

ATTIC, HABITABLE. A finished or unfinished area, not considered a *story*, complying with all of the following requirements:

1. The ~~occupiable~~ habitable floor area is at least 70 square feet (17m²), in accordance with Section R304,
2. The ~~occupiable~~ habitable floor area has a ceiling height in accordance with Section R305, ~~and~~
3. The ~~occupiable~~ habitable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below,
4. The habitable space includes a separate or integrated heating facility as required in Section R303.8, and
5. The habitable space includes an emergency escape and rescue opening as required in Section R310.

Reason: I elected to change occupiable to habitable as habitable has a nice definition of use. Whereas the title specifically states habitable, I would also *consider* striking occupiable and not replacing it. I added conditions 4 & 5 to help set the trigger to when someone intends this space to be habitable, not just when the space hits a particular size.

Condition 4: Where all habitable spaces need to have a heating facility, this space would also. There are the times that this requirement could be met without additional ducts or a individual heater, but would need a heating analysis to show the planned facility could heat the additional volume.

Condition 5: Where a story, habitable attic or sleeping room has a requirement to include an escape, it would seem logical for this to be one of the conditions to trigger an attic being considered habitable.

For example my current 1940's house would meet the original language and would trigger the requirements for a habitable space, yet the structure is a full hipped roof. Being a hipped, I could not have an escape opening open directly to a right-of-way or yard. Thus my home would either not be a habitable attic or I would need to install a dormer to meet R310, depending on the way my AHJ wanted to enforce that provision.