



**RESIDENTIAL CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACRC**

**#1011
R311.4
Article 1
2-15-13
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OCCUPIED ROOFS ON GROUP R-3 OCCUPANCIES

GENERAL

A single family dwelling, duplex or an individual unit in a townhouse building may use all or a portion of its flat roof (less than 1:12 slope) area as an occupied deck. Approval is required from the Department of Regional Planning for these decks and related structures (for example, a stair enclosure). Since the deck does not have a roof overhead, it is not considered a story. Therefore, a three story building with an occupied roof may still utilize the California Residential Code (CRC).

The International Residential Code (IRC) does not require more than one exit from any story in a single family dwelling. The State Fire Marshal has amended the CRC (Section R311.4) to require additional exits from habitable levels located above the second story. The additional exits are based on the travel distance. The CRC does not provide a definition for habitable level; however, clearly occupied roofs have the same exit demands as a story. (See Section 1021.1 of the IBC.) Therefore, for the purpose of the State Fire Marshal amendments, occupied roofs are habitable levels.

The State Fire Marshal amendments do not address exits from the second or first story of a dwelling. Therefore, as provided for in the IRC, and unchanged in the CRC, these levels require only one exit.

REQUIREMENTS

For buildings two or more stories in height, the maximum travel distance from any occupied point on a roof deck to a stairway or ramp that provides egress from the deck shall not exceed 50 feet. If the travel distance exceeds 50 feet, additional stairways or ramps will need to be provided so that all occupied portions are within the 50 foot travel distance.

Occupied roofs on one story dwellings do not require more than one stairway or ramp regardless of travel distance.

Guards shall be provided for the occupied roofs as required in Section R312. The guards shall be designed to resist a concentrated load of 200 pounds applied in any direction at a point along the top.

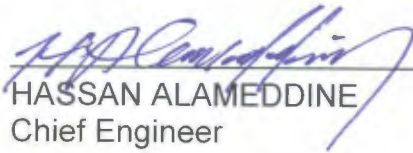
The deck shall be designed as a floor with a live load of 40 psf in accordance with Table R301.5 of the CRC. In addition, the surface of the roof deck must comply with Section R902 as a roof covering.

NEW RCM

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