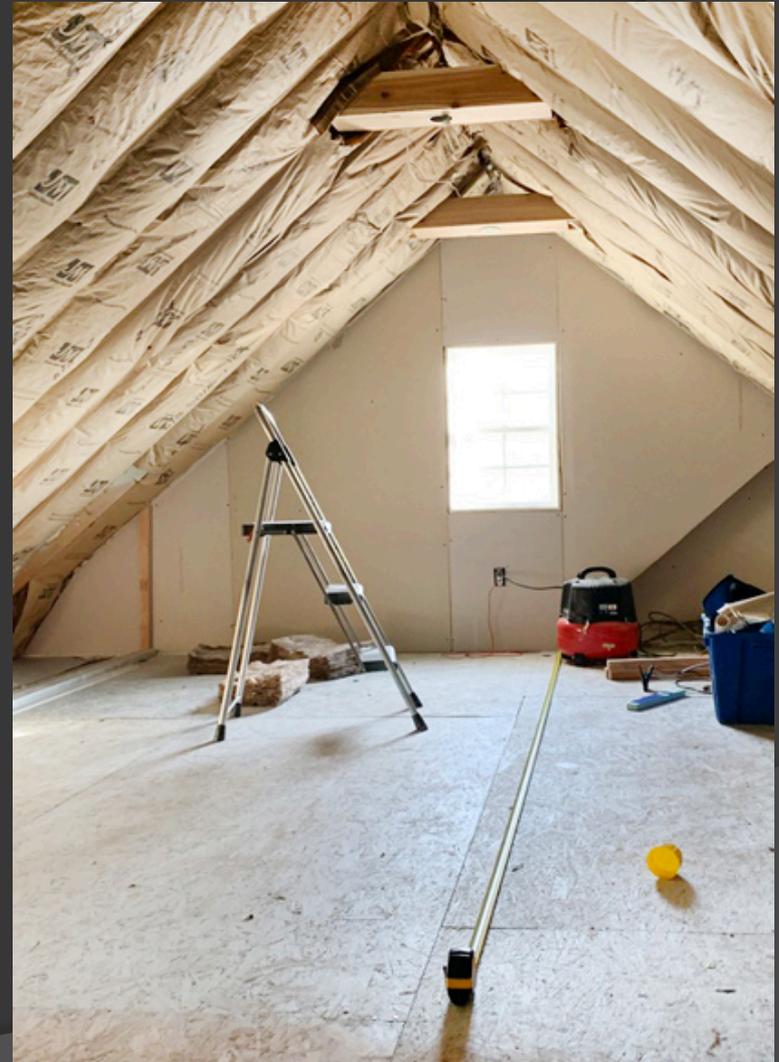
# Size of the space and unit

- Ceiling Height Code Exception #4
  - Sloped ceilings for sleeping, study or similar purposes
  - 7 feet for one-third the floor area
  - Floor area measurement area is when ceiling height is no less than 5 feet



