



75 South Frontage Road West  
Vail, Colorado 81657  
vailgov.com

Community Development Department  
970.479.2138

## LOFT AND SLEEPING ROOM POLICY

Introduced: 10/2022

### Purpose

This policy is established to assist in determining appropriate code application and provisions for lofts and sleeping rooms within residential occupancies and dwelling units.

### Departments Affected

Community Development  
Fire Department

### Policy Statement

The adopted codes of the Town of Vail contain specific provisions for “lofts” and “sleeping rooms” within residential occupancies and dwelling units. As such, the codes do not adequately define either of those terms. This policy is intended to assist registered design professionals, contractors, building owners and Town of Vail staff with interpretation of the code requirements by appropriately defining the following terms:

**LOFT.** A habitable room, floor or space within a residential occupancy or dwelling unit that is directly under the roof or ceiling and is open to the room, floor or space directly below. The loft may or may not qualify as a mezzanine.

**POTENTIAL SLEEPING ROOM.** A habitable room or space within a residential occupancy or dwelling unit that has a minimum floor area of 70 square feet, a ceiling height of 5 feet or more, and any one or more of the following characteristics:

- a) has walls and doors to separate it from other habitable spaces, or
- b) has a closet or similar provision for clothes storage, or
- c) meets the definition of a loft, as stated within this policy.

Rooms or spaces that meet these criteria and are determined to be sleeping rooms or lofts by the Chief Building Official or designee – regardless of any names, labels, or intended uses proposed by the registered design professional or building owner – shall be provided with all pertinent code provisions for such spaces.

To reduce the applicable code provisions for these spaces, all modifications and alterations to the room or space shall be made permanent in nature. The elimination of doors or closets shall be made in such a manner that the door or closet cannot be readily or easily reinstalled.