

# Ceiling Heights, What meets code?

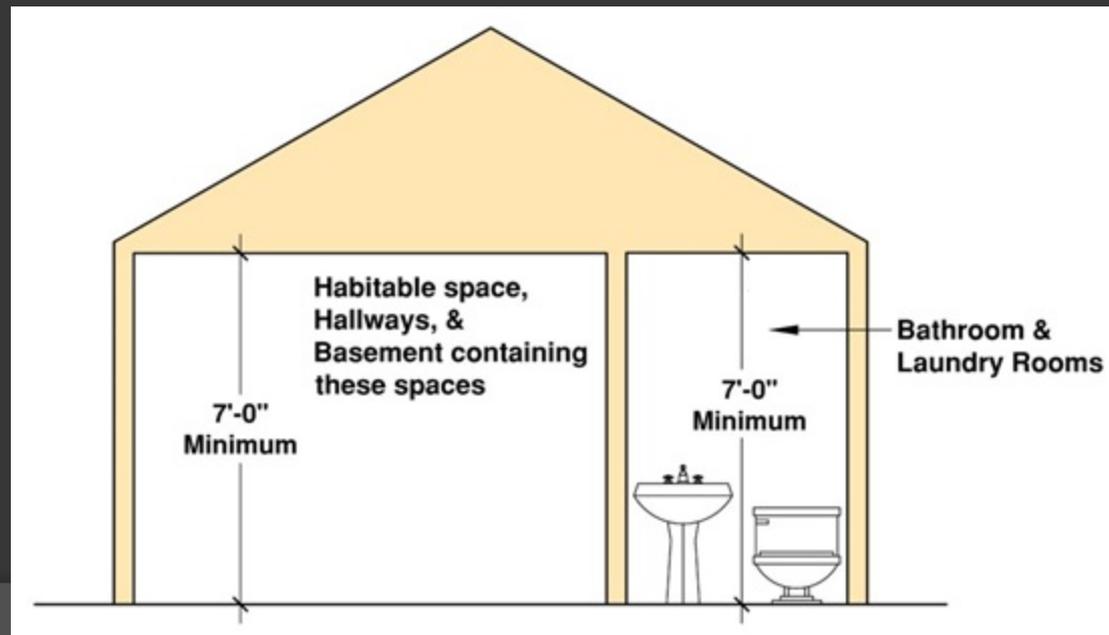
# Baseline information

- Several factors determine habitability of a room
- Focus on ceiling height requirement
- One code with four exceptions



# What is the code requirement?

- All habitable spaces
  - Spaces used for living, sleeping, eating or cooking, including hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas
- Ceiling height of not less than 7 feet



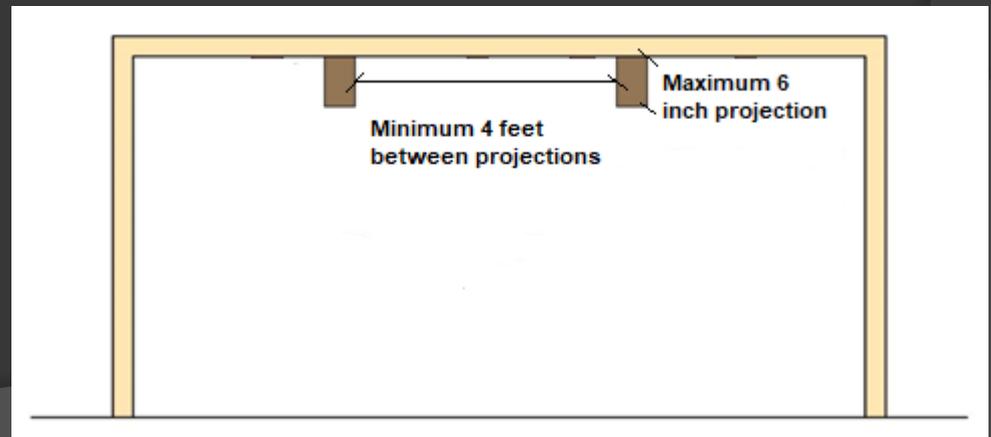
# Why is the requirement 7 feet?

