What is a Habitable Room?

Relevant Regulations: Building Regulations Approved Document F (Ventilation), Approved Document B (Fire Safety)

A Habitable Room is a room intended and used for dwelling purposes, excluding those solely used as a kitchen, utility room, bathroom, cellar, or sanitary accommodation. Essentially, it is any room within a dwelling designed for activities such as living, sleeping, eating, or recreation.

Context and Explanation

The concept of a habitable room is fundamental in UK building regulations, particularly concerning **ventilation**, **natural light**, **fire safety**, **and thermal performance**. The specific requirements for ventilation, for instance, are often different for habitable rooms compared to 'wet rooms' (e.g., bathrooms and kitchens) due to varying moisture and contaminant loads.

- Examples of Habitable Rooms:
 - Bedrooms
 - **Living Rooms** (or Lounges)
 - Dining Rooms
 - **Studies/Home Offices** (if used as part of the dwelling's primary function)
 - **Conservatories** (if heated and intended for year-round dwelling use)
- Examples of Non-Habitable Rooms (Ancillary Accommodation):
 - Kitchens (often treated as both a habitable room and a 'wet room' due to occupancy and moisture/odour sources, but building regulations typically impose specific 'wet room' extraction rates)
 - Bathrooms/Shower Rooms
 - **W.C.s** (Sanitary accommodation)
 - Utility Rooms
 - Cellars/Storage Rooms (unless converted to habitable use, e.g., a bedroom)