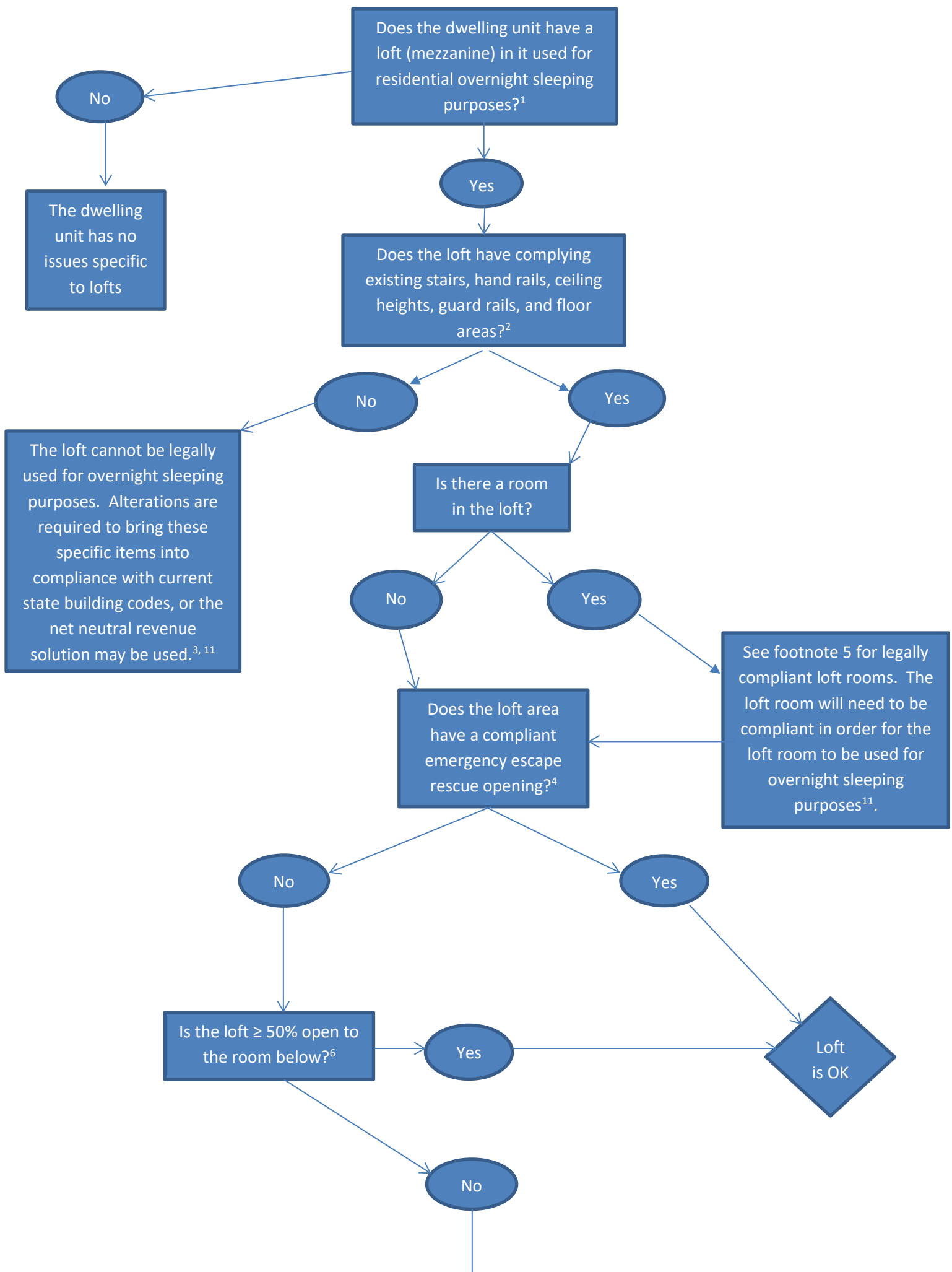
