



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
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LOFT INSPECTION CHECKLIST

Y	N	N/A	The following criteria is based on Section 15.24.120 in the Town of Mammoth Lakes Municipal Code.	
☐	☐	☐	1	Stairs accessing lofts have a maximum riser height of 8" and a minimum tread depth of 9" with no more than a 3/8" variance between riser heights nor tread depths in a single run of stairs.
☐	☐	☐	2	Loft stairs have a minimum clear width of 30".
☐	☐	☐	3	Guardrails at loft stairs are no less than 34" in height as measured from the stair nosing.
☐	☐	☐	4	Gaps between pickets in open-type loft stair guardrails are no more than 9".
☐	☐	☐	5	Guardrails at lofts shall be no less than 36" and no taller than 42".
☐	☐	☐	6	Guardrails at lofts shall have gaps between pickets no greater than 9".
☐	☐	☐	7	Guardrails at lofts shall have a clear space above them no less than 24" unless there is a compliant emergency escape opening or if one of the exceptions listed in item 20 are met.
☐	☐	☐	8	Loft stair handrails are no less than 30" and no more than 38" above stair tread nosings.
☐	☐	☐	9	Loft stair handrails have a gap of no less than 1½" between the inside of the handrail and the adjacent wall.
☐	☐	☐	10	Loft stair handrails are no less than 1¼" and no more than 2" in cross sectional dimension or shall provide equivalent graspability.
☐	☐	☐	11	The minimum head height at loft stairs is not less than 6½ feet measured vertically from stair nosings, tread surfaces, and top and bottom stair landings.
☐	☐	☐	12	If the loft has spiral stairs, the following conditions are met: - Loft floor area accessed by spiral stairs no more than 400 square feet - Clear walking area on spiral stair treads no less than 26" - Minimum tread depth of 7½" at a point 12" from the narrowest point of the tread - Minimum head clearance of 6½ feet - Maximum stair riser height of 9½"
☐	☐	☐	13	The loft is no more than one-third (⅓) of the area of the room below in which the loft is located (One-half (½) of the room if the building has an automatic fire sprinkler system). - <u>Exception</u> : The 1/3 maximum allowable floor area may be exceeded if the exit access travel distance is no more than 100 feet to the dwelling unit's exit door.
☐	☐	☐	14	The loft and rooms within the loft have a floor area of no less than 70 square feet.
☐	☐	☐	15	If the loft or a room in the loft has a furred ceiling, the prescribed ceiling height is required in two-thirds (⅔) of the area, but in no case shall the furred ceiling be less than seven (7) feet.
☐	☐	☐	16	The minimum ceiling height of the loft is 7 feet.

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☐	☐	☐	17	The minimum ceiling height in loft bedrooms is seven feet six inches (7'-6").
☐	☐	☐	18	If the loft or a room in the loft has a sloped ceiling, the required ceiling height for the loft or room is required in one-half (½) the area thereof. The required ceiling height is measured mid-way between the tallest portion of the ceiling and where the ceiling height is five (5) feet.
☐	☐	☐	19	The loft has a compliant emergency escape-rescue opening that meets all of the following criteria: - Minimum net clear opening width of opening is 20" - Minimum net clear opening height of opening is 24" - Minimum net clear total opening is five square feet - Maximum sill height of the opening is 48" above the finish floor
☐	☐	☐	20	If there is not a compliant emergency escape-rescue opening in the loft, the following exceptions can be used: - <u>Exception 1:</u> If 50% or more of the loft's perimeter that is common to the room below which the loft is located is open to below. - <u>Exception 2:</u> If the building is equipped with an automatic fire sprinkler system. - <u>Exception 3:</u> If the following three conditions are met: (A): A minimum of 25% of the building's perimeter adjoins or has access to a public way or open space, or when the distance between adjacent buildings is at least 1½ times the height of the building under consideration. (B): The exit access travel distance is no greater than 100 feet. (C): Wireless or hardwired smoke and carbon monoxide detectors are installed in the loft and in all loft rooms. The smoke and carbon monoxide detectors must be interconnected with all other smoke and carbon monoxide detectors in the dwelling unit. - <u>Exception 4:</u> If the sill height of the opening is greater than 48" above the finish floor, then a ladder or steps can be installed to access the opening that meet all of the following criteria: (A): The ladder or steps must be permanently installed. (B): Ladder rungs or steps must have an inside clear width of at least 12". (C): Ladder rungs or steps shall project no less than 3" from the wall. (D): Ladder rungs or steps shall be spaced not more than 18" on-center vertically for the full height between the floor and opening. (E): The ladder or steps must be centered directly under the operable part of the window.
☐	☐	☐	21	Storage areas in lofts shall meet the following criteria: - No more than one switch-controlled light for every seventy (70) square feet of floor area - No more than one duplex plug receptacle - No furniture in the storage area that can support sleeping, living, or cooking
☐	☐	☐	22	Carbon monoxide and smoke alarms are installed in all lofts and rooms in lofts.
☐	☐	☐	23	A combustible gas detector is installed at the first level of the dwelling at or near the floor if the building has propane service. A plug-in type detector is allowed.
☐	☐	☐	24	For non-compliant lofts, Town-approved signage exists in loft indicating no overnight sleeping, and all beds and similar furniture have been removed.