



BOARD OF HEALTH  
577 Bay Road, P.O. Box 429  
Hamilton, MA 01936

Tel: 978-468-5579

Fax: 978-468-5582

## **POLICY CONCERNING "OPEN" FLOOR PLANS**

### Definition (s)

**"Open Floor Plan"**: for the purposes of this policy, shall mean any combination of one or more **uses** for a room or series of rooms which are interconnected and share the same footprint without the benefit of partitions, barriers, or other structural elements which delineate separation.

**"Majority Intent"**: for the purposes of this policy, shall mean the primary, exclusive use to which this room purports.

**"Bedroom"** See section 15:002 in 310 CMR 15:000 State Sanitary Code, Title 5. 1995 Ed. (next page)

For the purpose of this policy, and to expedite the review of new and proposed remodeling to existing houses the following is adopted.

"Open" floor plans which, depict an attempt to combine multiple uses into one room shall not be counted as one room. The use(s) of the room must be consistent with the majority intent of the room, (kitchen with breakfast room, kitchen with dining room). Any combination of use or uses which deviate from the majority intent of the open floor plan, shall cause the room to be separated and counted as two or more separate rooms. Only two rooms which are consistent with the majority intended use may be combined for purposes of the room count.

Adopted: 4/3/2003

## Title 5 Definition of Bedroom

### 310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION

#### 15.002

Bedroom – A room providing privacy, intended primarily for sleeping and consisting of all of the following:

- (a) floor space of no less than 70 square feet;
- (b) for new construction, a ceiling height of no less than 7'3";
- (c) for existing houses and for mobile homes, a ceiling height of no less than 7'0".
- (d) An electrical service and ventilation; and
- (e) At least one window.

Living rooms, dining rooms, kitchens, halls, bathrooms, unfinished cellars and unheated storage areas over garages are not considered bedrooms. Single family dwellings shall be presumed to have at least three bedrooms. Where the total number of rooms for single family dwellings exceeds eight, not including bathrooms, hallways, unfinished cellars and unheated storage areas, the number of bedrooms presumed shall be calculated by dividing the total number of rooms by two then rounding down to the next lowest whole number. The applicant may design a system using design flows for a smaller number of bedrooms than are presumed in this definition by granting to the Approving Authority a deed restriction limiting the number of bedrooms to the smaller number.