

**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING SAFETY DIVISION**

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COMMUNITY  
DEVELOPMENT

## Conversion From or Removal of Bedroom in Dwelling

### I. Purpose:

This SOP is intended for use when applicable with Short Term Rentals.

In order for rooms to be reviewed and approved as one room, The City of Bend Building Safety Division requires a common wall between rooms to be open not less than 50%. Since “sleeping rooms” are the most restrictive, if rooms on plans are unclear, rooms in question will be reviewed as sleeping rooms (Bonus rooms, play rooms, dens, office, hobby room, art studio, etc.).

Rooms clearly identified on plans will be reviewed as shown on plans.

**This is voluntary and not mandated by the building code.**

### II. Process:

1. Open the wall 50% or more per R303.2 so it is not considered a separate room and obtain necessary permits to do so

### III. References:

**R303.2 Adjoining rooms.** For the purpose of determining light and *ventilation* requirements, any room shall be considered to be a portion of an adjoining room where not less than one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room and not less than 25 square feet (2.3m<sup>2</sup>).