



Community Development Policy and Procedure Statement

FROM: Chad Root, CBO

SUBJECT: Definition of Usable Space

DATE: January 16, 2019

Purpose: The purpose of this policy is to clarify the definition of what a USABLE SPACE is as it pertains to the Building Code there are many times in the Building Code that calls out usable space but there is no definition of usable space in the 2018 I Codes. So we used definitions from the dictionary.

Policy: This policy is to give guidance on what we consider a usable space as it pertains to the Building Code. Usable space is a space that is capable of being used, or is convenient and practical for use. It is a space that is available, exploitable, functional, operable, serviceable and useful. A crawlspace or attic space would be considered a usable space since if it is serviceable and has the capability of being used to service parts of the home. Whereas an unusable space is considered unusable, non functional, inoperable.

Crawlspaces in which are too small for someone to service equipment, run water or gas lines and mechanical systems in would be considered unusable.

