

Comm 21.05 Light and ventilation.

(1) NATURAL LIGHT. All habitable rooms shall be provided with natural light by means of glazed openings. The area of the glazed openings shall be at least 8% of the net floor area, except under the following circumstances:

(a) Exception. Habitable rooms, other than bedrooms, located in basements or ground floors do not require natural light.

(b) Exception. Natural light may be obtained from adjoining areas through glazed openings, louvers or other approved methods. Door openings into adjoining areas may not be used to satisfy this requirement.

(2) VENTILATION. (a) Natural ventilation. Natural ventilation shall be provided to all habitable rooms by means of openable doors, skylights or windows. The net area of the openable doors, skylights or windows shall be at least 3.5% of the net floor area of the room. Balanced mechanical ventilation may be provided in lieu of openable exterior doors, skylights or windows provided the system is capable of providing at least one air change per hour of fresh outside air while the room is occupied. Infiltration may not be considered as make-up air for balancing purposes.

(b) Exhaust ventilation. All exhaust ventilation shall terminate outside the building.

Light and Ventilation

Question: *Can an exhaust vent duct terminate in the attic, crawlspace, garage or into the roof soffit.*

Answer: *No. This code section requires that all exhaust duct shall terminate OUTSIDE the "building" or "structure." Therefore, the exhaust system may not terminate in the attic, crawlspace, garage or within the soffit portion of the attic. The soffit material on either side of the exhaust discharge grill should be solid for at least 2' on either side of the grill so that exhaust is not directed back into the attic space. However, exhaust ducts are not prevented from passing through these areas as long as the duct termination passes through or is tight fitted to the exterior "skin" of the building to ensure the air is exhausted outside. Simply pointing an exhaust duct in the direction of a soffit vent or other vent opening is not acceptable. This issue is similarly regulated by s. Comm 23.02(3)*