

**Residential – Walk In**  
**BEDROOM ADDITIONS**

- a. All permit applications must be made in person.
- b. Foundation may be of engineered design or comply with Figure R403.1.1 in the 2003 IRC
- c. Addition must comply with the light, ventilation and heating requirements of sec. R303 of the 2003 IRC.
- d. The minimum ceiling height for a habitable room is 7 feet.
- e. The minimum habitable room area is 70 sq. ft.
- f. Habitable rooms shall not be less than 7' in any horizontal dimension. Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.
- g. At least one emergency escape and rescue opening is required.
- h. Openings from the garage directly into a room used for sleeping purposes shall not be permitted.
- i. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an approved self-closing device. Direct-vent water heaters are not required to be installed within an enclosure.
- j. Smoke alarms are required in each sleeping room and outside each sleeping area in the immediate vicinity of the bedroom. New smoke alarms shall be interconnected with existing smoke alarms and primary power shall come from the building wiring with battery backup.
- k. Natural light and ventilation requirements for existing rooms cannot be reduced below minimum code requirements.
- l. Existing required bedroom emergency escape and rescue windows must be maintained or replaced.
- m. Addition must demonstrate compliance with the requirements of the Energy Code of the City of Fort Worth for the addition.
- n. Room additions with open spans in excess of 24 feet require engineered design.