



City of Huntington Beach
Department of Community Development
USE OF ATTIC FOR LIMITED STORAGE PURPOSES
2000 Main Street, Huntington Beach, CA 92648
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Background: The Building Code requires all useable portions of the building to be classified and assigned an occupancy group classification and then to comply with all Building Code requirements relating to that use or occupancy classification. However, it is reasonable for an area to remain an attic or other similar area for small storage spaces, as described below, when it is less likely to create a use or an overload hazard. This standard is not to be used when the area is accessed from the same floor level since this would be an expansion of the usable floor area. The following may be used as a guide to determine when or when not to allow such uses:

POLICY: MINIMUM REQUIREMENTS

1. Building Permits required.
2. Limited to One and Two Family Dwelling Units and Multi-units when attic area is fire separated from the adjacent unit.
3. Attic floor framing to be designed for 20 pounds per square foot minimum live load. See table R301.5 footnote b / g and Table 1607.1 #25 footnote i / j / k for minimum design loads.
4. Electrical: Only one light with switch and one outlet is allowed.
5. Area is not to be finished, i.e. drywall, insulation, etc.
6. Access opening needs to be sealed and insulated per California Energy Standards requirements if the area where access is obtained is a conditioned space.
7. It must be noted on every approval that an attic space or similar area is not an addition or added floor area and any future attempt to convert the area will require the area to comply to all the code issues for its new use. This would include in part all exiting requirements, finishes, electrical, mechanical, energy code issues, sprinklers, permits and school fees.

