

NOTES ON ATTIC SPACE (prepared by Scott Bounds and Evan DuVall)

Attic – Zoning changes to permit conversion of uninhabitable attic space to an inhabitable attic story

Attic means the area between the roof and the ceiling of the rooms below that is not habitable or that does not have an interior stairway. Improvement to habitable status shall make the attic space an attic story.

Attic story means any attic space made habitable by improvement or any new construction of a habitable area located above two stories.

Balcony means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

Pitched roof means a roof with a sloping surface with each plane pitched at a vertical to horizontal ratio no less than 4 to 12 (4:12) over eighty per cent of the area of all roof surfaces as measured from plan view.

The maximum height of any building without a pitched roof shall be thirty feet.

An attic story of the principal structure may be habitable space if all the following conditions exist:

- 1) the principal structure has a pitched roof;
- 2) the habitable area of the attic story is at least seventy square feet;
- 3) the minimum width and length of the habitable area in the attic story is at least seven feet;
- 4) the maximum ceiling height of the habitable area in the attic story is seven and one-half feet;
(Concerned about this maximum height requirement as some roofs vary in height, and at their mid-point can be over seven and one-half feet – Evan DuVall).
(I agree with Evan regarding the maximum ceiling height. I think this could be left out as the maximum height of 35 feet prevents any ceiling going too high. – Russell Herron)
- 5) the minimum ceiling height for at least 50% of the habitable area in the attic story is seven feet;
- 6) the attic story is accessed by a staircase within the principal structure that is at least 36' wide and has stairs with treads at least 10" deep and risers at least 7 ¾" high;
- 7) the habitable area of the attic story is less than 40% of the habitable area of any lower story and does not extend beyond the footprint of the floors below (recommended addition Evan DuVall).
- 8) each required emergency egress for the attic is located at least 20 feet from any side property line and 30' from any rear property line; and
- 9) the habitable area of the attic story complies with all other applicable city regulations, including the ICC building, electrical, fire and plumbing codes.

Any balcony with a floor height over 36" or above the first floor, whichever is less, shall be located at least 20' from any side property line and 30' from any rear property line.

PROPOSED DRAFT in Preparation for Ordinance Language

The objective of these zoning changes is to clarify the requirements for an attic space to be a habitable “attic story.”

Definitions

Attic - means the area between the roof and the ceiling of the rooms below that is not habitable or that does not have an interior stairway. Improvement to habitable status shall make the attic space an attic story.

Attic story - means any attic space made habitable by improvement or any new construction of a habitable area located above two stories.

Balcony - means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

Pitched roof - means a roof with a sloping surface with each plane pitched at a vertical to horizontal height no less than 4 to 12 (4:12) over eighty per cent of the area of all roof surfaces as measured from plan view.

Requirements

- A. The maximum height of any building without a pitched roof shall be thirty feet. *
- B. Any balcony with a floor height over 36” or above the first floor, whichever is less, shall be located at least 20’ from any side property line and 30’ from any rear property line. **
- C. An attic story of the principal structure may be habitable space if all the following conditions exist:
 - 1) the principal structure has a pitched roof;
 - 2) the habitable area of the attic story is at least seventy square feet;
 - 3) the minimum width and length of the habitable area in the attic story is at least seven feet;
 - 4) the minimum ceiling height for at least 50% of the habitable area in the attic story is seven feet; ***
 - 5) the attic story is accessed by a staircase within the principal structure that is at least 36’ wide and has stairs with treads at least 10” deep and risers at least 7 ¾” high;
 - 6) the habitable area of the attic story is less than 40% of the habitable area of any lower story and does not extend beyond the footprint of the floors.
 - 7) each required emergency egress for the attic is located at least 20 feet from any side property line and 30’ from any rear property line; and
 - 8) the habitable area of the attic story complies with all other applicable city regulations, including the ICC building, electrical, fire and plumbing codes.

NOTES:

* - prevents creating a three story box

** - eliminates decks and balconies projecting from the roof

*** - allows for some slope between the walls and ceiling