

**1206.3 Courts.** Courts shall be not less than 3 feet (914 mm) in width. Courts having windows opening on opposite sides shall be not less than 6 feet (1829 mm) in width. Courts shall be not less than 10 feet (3048 mm) in length unless bounded on one end by a public way or yard. For buildings more than two stories above grade plane, the court shall be increased 1 foot (305 mm) in width and 2 feet (610 mm) in length for each additional story. For buildings exceeding 14 stories above grade plane, the required dimensions shall be computed on the basis of 14 stories above grade plane.

**1206.3.1 Court access.** Access shall be provided to the bottom of courts for cleaning purposes.

**1206.3.2 Air intake.** Courts more than two stories in height shall be provided with a horizontal air intake at the bottom not less than 10 square feet (0.93 m<sup>2</sup>) in area and leading to the exterior of the building unless abutting a yard or public way.

**1206.3.3 Court drainage.** The bottom of every court shall be properly graded and drained to a public sewer or other approved disposal system complying with the *California Plumbing Code*.

**SECTION 1207  
SOUND TRANSMISSION**

**1207.1 Scope.** This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units and sleeping units or between dwelling units and sleeping units and adjacent public areas such as halls, corridors, stairways or service areas.

**1207.2 Air-borne sound.** Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

**1207.2.1 Masonry.** The sound transmission class of concrete masonry and clay masonry assemblies shall be calculated in accordance with TMS 0302 or determined through testing in accordance with ASTM E90.

**1207.3 Structure-borne sound.** Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492.

*Exception: Impact sound insulation is not required for floor-ceiling assemblies over nonhabitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.*

**1207.4 Allowable interior noise levels.** Interior noise levels attributable to exterior sources shall not exceed 45 dB in any

habitable room. The noise metric shall be either the day-night average sound level (*L<sub>dn</sub>*) or the community noise equivalent level (*CNEL*), consistent with the noise element of the local general plan.

**1207.5 Acoustical control.** [BSC-CG] See *California Green Building Standards Code, Chapter 5, Division 5.5* for additional sound transmission requirements.

**SECTION 1208  
INTERIOR SPACE DIMENSIONS**

**1208.1 Minimum room widths.** Habitable spaces, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

[HCD 1] For limited-density owner-built rural dwellings, there shall be no requirements for room dimensions, provided there is adequate light and ventilation and adequate means of egress.

**1208.2 Minimum ceiling heights.** Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm).

**Exceptions:**

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center shall be permitted to project not more than 6 inches (152 mm) below the required ceiling height.
2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
3. The height of mezzanines and spaces below mezzanines shall be in accordance with Section 505.1.
4. Corridors contained within a dwelling unit or sleeping unit in a Group R occupancy shall have a ceiling height of not less than 7 feet (2134 mm).
5. [OSHPD 1, 2 & 3] Minimum ceiling heights shall comply with Section 1224.4.10.
6. [OSHPD 4] Minimum ceiling heights shall comply with Section 1227.8

**1208.2.1 Furred ceiling.** Any room with a furred ceiling shall be required to have the minimum ceiling height in two-thirds of the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet (2134 mm).

**1208.3 Room area.** Every dwelling unit shall have no fewer than one room that shall have not less than 120 square feet (13.9 m<sup>2</sup>) of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (6.5 m<sup>2</sup>).

**Exception:** Kitchens are not required to be of a minimum floor area.