



City of Grand Forks

255 North Fourth Street - P. O. Box 5200 - Grand Forks, ND 58206-5200

(701) 746-2631
Fax # (701) 787-3741

REQUIREMENTS FOR APARTMENTS

Before a Certificate of Occupancy can be issued for an apartment, the apartment will have to meet the requirements of the International Building Code (IBC) and International Residential Code (IRC). They are as follows:

Lots for 2 family dwelling purposes shall contain not less than 7,000 square feet in area. Lots for 3 or more families shall contain not less than specified in the Land Development Code.

Basement window areas must equal or exceed 8% of the floor area of all habitable rooms. In the buildings for which building permits have been issued prior to January 1, 1976, all habitable rooms in cellars or basements must have window area equal to or exceeding 5% of the floor area. Every sleeping room shall have at least one window or exterior door approved for emergency exit or rescue. Where windows are provided, they shall have a sill height not more than 44" above the floor. Windows with an area of not less than 5.7 square feet with no dimension less than 20" in width and 24" in height shall be deemed to meet the requirements. Window wells must extend 36" horizontally from this window (this requirement is for emergency exit or rescue).

Every sleeping room below the 4th story shall have at least one operable window or exterior door approved for emergency egress or rescue. The units shall be operable from the inside to provide a full clear opening without the use of tools.

All egress or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24". The minimum net clear opening width dimension shall be 20". Where windows are provided as a means of egress or rescue, they shall have a finished sill height not more than 44" above the floor for multiple family dwellings and not more than 44" above the floor.

Below are listed several examples of various window types and sizes having the minimum dimensions (5.7 square feet) for the egress or rescue windows:

Casements	28" x 32" or 24" x 36"
Bypass Gliders	28" x 32" or 24" x 36"
Double Hung	32" x 28" or 36" x 24"

Ceiling heights in habitable rooms shall be not less than 7'. Hallways, corridors, bathroom and toilet rooms shall have a ceiling height of not less than 7 feet measured to the lowest projection. In buildings for which building permits have been issued prior to January 1, 1976, all habitable rooms in cellars or basements shall have ceiling heights of not less than 6' 11". Hallways, corridors, bathrooms and toilet rooms shall have a ceiling height of not less than 6' 4" measured to the lowest projection from the ceiling.

One room in the apartment shall have not less than 150 square feet of floor area. Other habitable rooms shall have an area of not less than 70 square feet. Apartment must equal 400 square feet.

Circulating air cannot be used to heat two apartments. Each apartment must have it's own heating system unless the main system is electric heat or circulating hot water.

The size of the apartments will determine the number of off-street parking stalls that will be required.

The kitchen range hood must be vented to the outside or have a ductless hood.

A separate bath must be provided for each apartment and must be vented to the outside.

The furnace shall be separated by a one hour fire-rated wall and have combustion air taken from the outside of the building.

Every habitable room shall contain at least 2 supplied electrical convenience outlets and 1 supplied electric light fixture. The plug-in receptacles shall be grounded in the kitchen, bath and laundry areas.

Footing drainage shall be installed to prevent ground water seepage into habitable areas which are constructed 4 feet below the sidewalk levels (Ordinance #2007).

The electrical service for each apartment shall be accessible by occupants of the apartments.

Handrails shall be provided for each stairway or steps having more than 4 risers.

City Code requires installation of hardwired smoke detectors when alterations, repairs or additions exceed \$1,000.00. When one or more sleeping rooms are added in an R-3 occupancy (apartments), the entire building shall be provided with smoke detectors.

BUILDING PERMITS ARE REQUIRED BEFORE ANY ALTERATIONS OR WORK IS BEGUN AND CAN BE OBTAINED IN ROOM 225 OF CITY HALL, 255 NORTH 4TH STREET. PHONE NUMBER – (701) 746-2631.