

Lexington Building Notes

*A series of notes to assist the homeowner/contractor
through the permitting and construction process*

Ceiling Height Requirements

CEILING HEIGHT REQUIREMENTS IN 1 & 2 FAMILY DWELLINGS

780 CMR 3603.8.1

Minimum ceiling height: Habitable rooms, except kitchens, shall have a ceiling height of not less than 7 feet 3 inches for at least 50% of their required areas

Exceptions

1. Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.
2. All other rooms including kitchens, bathrooms, and hallways shall have a minimum ceiling height of 7 feet, measured to the lowest projection from the ceiling.
3. Habitable basements shall have a minimum clear ceiling height of 7 feet 0 inches, except that beams, girders, and other obstructions spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.

Additional Information

Links to electronic versions of **Lexington Building Notes (BNs)** and other helpful publications are available on our website at ci.lexington.ma.us/OCD/Building/Forms.htm.

Paper copies of these documents are available from our Customer Service desk at Town Hall, 1625 Massachusetts Avenue, Lexington, MA 02420, 781-862-0500 X211

