

May, 1998 90-DR-193

Page 1 of 3

## Mezzanines - Residential Occupancies Combustible Construction

### Code Requirements:

9.10.4.1.(1) *'Mezzanines'* shall not be considered as *'storeys'* for the purpose of determining *'building height'* where the aggregate area of *'mezzanine'* floors does not exceed 10 per cent of the *'floor area'* of the *'storey'* in which they are located.

9.10.4.1.(2) *'Mezzanines'* shall not be considered as *'storeys'* for the purpose of determining *'building height'* where they occupy an aggregate area of less than 40 per cent of the *'floor area'* of the *'storey'* in which they are located provided the space above the *'mezzanine'* floors and the floor below them have no visual obstructions more than 1 070 mm above such floors.  
(See A-3.2.1.1.(3) in Appendix A.)

3.2.1.2.(3) Except as provided in Sentences (4) and (5), a *'mezzanine'* shall not be considered as a *'storey'* in calculating *'building height'* provided

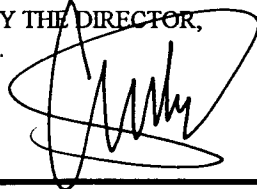
- (a) the aggregate area of the *'mezzanine'* floor is not more than 40 per cent of the area of the *'storey'* in which it is located,
- (b) it is used as an open *'floor area'* except as provided in Sentence 3.3.2.11.(2), and
- (c) the space above the *'mezzanine'* floor and the space above the floor beneath it has no visual obstructions more than 1070 mm above such floors.

3.2.1.2.(4) Except as provided in Sentence (5), a *'mezzanine'* shall not be required to be considered as a *'storey'* in calculating *'building height'* and need not conform to Sentence (3) where the aggregate area of the *'mezzanine'* floor is not more than 10 per cent of the area of the *'storey'* in which it is located.

*'Mezzanine'* means an intermediate floor assembly between the floor and ceiling of any room or *'storey'*

ISSUE OF THIS RULING IS AUTHORIZED  
UNDER ARTICLE 1.5.7.4. OF THE ALBERTA  
BUILDING CODE 1990 BY THE DIRECTOR,  
BUILDING STANDARDS.

C.M. TYE

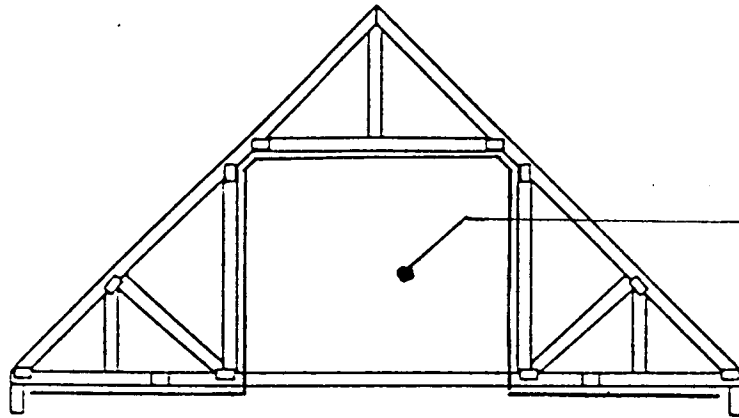


**Alberta**  
LABOUR



and includes an interior balcony.

In this Standata the 'attic area' is the space that normally exists between the ceiling of the top storey and the underside of the roof sheathing material. It is not the intent to add additional floor levels, only to use a portion of the attic space where the roof has a steep slope (refer to the sketch below).



Room-In-Attic

Example of attic area loft space that can be developed . Different truss designs may also be used.

#### Discussion:

Sprinklering of residential occupancies is not required under Part 9 of the Alberta Building Code. Therefore if a residential occupancy is sprinklered there would be an added safety feature provided to offset other proposed uses of space, such as the use of the attic area (space) as a loft.

#### Ruling:

The attic area in a residential occupancy in either a Part 3 or Part 9 building is permitted to contain an open loft, that would not be considered an additional storey in building height, under the following conditions.

1. The residential occupancy is sprinklered to the appropriate NFPA standard.
2. The loft area will not exceed 30% of the gross floor area or 40% of the net floor area of the room or space that it is located in.
3. No development of the loft area is permitted, except for 600 mm deep closets that do not obstruct the line of vision to the floor area below (Construction is permitted below the loft space).
4. The building is not more than 3 storeys in building height.



For the purposes of this Standata the following definitions are used:

**Gross floor area** means the floor area within the outside walls of the dwelling unit (on the floor level that the loft is located in).

**Net floor area** means the area of the room or space in which the loft is located.

This RULING applies throughout the Province of Alberta.

This item has been replaced by a more recent resource or the content may be otherwise out of date.  
It is provided for informational and research purposes.



Archived