



**BSR/ASHRAE Addendum d
to ANSI/ASHRAE Standard 62.2-2025**

First Public Review Draft

**Proposed Addendum d to
Standard 62.2-2025, Ventilation and
Acceptable Indoor Air Quality in
Residential Buildings**

**First Public Review (April 2026)
(Draft shows Proposed Changes to Current Standard)**

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(This foreword is not part of this standard. It is merely informative and does not contain requirements necessary for conformance to the standard. It has not been processed according to the ANSI requirements for a standard and may contain material that has not been subject to public review or a consensus process. Unresolved objectors on informative material are not offered the right to appeal at ASHRAE or ANSI.)

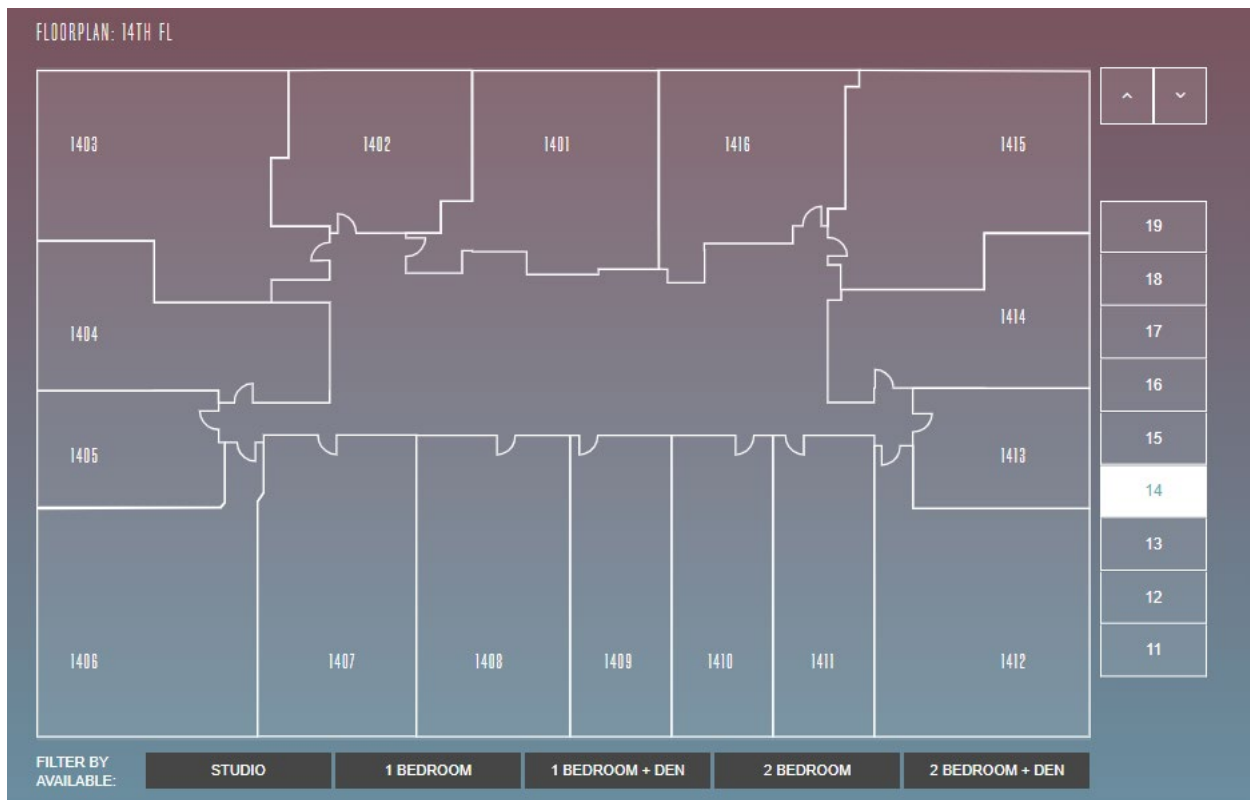
FOREWORD

The Residential Buildings Committee (RBC) and the Environment Health Committee (EHC) have received a request from Government Affairs Committee (GAC) to weigh in on public policy regarding windowless interior bedrooms (WIB) in office-to-residential conversions. The GAC has requested technical guidance on whether WIBs can be constructed in such a way that occupant health is not jeopardized.

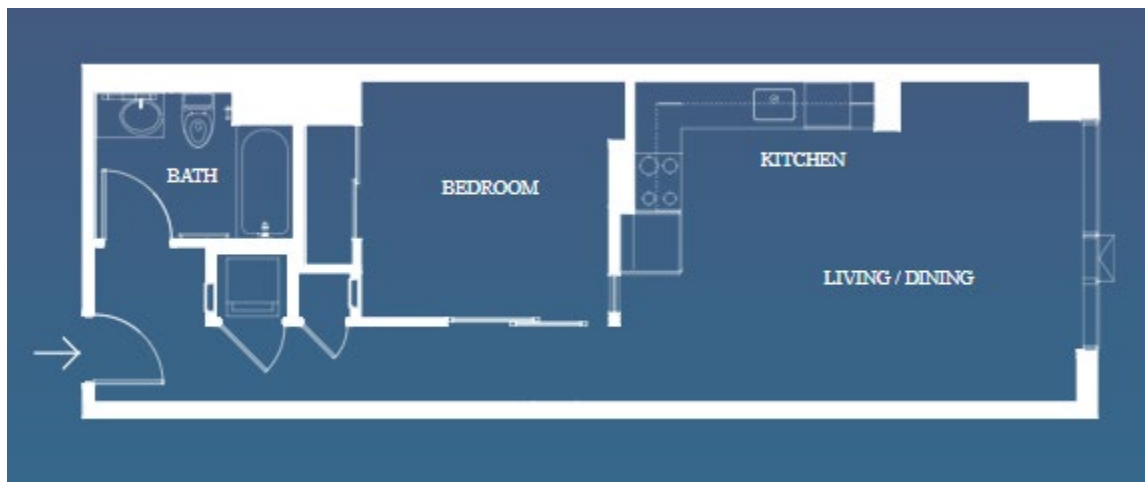
The requirement for ventilation openings in habitable spaces is intended to allow for additional ventilation when there is an unusually high level of contaminants in that space. The exception for attached dwelling units that was added in the 2016 version of the 62.2 standard was not supported by indoor air quality data. Habitable spaces in attached dwelling units may also have periods with unusually high level of contaminants in that space so should meet the requirements of section 6.5 as well. Consequently, the proposed addendum removes the exemption for attached dwelling units.