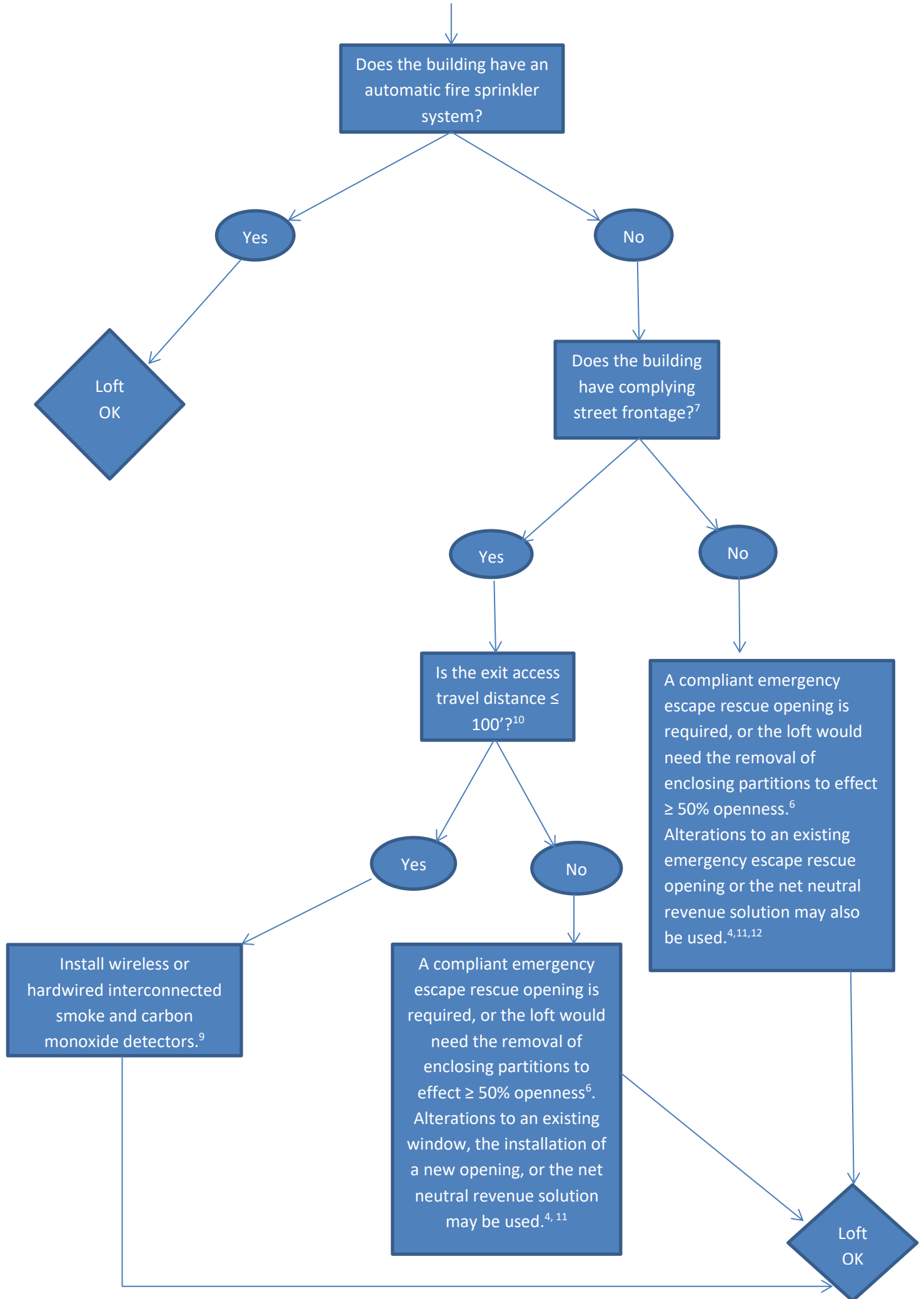






