



Permit Center

210 Lottie Street, Bellingham, WA 98225

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Mezzanine, Loft

2015 International Residential Code (IRC) with WA State Amendments

Definition

MEZZANINE, LOFT. An intermediate level or levels between the floor and ceiling of any story.

Mezzanines that comply with the following requirements are not considered as stories.

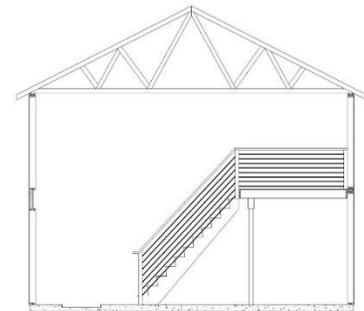
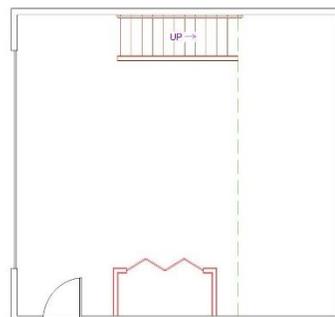
- Ceiling Height: The clear height above and below mezzanine floor construction shall be not less than 7 feet.
- Area limitation: The aggregate area of a mezzanine or mezzanines shall be not greater than one-third of the floor area of the room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located.
- Means of egress: The means of egress for mezzanines shall comply with the applicable provisions of Section R311.
- Openness: Mezzanines shall be open and unobstructed to the room in which they are located except for walls not more than 42 inches in height, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area.
2. Mezzanines that are no more than two stories above grade plane and equipped throughout with an automatic sprinkler system in accordance with NFPA 13R, NFPA 13D or Appendix S, and having two or more means of egress, shall not be required to be open to the room in which the mezzanine is located.

Example of a Mezzanine

- ☑ Mezzanine is 1/3 (maximum) area of the room it is located in
- ☑ Enclosed areas below the mezzanine are not included in the mezzanine size calculation
- ☑ Ceiling height above and below mezzanine is at least 7'.
- ☑ Mezzanine is open to the room in which it is located.



Ex. 330 SF main floor, less 30 SF enclosed area = 300 SF.
 $300 \text{ SF} / 3 = 100 \text{ SF max area for mezzanine}$



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Habitable Attics

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Definition

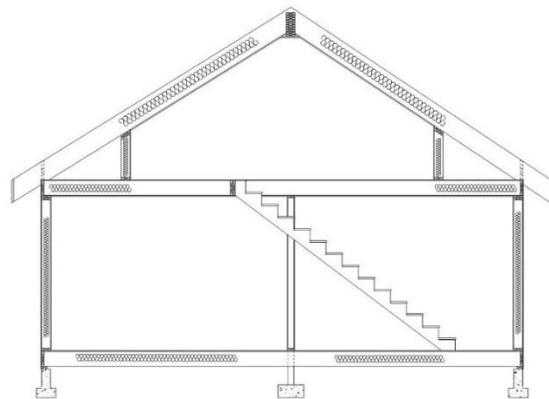
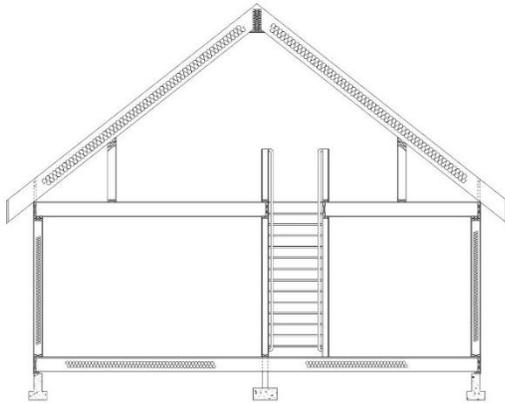
ATTIC, HABITABLE. A conditioned area complying with all of the following requirements:

1. The occupiable floor area is at least 70 square feet, in accordance with Section R304,
2. The occupiable floor area has a ceiling height in accordance with Section R305, and
3. The occupiable space is entirely enclosed by the roof assembly above, knee walls (if applicable) on the sides, and the floor-ceiling assembly below.

A habitable attic is not considered a story.

Examples of Habitable Attics

Note: Stair guards and handrails not shown for clarity



Enclosed within conditioned area

Floor area \geq 70 sq ft

\geq 35 sq ft has ceiling height of 7'

Enclosed by roof assembly, knee walls and floor-ceiling assembly

Example of a Story

Note: Stair guards and handrails not shown for clarity

Enclosed within conditioned area

Floor area \geq 70 sq ft

\geq 35 sq ft has ceiling height of 7'

Enclosed by roof assembly, *knee walls*, and floor-ceiling assembly

The example shown is defined in part by exterior walls, rather than knee walls, so does not meet the definition of an attic