To illustrate why this proposal is needed, see the example below of a building in San Francisco that was recently converted from offices to multifamily units¹.

¹ [100 Van Ness - Residences - Welcome Home](#)



See the floorplan below for unit 1409. The bedroom is entirely interior (does not have a window). Currently, ASHRAE 62.2-2022 allows this configuration without direct ventilation to the bedroom. This proposal would require that ventilation be provided to the bedroom.



[Note to Reviewers: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~strikethrough~~ (for deletions) except where the reviewer instructions specifically describe some other means of showing the changes. Only these changes to the current standard are open for review and comment at this time. Additional material is provided for context only and is not open for comment except as it relates to the proposed changes.]

Addendum d to 62.2-2025

Modify the standard as follows.

Note: this version uses “exhaust mechanical ventilation” and “supply mechanical ventilation” instead of “mechanical exhaust ventilation” and “mechanical supply ventilation.”

Note the committee only - This would better align the draft language with the expanded modification proposed for addendum x which is still in process

Proposal for Supplemental Ventilation (Windowless Spaces)

habitable space: space within the dwelling unit intended for living, sleeping, eating, or cooking but not including bathrooms, toilet rooms, hallways, storage areas, closets, or utility rooms.

6.5 Supplemental Ventilation or Distribution Opening Area. ~~Spaces shall have ventilation openings as listed in the following subsections. Such openings shall meet the requirements of Section 6.6.~~

~~**Exception to 6.5:** Attached dwelling units and spaces that meet the local ventilation requirements set for bathrooms in Section 5.~~

~~**6.5.1 Habitable Spaces.** Each *habitable space* and *utility room* shall comply with not less than one of Sections 6.5.1, 6.5.2, and 6.5.3. For the purpose of complying with this section, a *habitable space* or *utility room* shall be permitted to be grouped together with an adjacent *habitable space* where the permanent openings between the adjacent spaces are not less than 60 ft² (6 m²) or where the spaces are connected using a transfer air fan. The outlet, inlet, or opening required to comply with Section 6.5.1, 6.5.2, or 6.5.3 shall be located within the *habitable space* or *utility room*. Mechanically supplied *outdoor air* shall pass through a filter having a designated minimum efficiency of MERV 11 or better when tested in accordance with ASHRAE Standard 52.2, or a minimum particle size efficiency of 20% in the 0.3 to 1.0 μm range, 65% in the 1.0 to 3.0 μm range, and 85% in the 3.0 to 10 μm range in accordance with AHRI Standard 680.~~

Exception to 6.5:

1. Kitchens.

6.5.1 Natural Ventilation Openings. The *habitable space* or *utility room* shall be provided with natural ventilation openings complying with the requirements of Section 6.6 and having with an openable area not less than 4% of the floor area ~~or~~ and not less than 5 ft² (0.5 m²).

Exception to Section 6.5.1: A *utility room*'s natural ventilation opening's openable area shall not be required to be 4% of the floor area where the openable area is not less than 1.5 ft² (0.15 m²).

6.5.2 Mechanical Ventilation. *Utility rooms* shall be provided with exhaust mechanical ventilation. *Habitable spaces* shall be provided with exhaust mechanical ventilation or supply mechanical ventilation. The airflow rate shall comply with Section 6.5.2.1 or 6.5.2.2. Controls complying with Section 4.4 shall be provided.

6.5.2.1 Continuous. A continuous ventilation airflow rate shall be not less than 20 cfm.

6.5.2.2 Demand-Controlled. A demand-controlled ventilation airflow rate shall be not less than 50 cfm. The exception to the control requirements of Section 4.4 shall not be permitted.

6.5.3 Air Distribution Method. An air distribution system complying with Section 4.1.4.1 shall be installed to recirculate indoor air. The air distribution system shall be capable of recirculating indoor air at a rate not less than one air change per hour for the space. Where the system is not continuously operated, the exception to the control requirements of Section 4.4 shall not be permitted.

Exception to 6.5.3: The filtration requirements of Section 4.1.4.1 shall not apply.

6.5.2 Utility Rooms. ~~Utility rooms shall be provided with natural ventilation openings with an openable area not less than 4% of the room floor area or less than 1.5 ft² (0.15 m²).~~

~~Exception to 6.5.2: Utility rooms with a dryer exhaust duct.~~