Footnotes:

1. The code recognized term for a loft is mezzanine. In this application, residential mezzanines used for overnight sleeping purposes are being addressed. With regard to the Town of Mammoth Lakes (TOML) enforcement, these standards will be enforced for applicants applying for a Business Tax Certificate in order to rent their dwelling unit on a transient rental basis as a part of the Quality of Life Ordinance.
2. Existing stairs, hand rails, head heights, guard rails, and floor areas in lofts already used for residential overnight sleeping purposes will be considered as compliant based on prior Uniform Building Code (UBC) standards as follows:
 - Maximum stair riser height is 8", the minimum stair tread depth is 9".
 - A minimum clear stair width of 30".
 - Guardrails are to be minimum 36" and maximum 42" in height at the open sides of lofts. Guardrails shall be 34" tall minimum at the open side of loft stairs. Intermediate members in open type railings shall be configured such that a 9" sphere cannot pass through.
 - The distance between the top of a guardrail and the ceiling or projection directly above it shall not exceed 24".
 - The minimum ceiling height is 7' in lofts. The minimum ceiling height in rooms accessed through lofts is 7'-6" for a minimum of two-thirds in the room area, but in no case shall the ceiling height be less than 7'. These minimums are required in no less than one half of the loft or room with a sloping ceiling, and any portion of the loft or room measuring less than 5' from the floor shall not be included in the ceiling height and net clear floor area determinations.
 - The minimum clearance under beams and similar projections shall be no less than 7'.
 - The minimum ceiling height at stairs shall be no less than six feet, six inches (6'-6").
 - A minimum of 70 square feet is required for the net clear floor area for lofts and loft rooms.
 - The total floor area of a loft shall not exceed one-third ($\frac{1}{3}$) of the floor area of the room in which the loft is located.

Exception 1: In existing conditions, the floor area of a loft can exceed one-third ($\frac{1}{3}$) of the room in which the loft is located should the maximum allowable travel distance of 100 feet as described in footnote 10 be attained.

Exception 2: The floor area of a loft may be one-half ($\frac{1}{2}$) of the floor area of the room or space in which the loft is located if the following conditions are met:

- The building is equipped with an automatic fire sprinkler system.
 - The loft is fully open to the room in which the loft is located, except enclosed closets and bathrooms.
 - The loft is unobstructed except for walls not more than 42" in height, columns and posts.
- Stair handrails are required on only one side of the stairway. Stair handrails shall be placed no less than 30" nor more than 38" above the nosing of treads. Handrails

projecting from a wall or guardrail shall have a space of not less than 1½" between the wall/guard rail and the handrail. The handgrip portion of handrails shall be not less than 1¼" nor more than 2" in cross-sectional dimension. The ends of handrails shall terminate into a post, wall, or the floor.

Exception: For handrails not conforming to the above criteria, an equivalent graspability shall be provided. Approval for hand rail equivalent graspability shall be determined by the Building Official on a case-by-case basis.

- Spiral stairs are allowed. Spiral stair criteria is as follows:
 - Spiral stairways may be used when the total area served is 400 square feet or less.
 - The tread must provide a clear walking area measuring at least 26" from the outer edge of the supporting column to the inner edge of the handrail.
 - A run of at least 7½" is to be provided at a point 12" from where the tread is narrowest as measured at a right angle to the stair nosing.
 - The rise must be sufficient to provide a minimum of 6'-6" head room.
 - Risers shall not exceed 9½" in height.
- 3. Alterations to existing stairs, guard rails, hand rails, floor areas, and head heights must conform to current California Building Code (CBC) and California Residential code (CRC) standards, and a building permit will be required through the TOML for such alterations.
- 4. An emergency escape rescue opening is not a part of the normal egress system of a building. It is intended for a last resort escape by the occupant or for a firefighter rescue should other egress components, such as stairs and exits, be unavailable to the occupant or firefighter due to the intensity of a structure fire. For new or altered windows, current CBC requirements for emergency-escape rescue openings will apply. For existing windows not being altered, the minimum requirements for emergency-escape rescue openings are:
 - A minimum total net clear opening of 5.0 square feet.
 - A minimum net clear opening width of 20".
 - A minimum net clear opening height of 24".
 - A maximum sill height of 48" above the floor.

