

**RESCINDED BY BUILDINGS  
BULLETIN 2023-013**

The City of New York  
HOUSING AND DEVELOPMENT ADMINISTRATION  
Department of Buildings

DEPARTMENTAL MEMORANDUM

DATE: April 26, 1972

TO: Borough Superintendents

FROM: Thomas V. Burke, P.E., Director of Operations

SUBJECT: Mezzanines - Uniform Interpretation of Definition -  
Article 2 Building Code Sub-Article 201.0 Admin. Code

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Article 2 (definitions) of the 1968 Building Code defines a mezzanine as follows:

"An intermediate floor between the floor and ceiling of any space. When the total gross floor area of all mezzanines occurring in any story exceeds 33 1/3% of the gross floor area of that story such mezzanine shall be considered as a separate story".

There are various sections in the Building Code which provide special exemptions for mezzanines insofar as exit provisions and fire protection construction requirements are concerned.

In order to qualify for such consideration, a mezzanine will be required to be an intermediate floor between the floor and ceiling of any story, and be limited in size so as not to exceed 33 1/3% of the gross floor area of the portion of the story with which the mezzanine is used conjunctively. In addition, the mezzanine must be connected by a stair or stairs with the floor with which it is used. Also, mezzanine floor area must be included when applying the occupant area ratios from table 6-2.

TVB/IEM/PEO/sl  
cc: Executive staff

  
Thomas V. Burke, P.E.  
Director of Operations

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