



BUILDING SAFETY DEPARTMENT
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CONVERTING ATTICS, BASEMENTS AND GARAGES TO LIVABLE SPACE

Things to consider:

Garage Conversions

- When converting garages to habitable space, is there adequate off street parking. (Check with the Planning Dept. for requirements).
- Detached garages need to meet setback requirements and may need fire wall for habitable space.
- Is the framing structure adequate for the required insulation?
- How are you going to insulate the slab foundation? With a raised floor?

Attic Conversions

- Is the existing attic floor structure strong enough to hold the additional weight?
- Does the space have adequate ceiling height?
- Is the current footing wide enough for the second story?
- Do the existing stairs meet current codes?
- Does it have the required minimum room area?

Basement Conversions

- Ceiling height needs to be 7' in habitable areas.

Requirements:

Building permits are required when non-habitable space is converted into habitable space. Current building codes will apply to non-habitable space when that space is converted to livable space. Windows, ceiling heights, floor space and insulation have different code requirements for habitable and non-habitable spaces.

Definition of habitable space: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

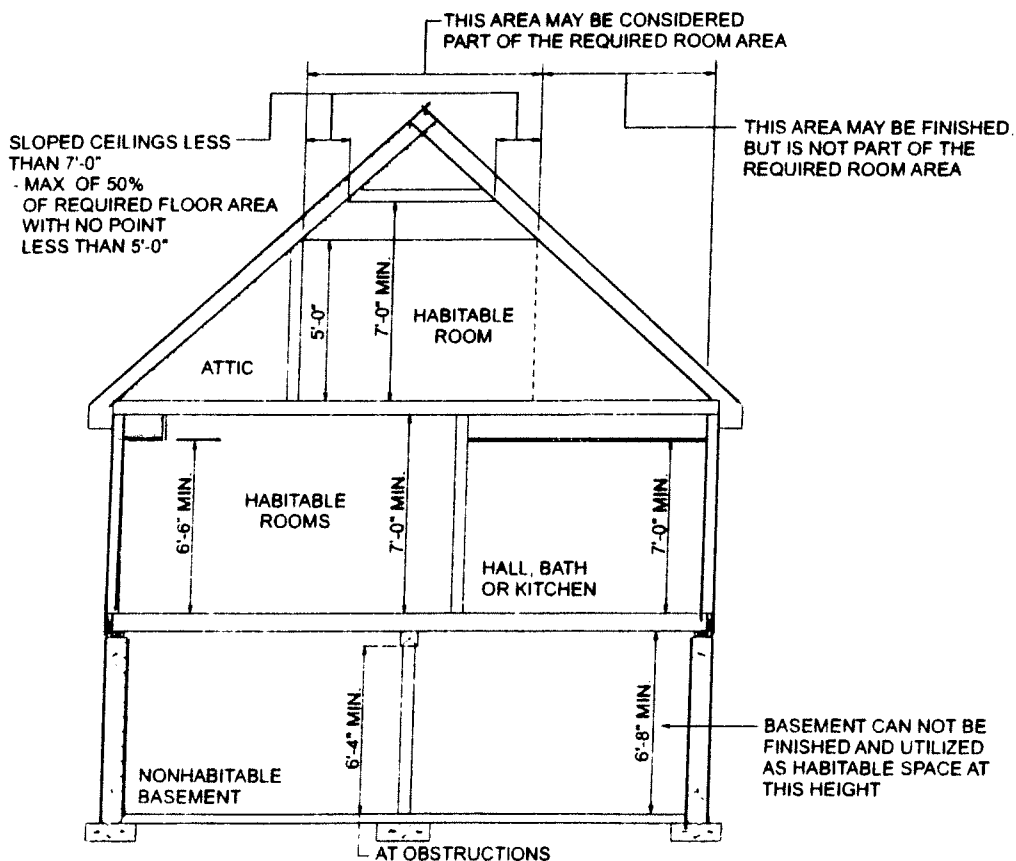
Code Requirements:

Minimum Room Area Requirements:

Habitable rooms shall have a floor area of not less than 70 square feet and shall not be less than 7 feet in any horizontal dimension. All rooms must have natural ventilation through windows or doors to the outdoor air with an opening floor area ventilation of 4 percent. All rooms must have a natural light area of not less than 8 percent of the room.

