

Clare Kurth

From: David Leifheit <davidl@nwcodepros.com>
Sent: Wednesday, October 26, 2022 3:28 PM
To: Clare Kurth
Cc: Dave Mortier; Cailin Tang
Subject: Mezzanine or second floor.
Attachments: Overlay.pdf



It appears, to me, that the client is saying that because the 3rd floor is not more than 1/3 of the floor below, that the exceptions for openness apply.

After consulting code books and looking for State alternatives or interpretations, I went to the most obvious way of looking at this.

I overlaid the 2 floors.

First, to clear something up, there is no such thing as a LOFT in the building code -except- for tiny homes. This is not a tiny home, loft does not apply.

Second. When I overlay the third floor over the second floor, it appears that the third floor, the “mezzanine” is at least half if not more of the floor below.

I cannot see any way that the third floor can be anything but a third floor.

The aggregate area of the mezzanine amounts to the entire area of the mezzanine, the sum total of the area of the mezzanine.

However the area it opens into does not include enclosed areas.

So the area of the pantry, washer dryer closet, and bathroom do not count when considering the 2nd floor space.

Taking their numbers, 2nd floor one bedroom 720 sf and subtracting the bathroom, pantry, and laundry, the given 240 sf “mezzanine” is over 1/3 and would per 505.2.1 exc. 3 be required to be fully open to below.

The same is true of taking the 2nd floor two bedroom, deducting the enclosed areas of 2 bathrooms, laundry, and a bedroom, the 288 sq ft mezzanine” would be well over 1/3 and also would be, at best, required to be fully open to below.

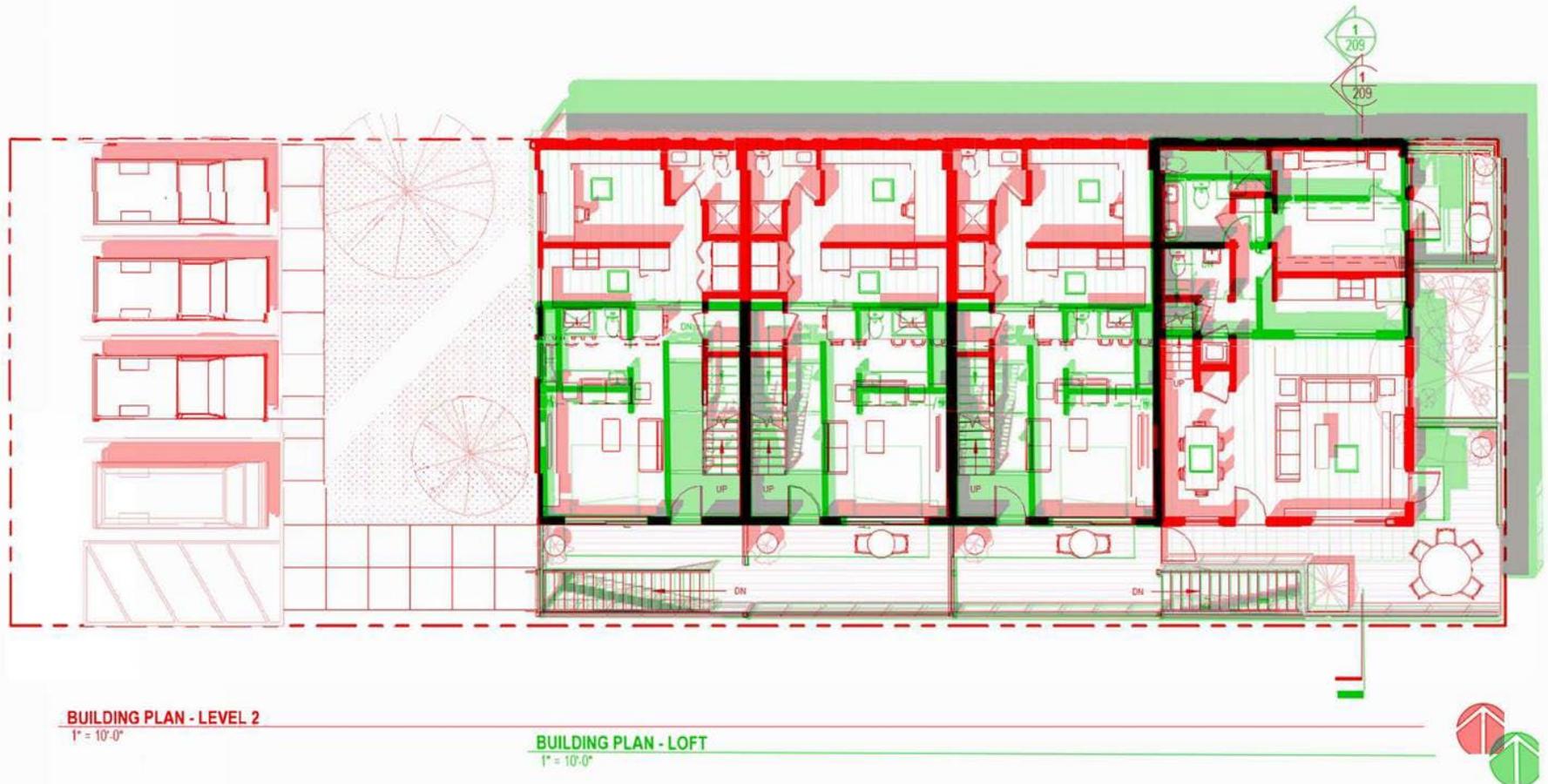
I do not have a plan with dimensions on it which makes it difficult to calculate the exact areas.

So the most direct solution was to just overlay the two floors.

Looking at the overlay, it does not appear to be less than 1/3, and it really does not appear to be less than half of the floor below.

The only one that is close to half is the larger unit, from what I can tell.

Note that the Green is the third floor, the red is the second floor.



BUILDING PLAN - LEVEL 2
1" = 10'-0"

BUILDING PLAN - LOFT
1" = 10'-0"



HOLMAN / SMITH MIXED USE

SCHEMATIC DESIGN
08/16/22

© Copyright studio.e Architecture



HOLMAN / SMITH MIXED USE

SCHEMATIC DESIGN
08/16/22

In my opinion, just from looking at the two floors in relation to each other, these are floors.
Further, when estimating the areas, the 3rd floor does not meet the definition of a mezzanine per 505.2.1 exc. 3

So this is a 3 story building.



David R Leifheit
Senior Plan Reviewer
serving Oregon, Washington, Idaho
NWCP
144 E 14th Ave
Eugene, OR 97401
O: 541.484.9043 x 214 | C: 541-359-7103
Office Hours:
Monday Through Thursday 8:00am to 5:00pm
Friday 8:00 AM to at least 12:00 noon.

This message is intended solely for the use of the individual and entity to whom it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable state and federal laws. If you are not the addressee or are not authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, distribute, or disclose to anyone this message or the information contained herein. If you have received this message in error, immediately advise the sender by reply email and destroy this message. All documents required to be public record documents may be made accessible to the public where required by State or Federal Statutes.