Exception: For existing emergency escape rescue openings, or for new or altered escape-rescue openings that have existing conditions that make the maximum window height technically infeasible, a ladder or steps meeting the following criteria may be allowed on a case-by-case basis by the Building Official:

 - The ladder or steps must be permanent (not portable).
 - Ladder rungs or steps shall have an inside width of at least 12".
 - Ladder rungs or steps shall project no less than 3" from the wall.
 - Ladder rungs or steps shall be spaced not more than 18" on center vertically for the full height between the floor and the window.
 - The ladder must be centered directly under the operable part of the window.
- 5. A legal bedroom needs a compliant emergency-escape rescue opening as described in footnote 4, with minimum ceiling heights and minimum floor areas as described in footnote 2, and operable smoke/carbon monoxide detectors as described in footnote 8. If alterations are

required to bring the bedroom into compliance, a permit will be required and such alterations will need to meet the current requirements found in the CBC or CRC.

A legally compliant storage area will have no more than one (1) light for every 70 square feet of usable floor area controlled by a single switch, no more than one (1) plug receptacle, and no furniture in that room that could support living, sleeping, or cooking.

Bathrooms and closets are not included in the determination of legally compliant rooms in existing lofts.

6. The openness of a loft pertains to the area between the loft's floor area and the room in which the loft is located. A loft shall be open and unobstructed to the room in which the loft is located except for guard rails and walls not more than 42" in height, columns and posts. Walls that separate a loft from the exterior of the building or other dwelling units are not included in this consideration. Alterations intended to remove enclosing partitions between a loft and the room in which the loft is located are allowed to have a minimum of 50% of the enclosing partitions removed to effect the minimum required openness. This applies to both existing conditions in lofts, and to alterations to existing lofts. The intent of having openness between a loft and the room that the loft is located in is for the loft occupants to be able to detect hazards in other parts of the building by way of smell, sight, and sound, and be able to access a compliant set of stairs and the unit's exit with minimal travel distances.
7. Street frontage is when a building has a certain amount of its perimeter accessed by a road or public way which a fire department vehicle can travel on. This is a code recognized fire safety provision that increases a building's fire safety. The minimum building frontage criteria is when 25% or more of the building's perimeter adjoins a public way, or when the distance between adjacent buildings is at least 1½ times the height of the building under consideration. The final determination for compliant street frontage shall be from the Mammoth Lakes Fire Protection District (MLFPD).
8. Smoke detectors are required inside every sleeping room, in lofts used for overnight sleeping purposes, outside and within the immediate vicinity of bedrooms, at least one on every level (including basements and similar sub-grade areas), and at a point within 3' of the highest point of the ceiling. Carbon monoxide detectors are required outside and within the immediate vicinity of bedrooms and lofts used for overnight sleeping purposes, on every occupiable level of the dwelling, and inside bedrooms and lofts that have fuel-burning appliances located within them. Combination type smoke and carbon monoxide detectors are allowed. Additionally, smoke and combination type smoke and carbon monoxide detectors are required to contain a non-replaceable, non-removable battery that is capable of powering the detector for at least 10 years.
9. Wireless, interconnected smoke and carbon monoxide detectors are configured in such a way that, when one goes off, all of the detectors go off.
10. The exit access travel distance is the maximum code allowed travel distance from the most remote point within a dwelling unit to a grade level exit. With regard to lofts, this is the distance from the most remote point in the loft to a grade level exit. This distance cannot exceed 100 feet when the building has no fire sprinkler system, but does have complying street frontage per footnote 7, and interconnected smoke and carbon monoxide detectors per footnote 9.

11. The net neutral revenue option is available to those unit owners who have a non-complaint loft or loft bedroom but want to rent the unit on a transient basis as a part of the Quality of Life Ordinance. This option would allow the occupants who would usually sleep in the loft area to use other compliant habitable areas of the unit for sleeping purposes. For lofts or rooms accessed through lofts that do not comply, signage shall be conspicuously posted at the loft level that clearly indicates that the loft and/or the associated loft rooms cannot be used for overnight sleeping purposes. The signage shall be approved by the MLFPD. In addition, beds shall not be located in lofts or loft rooms that are deemed non-compliant for overnight sleeping purposes.
12. Lofts that do not have complying street frontage do not have tactical advantage which would allow the use of ladders to access upper level loft areas nor the use of fire hoses to direct water to the upper loft area in the event of a fire. As such, the addition of a new opening is not allowed given that the new opening could potentially create additional draft that would help accelerate a structure fire. As such, the options in this case would be to alter an existing window opening or use the net neutral revenue approach.