Ceiling heights in habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finish floor to the lowest projection from the ceiling.

For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet.



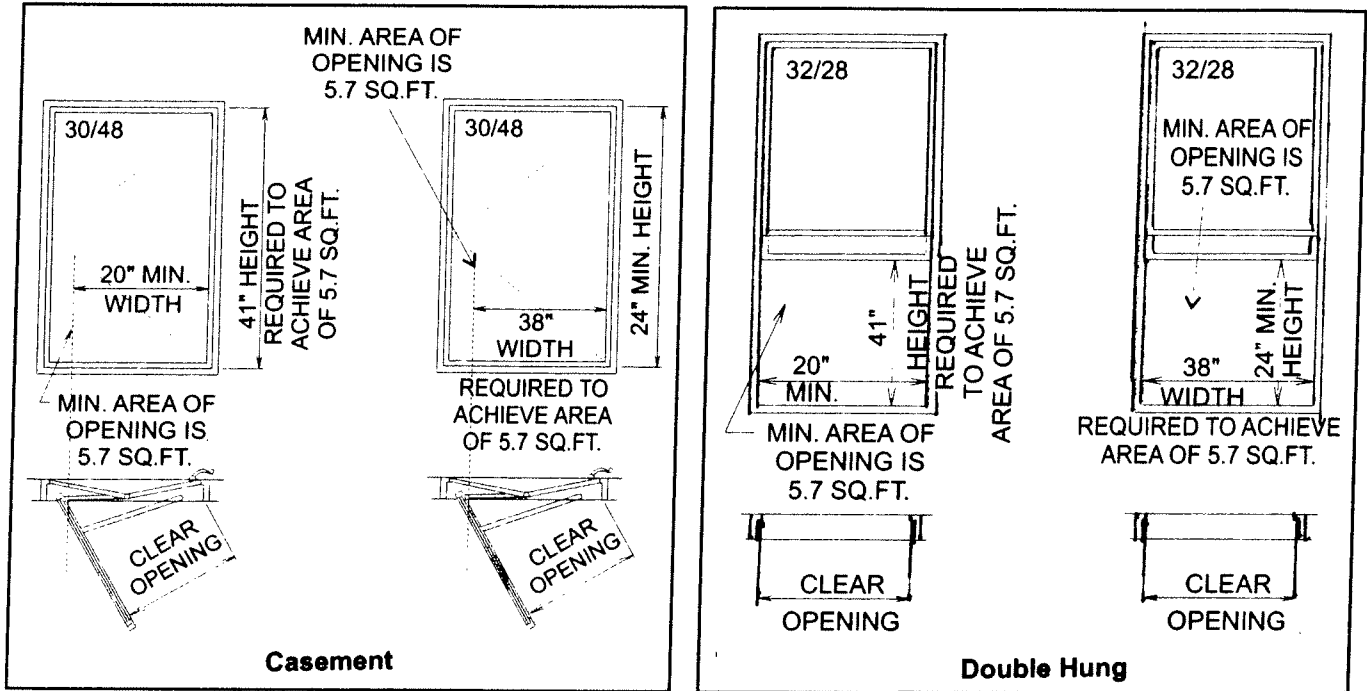
Egress Windows:

Basements and every sleeping room shall have at least one operable emergency escape and rescue opening.

An egress window shall have a sill height of not more than 44 inches above the floor.

An egress window opening shall have a minimum net clearance opening of 5.7 square feet.

The minimum net clear opening height shall be 24 inches. Or/not both the minimum net clear opening width shall be 20 inches.



Minimum area, height, and width for window egress requirements (inches)

Width	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
Height	41	39.1	37.3	35.7	34.2	32.8	31.6	30.4	29.3	28.3	27.4	26.5	25.7	24.9	24

Stairs:

Stair width not less 36"

Headroom height not less than 6' 8"

Maximum Riser height 8" Minimum Tread depth 9"

Insulation:

Ceiling, walls and floors need to meet current energy code requirements for habitable space. Please check with the Building Safety Department for handouts on current code.