

Definitions

Exhaust is a system made up of fans, ductwork air filters and air outlets where indoor air or equipment air exits the building and is released outdoors.

Glazing area is the interior surface area of all glazed fenestration, including the area of sash, curbing, or other framing elements, that enclose conditioned space.

Habitable Space is a space in a structure for living, sleeping, or cooking.

Nonhabitable spaces are bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas.

Ventilation is the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

Disclaimer

This publication is intended to be a guide to assist in answering general inquiries. This publication does not include all aspects of the relevant codes. Code requirements vary depending on numerous factors. For specific questions, please contact our office.

Permits

Permits are required for constructing, enlarging, altering, repairs, moving demolishing or changing the occupancy of a structure. All electrical, heating, and plumbing work is to be completed by licensed contractors under permit. Applications for permits may be obtained through the Permits office on the 3rd floor of City Hall. Questions about permits call 301-739-8577 Ext. 123 or email permits@hagerstownmd.org

Phone: 301-739-8577, Ext. 103

Fax: 301-791-2650

Email: codecompliance@hagerstownmd.org

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Department of Housing & Community Development
One East Franklin Street, Suite 300
Hagerstown, Maryland 21740

Lighting & Ventilation



Requirements



1 E. Franklin St. Suite 300
Hagerstown, MD 21740

301-739-8577 Ext. 103

Lighting & Ventilation

Light

Natural: Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room.

Artificial: When artificial light is allowed in habitable spaces it shall be capable of producing an average illumination of 6 foot-candles (6.46 lux) over the area of the room height of 30 inches above the floor level.

All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment, and fixtures.

Common Hallways, Stairways, and Means of Egress

Every common hall and stairway in residential occupancies, other than in one and two family dwellings, shall be lighted at all times with at least a 60 watt standard incandescent bulb for each 200 square feet of floor area or equivalent illumination, provided that spacing between lights shall not be greater than 30 feet. In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space is served by the means of egress is occupied with a minimum of 1 foot-candle (11 lux) at floors, landings, and treads.

In one and two family dwellings for means of egress, light control shall be accessible at the top and bottom of each stairway without walking any steps.

Ventilation

Natural: Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required. For rooms with fixed windows or one or more doors equipped with screen doors leading to the outside, the calculation shall include the screened portion of the door.

Process: When an approved mechanical ventilation system is permitted in habitable spaces, it shall be capable of producing 0.35 air change per hour in a room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) per occupant computed for two occupants for the first bedroom and one for each additional bedroom.

Bathrooms, Toilet Rooms, and Other Similar Areas

Natural: Bathrooms, toilet rooms and other similar rooms shall be provided with glazing area in windows not less than 3 square feet, one-half of which must be openable to provide ventilation.

Process: The minimum ventilation rates shall be 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

Insect Screens

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service area or any areas where products to be included or utilized in food for human consumption area processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self closing device in good working condition.

Clothes Dryer Exhaust

Clothes dryer exhaust systems shall be independent of any other systems and directly vent to the outside. Bucket style exhausts are prohibited.

The exhaust must meet the following requirements:

- Clothes dryer exhaust systems shall be independent of any other systems and shall be exhausted directly to the outside in accordance with the dryer manufacturer's instructions.
- Clothes dryer exhaust in excess of 8 feet must be a nonflexible material.
- Clothes dryer exhaust duct shall not be more than 25 feet in length, if more than 25 feet the appliance must be labeled for such use.
- Clothes dryer exhaust shall not be of flammable material. All material must be UL rated.
- Clothes dryer exhaust shall not have any screws or holes throughout the entire length of the exhaust.