§ 103. Lighting and ventilation of rooms. 1. Except as in this section and in sections one hundred five, one hundred seventy-one and articles three and four otherwise expressly provided, every living room shall have at least one window opening directly upon a street, yard or court upon the same lot as that occupied by the dwelling in which such room is situated.

2. Nothing in this section shall be construed as prohibiting the windows of any room from opening on a partially-enclosed terrace provided such terrace opens directly to a street, yard or court and the area of the front of the terrace which is open to the outer air is at least equal to seventy-five per centum of the floor surface area of the terrace.

3. No required window shall open upon any offset or recess less than six feet in width except a window of a water-closet compartment, bathroom, or stair or of a kitchenette.

4. The total window area in every living room shall be at least one-tenth of the floor surface area of such room.