



NYC Buildings Department
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BUILDINGS BULLETIN 2008-003

Code Interpretation

Supersedes: None

Issuer: Fatma M. Amer, P.E.
Deputy Commissioner and Chief Code Engineer

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Purpose: This document is to clarify that the floor area exemption in Section BC 505.1 for mezzanines applies only to the height and area limitations of Section BC 503.1, and does not serve as an exemption of floor area under the Zoning Resolution.

Related Code Section(s):	BC 503.1	BC 505.1	ZR 12-10 (definition of floor area)
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Subject(s): Height and area limitations, floor area, mezzanine
Height and area limitations, mezzanine floor area
Zoning, floor area, mezzanines

The provisions of Section BC 505.1 states that:

“...mezzanines shall not contribute to either the building area or 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.”

Therefore, the floor area of the mezzanine need not be included for the purposes of determining compliance with building code height and area limitations. This exemption for the mezzanine floor area applies *only* for the purposes of determining height and area limitations in accordance with Section BC 503.1.

Section 505.1 does not exempt the area of the mezzanine when measuring the fire area for fire protection requirements; this section explicitly states that the mezzanine floor area must be included with the floor area of the fire area within which the mezzanine is located.

Furthermore, this section does not provide any exemption for mezzanine floor area when determining compliance with the New York City Zoning Resolution. The floor area of the mezzanine must be included in the area calculations of the room in which the mezzanine is located, in accordance with the requirements of Section 12-10 of the Zoning Resolution (definition of floor area).