

## STATE BUILDING CODE INTERPRETATION NO. I-44-00

July 3, 2000

The following is offered in response to a letter requesting official interpretations of the provisions of the 1995 CABO One and Two Family Dwelling Code portion of the 1999 State Building Code.

**Question 1:** When calculating the square foot area per floor, how is the square footage measured, and specifically, is the area of an unenclosed exterior porch included in the area?

**Answer 1:** The definition of building area is not found within the 1995 CABO Code and was not added to the 1999 Connecticut Supplement when it was determined that a maximum building area of 4800 square feet per floor would be allowed in Use Group R-4. However, since the area limitation also appears in Section 310.6 of the supplement to the BOCA National Building Code/1996 portion of the 1999 State Building Code, it is appropriate to use the definition of building area found in Section 502.1 of the BOCA Code. The area of a building under the CABO Code would therefore also be determined by measuring the area inside of the exterior walls (or exterior walls and fire walls, if any), exclusive of vent shafts and courts open to the atmosphere. The area of an unenclosed exterior porch would not be included if there was no roof or horizontal projection of the floor above over the porch. If a roof or the horizontal projection of the floor above covers the exterior porch, the area of the porch would be included in the building area.

**Question 2:** Under the 1995 CABO Code, does the 4 inch maximum opening rule that applies to guard rails apply to the vertical distance between treads in an open riser stair?

**Answer 2:** No. The 1995 CABO Code allows stairs of open riser construction and does not limit the size of the space formed by the top of one tread and the bottom of the next highest tread.