- Several factors for minimum requirement
  - Adequate volume of air
  - Fire safety
  - Psychological
- History
  - 1955 – 7 feet 6 inches was minimum
  - 1981 to mid 1990s – 7 feet 4 inches
  - Current code – 7 feet



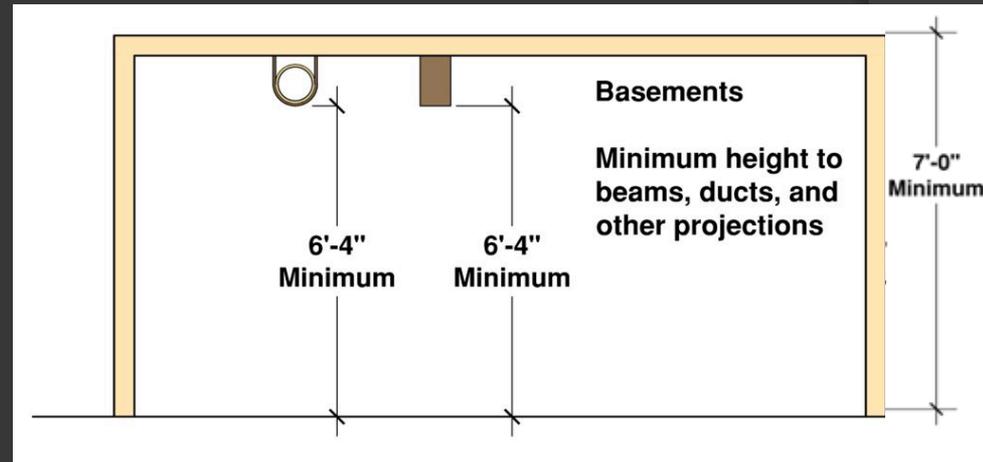
# Exceptions to the 7 foot rule

- Exception #1
  - In one and two family dwelling ONLY
  - Beams and girders can project 6 inches below requirement
  - Beams and girders must be no closer than 4 feet on center



# Exceptions to the 7 foot rule

- Exception #2
  - In one and two family dwelling ONLY
  - Basement rooms used exclusively for laundry, study or recreation purposes
  - Ceiling height can be reduced to 6 feet 8 inches
  - Under beams, girders, ducts and similar obstructions can be reduced to 6 feet 4 inches



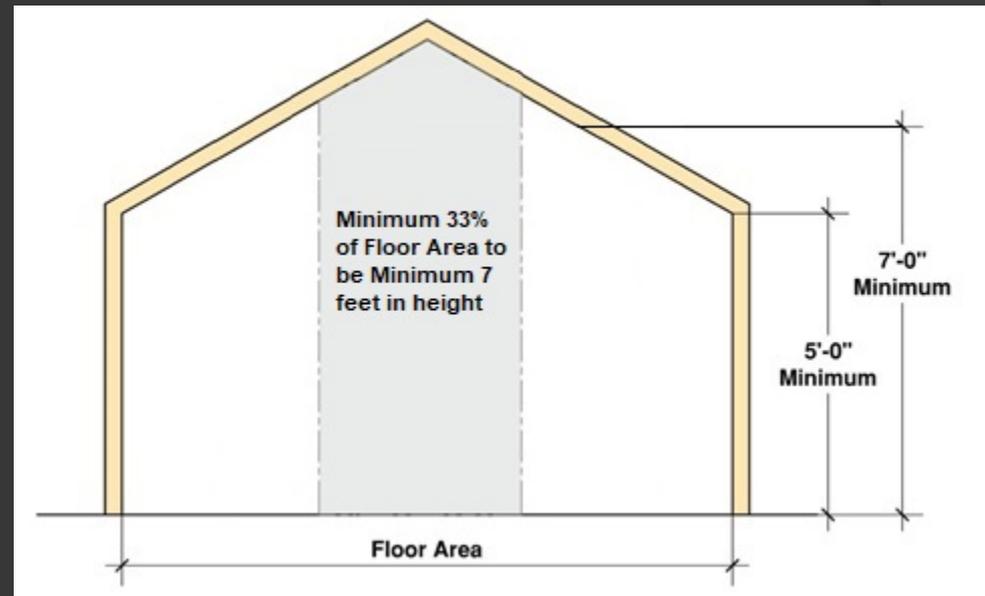
# Exceptions to the 7 foot rule

- Exception #3
  - In Multi-family structures (3 or more units)
  - Basement rooms used exclusively for laundry ONLY
  - Ceiling height can be reduced to 6 feet 8 inches
  - Under beams, girders, ducts and similar obstructions can be reduced to 6 feet 4 inches



# Exceptions to the 7 foot rule

- 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



# Questions?

Click or tap the Q&A button to submit questions

or

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