ATTIC SUMMARY:

According to the Spring Lake Zoning Ordinance, a habitable attic space must have an area not exceeding 33% of the area of the floor beneath it. The area of the floor beneath the attic is 1,575 square feet, and the proposed attic area is 630 square feet (40.00%).

NOTES:

1. SECOND FLOOR COVERED DECK AND BALCONY ARE NOT INCLUDED IN SECOND FLOOR AREA.
2. THE SUN DECK IS NOT INCLUDED IN THE ATTIC AREA.

ATTIC SUMMARY:

ATTIC AREA BELOW 5'-0" = 625.00 S.F.
ATTIC AREA ABOVE 5'-0" = 1,160.00 S.F.
HABITABLE ATTIC AREA OF 7'-0" OR GREATER = 811.00 S.F. (51.15%)
2nd FLOOR AREA 1,575 X 33% = 630.00 S.F.
PROPOSED HABITABLE ATTIC AREA OF 7'-0" OR GREATER EXCEEDS 33% OF SECOND FLOOR AREA AS REQUIRED BY BUILDING CODE.

IRC - HABITABLE ATTIC CALCULATION:

HABITABLE ATTIC AREA = 2nd FLOOR AREA X 33% = 630.00 S.F.
HABITABLE ATTIC AREA OF 7'-0" OR GREATER = 811.00 S.F. (51.15%)
PROPOSED ATTIC AREA UNDER 5'-0" DOES NOT MEET THE REQUIREMENTS OF THE IRC.