
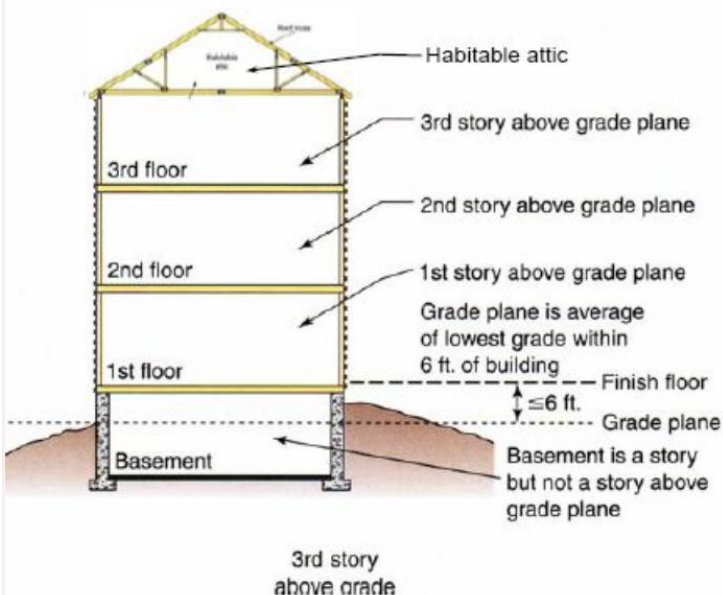




2021 IRC Question Of The Week

Where a habitable attic is located above a third story of a dwelling unit equipped with a fire sprinkler system in accordance with Section P2904, the attic shall not be considered to be a story above grade plane provided that _____.

- A) the aggregate area of the habitable attic is not greater than one-half of the floor area of the story below
- B) the floor does not extend beyond the exterior walls of the story below
- C) the occupiable space is enclosed by the roof assembly above, knee walls, if applicable, on the sides and the floor-ceiling assembly below
- D) All The Above 



[RB] STORY ABOVE GRADE PLANE.

Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is either of the following:

1. More than 6 feet above grade plane.
2. More than 12 feet above the finished ground level at any point.

SECTION R326 HABITABLE ATTICS

R326.1 General. Habitable attics shall comply with Sections R326.2 and R326.3.

R326.2 Minimum dimensions. A habitable attic shall have a floor area in accordance with Section R304 and a ceiling height in accordance with Section R305.

R326.3 Story above grade plane. A habitable attic shall be considered a story above *grade plane*.

Exceptions: A habitable attic shall not be considered to be a story above *grade plane* provided that the habitable attic meets all the following:

1. The aggregate area of the habitable attic is either of the following:
 - 1.1. Not greater than one-third of the floor area of the story below.
 - 1.2. Not greater than one-half of the floor area of the story below where the habitable attic is located within a dwelling unit equipped with a fire sprinkler system in accordance with Section P2904.
2. The occupiable space is enclosed by the roof assembly above, knee walls, if applicable, on the sides and the floor-ceiling assembly below.
3. The floor of the habitable attic does not extend beyond the exterior walls of the story below.
4. Where a habitable attic is located above a third story, the dwelling unit or townhouse unit shall be equipped with a fire sprinkler system in accordance with Section P2904.

[RB] ATTIC, HABITABLE.

A finished or unfinished habitable space within an attic.