



## MEMORANDUM OF POLICY

### Building Codes

FROM: Brian M Pawl

DATE: 2/25/2011

APPROVED: Tony Fusaro, Chief Building Official

EFFECTIVE: March 4, 2011

SUBJECT: Equipment in Attics and Crawlspace

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Mechanical, Electrical and Plumbing plans shall be required for any project that requires the installation of equipment and/or appliances outside of a dedicated mechanical room in attics or crawlspaces. These plans shall contain all information necessary to determine that all code requirements associated with the equipment installation have been met (including, but not limited to; access, clearances, maintenance and removal).

The Land Use code of this jurisdiction currently contains the following requirements:

**CHAPTER 5: DIMENSIONAL REQUIREMENTS 5-20: Rules of Measurement 5-20-70:**  
*Measurement of Floor Area*

*A minimum of two percent (2%) of the total floor area as calculated under the latest adopted Building Codes, or fifty (50) sq. ft., whichever amount is greater, shall be a dedicated mechanical area of at least seven feet (7') in height, which area shall contain mechanical, electrical and plumbing equipment, but no laundry or other household uses or appliances. The mechanical area may be dispersed in more than one location.*

*Mechanical areas less than two percent (2%) of the total floor area may be permitted when the building permit application includes a complete mechanical plan showing placement of all proposed systems and compliance with the latest adopted Building Codes. Mechanical plans must be provided by a mechanical contractor or engineer, or other professional approved by the Building Official.*