

## DEFINITIONS

**LOFT.** A habitable room or floor in a building that is open to the room or floor directly below, which may or may not qualify as a mezzanine.

**POTENTIAL SLEEPING ROOM.** A room or space within a dwelling unit having a floor area, with 5 feet or more of ceiling height, of at least 70 square feet will be considered a sleeping room in accordance with the following:

In a building defined as a *dwelling* or *lodging* house, any space or room having two of the following factors shall be considered a sleeping room. In a building defined as an *apartment house* or *hotel*, any room or space having one of the following factors shall be considered a sleeping room:

- a. Has walls and doors to separate it from other habitable spaces
- b. Meets the definition of a loft as amended by Summit County
- c. Has a closet or similar provision for clothes storage
- d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue opening per the 2012 International Building Code, Section 1029, smoke detectors per Section 907, and carbon monoxide detectors per *State of Colorado House Bill 09-1091*.

Any alteration to the room or space previously mentioned will be required to be made permanent in nature. The elimination of doors or closets will be made in such a manner that the construction cannot be readily reinstalled.

*Source: Summit County Building Department IRC Amendment Package, Page 7*

**Lock-off Room:** A room in a multifamily dwelling unit that may be rented or occupied as separate short-term accommodation and divided through locking an intervening door. A lock-off room shall have a bathroom, sleeping area and entrance separate from the principal dwelling unit, and may contain a kitchenette. The method of determining the density of a lock-off room is provided in detail in Section 3505.02. A lock-off is not intended for permanent residency, and shall not be subject to any fractional ownership mechanism or subdivided into an individual condominium unit.

*Source: Summit County Land Use and Development Code, Chapter 15, page 35*

**Floor Area:** Floor area is defined as follows based on the type of land use proposed:

- a. **Single-family and duplex development and associated uses:** The sum of all area(s) within the interior walls of a building or portion thereof, measured from the interior faces of the exterior walls, excluding the area within attached or detached garages and attics or crawl spaces provided that such areas meet the floor area exclusions contained in subsection d below.
- b. **Multi-family (per the provisions of Section 3505.02):** The sum of all areas contained within the actual dwelling units of a multi-family dwelling building, which is calculated by taking the total floor area of a multi-family building and subtracting out any common spaces (general and limited common elements), including but not limited to hallways, stairwells, enclosed garages, elevator shafts, attic spaces. If a

common element is proposed to be enclosed by a wall, roof or other enclosure that makes such floor area

available for use within a unit, such area shall be calculated into the net floor area and the density limits as established by Section 3505.02.

**c. Commercial, industrial and other non-residential development:** The sum of all area(s) within the interior walls of a building or portion thereof, measured from the interior faces of the exterior walls, excluding:

i. The area within attached or detached garages and attics or crawl spaces provided that such area meet the floor area exclusions contained in subsection d below.

ii. Areas used to house common mechanical, electrical, telephone, heating, ventilating, air conditioning and other such common building operating equipment.

iii. Common stairwells, elevators, vertical shafts, rated corridors and other such building common areas.

iv. Common atriums, ground floor and elevator lobbies and other such building common areas.

**d. Floor area exclusions for attic areas and crawlspace areas and stairways:** The following attic areas, crawl space areas and stairways shall be excluded from the floor area calculation where this subsection is referenced in the definition above:

i. Attic areas shall have with a ceiling height of five (5) feet or less, as measured from the topside of the structural members of the floor to the underside of the structural members of the roof directly above.

ii. Attic Areas With Trusses: Attic areas created by construction of a roof with structural truss type members, provided the trusses are spaced no greater than 30 inches apart.

iii. Attic Areas With Nontruss System: Attic areas created by construction of a roof structure utilizing a nontruss system, with spaces greater than five (5) feet in height, if all of the following criteria are met:

(a) The area cannot be accessed directly from a habitable area within the same building level; and,

(b) The area shall have only the minimum access required by the Building Code from the level below; and,

(c) The attic space shall not have a structural floor capable of supporting a "live load" greater than 40 pounds per square foot and the "floor" of the attic space shall not be improved with decking.

iv. Crawl Spaces: Crawl spaces accessible through an opening not greater than twelve (12) square feet in area, with five (5) feet or less of ceiling height, as measured from the surface of the earth to the underside of structural floor members of the floor/ceiling assembly above. Crawl spaces created by a "stepped foundation", hazard mitigation or other similar engineering requirement that has a total height in excess of five (5) feet may be excluded from Floor Area calculations at the discretion of the Planning Department.

v. Stairways: Stairs within each single family, duplex and multifamily dwelling unit shall only be counted on every other level.

*Source: Summit County Land Use and Development Code, Chapter 15, page 30*