

*A department policy is based on an interpretation of a code provision
and is subject to change based on new information.*

UNFINISHED SPACE

To qualify as “unfinished space”, an area must:

1. Be designed and intended for R-3 (residential) use. This space shall not be used for any purpose until permitted and inspected.
2. Have no interior finish or insulation.
3. Have no utilities other than one receptacle and light fixture. Rough plumbing and mechanical must be capped at the entrance point of the space.
4. Not be included in the building energy analysis. Living space must be insulated at separation walls and/or floor to the unfinished space.
5. Doors into the finished space must be energy loss compliant.
6. Unfinished space that occupies a separate story is counted as a floor level in determining code requirements.

Areas originally permitted, as unfinished spaces that are completed during the construction process will require a permit revision with appropriate fee adjustment. Finishing the space after the building passes a final inspection will require a new permit.

The classifications assigned by Building Services are listed in the California Building Codes and are only intended to address life safety issues. Other departments or agencies may define these areas differently when determining the applicability of fees or conditions.

Attic areas made up of trusses/rafters capable of containing a rectangle 42 inches high by 24 inches wide or greater, located within the plane of the truss/rafter shall be designed per CBC table 1607.1. The rectangle shall fit between the top of the bottom chord (ceiling joist) and the bottom of any other truss/rafter member, provided each of the following criteria is met:

- I. The attic area is accessible by a pull-down stairway or framed opening in accordance with CBC section 1209.2
and
- II. The truss shall have a bottom chord (ceiling joist) pitch less than 2:12.