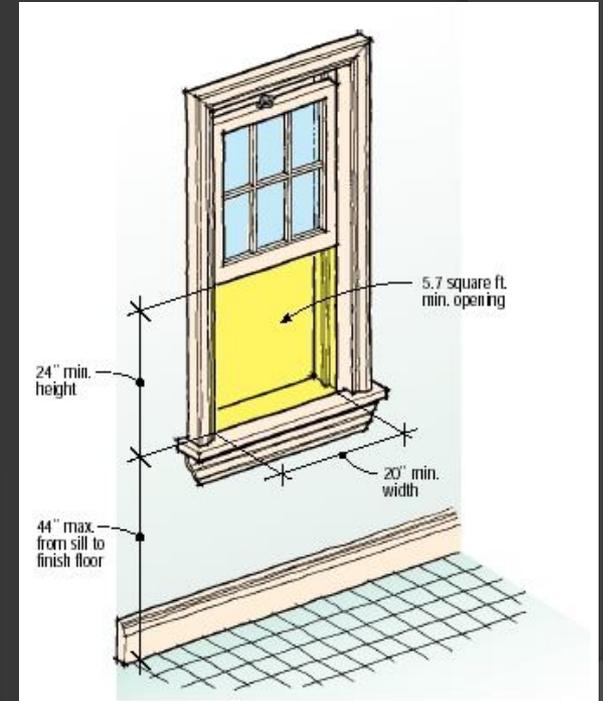
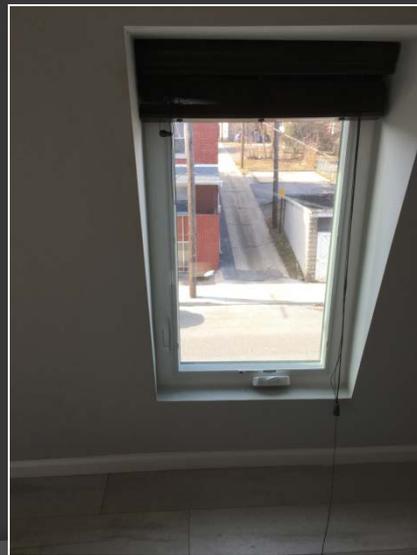
# Walls and Floors

- Fire wall between dwellings
- Imposed loads for living spaces
- Insulate the space



# Window size/emergency escape

- Existing window meet -
  - Ventilation code
  - Emergency escape code
- Window sill height



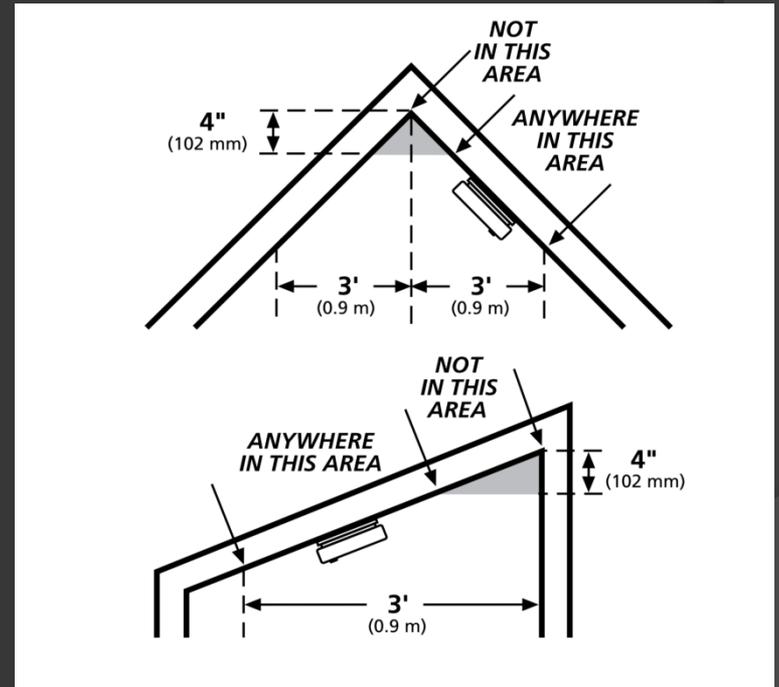
# Electric and Heat

- Number of electric receptacles/outlets
- Wall switch controlled light or outlet
- Heating the space
- Cooling the space



# Smoke and CO Alarms

- Type of detector, battery or electric
- Change alarms in other spaces
- CO Alarms if fossil fuel equipment



# Grant Opportunity

## Rental Property Rehabilitation Grant Program

- Grants of \$7,500 for rental property rehabilitation to market rate rental and requiring 2:1 match.
- Grant \$7,500 + Match \$15,000 = \$22,500 + Projects
- Contact the Department of Community and Economic Development
  - 301-739-8577 ext. 111



# Invest Hagerstown

# Questions?

Click or tap the Q&A button to submit questions

or

Email questions to [codecompliance@hagerstownmd.org](mailto:codecompliance@hagerstownmd.org)