

Mecklenburg County Common Code Defects

Commercial Building

Code Defects

Mezzanines

Code Description

505.1 General

A mezzanine or mezzanines in compliance with this section shall be considered a portion of the floor below. Such mezzanines shall not contribute to the building area as regulated by section 503.1. Such mezzanines shall not contribute to the number of stories as regulated by section 503.1. The area of the mezzanine shall be included in determining the fire area defined in section 702. The clear height above and below the mezzanine floor construction shall not be less than 7 feet.

505.2 Area Limitation

The aggregate area of a mezzanine or mezzanines within a room shall not exceed one-third of the area of that room or space in which they are located. The enclosed portions of rooms shall not be included in a determination of the size of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the area of the room.

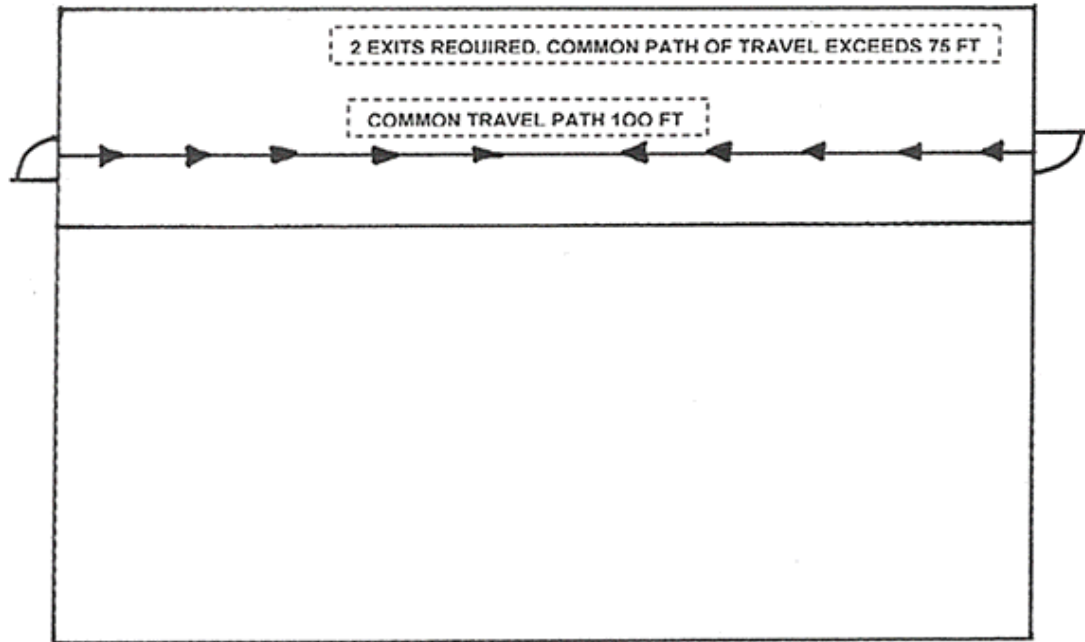
505.3 Egress

Each occupant of a mezzanine shall have access to at least two independent means of egress where the common path of egress travel exceeds the limitations of section 1004.2.5. Where a stairway provides a means of exit access from a mezzanine, the maximum travel distance includes the distance traveled on the stairway measured in the plane of the tread nosing.

Please note: There are exceptions to all of the mezzanine code requirements. Please see 2000 ibc for individual code exceptions.

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MEZZANINE WHERE TRAVEL DISTANCE EXCEEDS LIMITATIONS OF SECTION 1004.2.5



EXAMPLE:

TOTAL ROOM AREA MEZZANINE IS LOCATED IN
MAXIMUM ALLOWABLE MEZZANINE AREA

600 SQ.FT.
200 SQ.FT. (1/3 OF TOTAL ROOM AREA)

Disclaimer: There may be other ways to comply with the Code. If so, you are not required to use this method to comply with the Code. You may want to investigate other options, or consult with a design professional identifying an equally code compliant solution.

End Notes

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