



# CITY OF OCEANSIDE

Building Division  
300 N Coast Highway  
Oceanside, CA 92054  
760-435-3950  
[www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us)

I.B. 111

2022 California Codes

1/1/2023-12/31/2025  
Effective Date

## Residential Mezzanine Allowable Area Calculation

### Informational Bulletin

**R325.1 General.** Mezzanines shall comply with Section R325.

**R325.2 Mezzanines.** The clear height above and below mezzanine floor construction shall be not less than 7 feet.

**R325.3 Area limitation.** The aggregate area of a mezzanine or mezzanines shall be not greater than one-third of the floor area of the room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located.

**R325.4 Means of egress.** The means of egress for mezzanines shall comply with the applicable provisions of Section R311

**R325.5 Openness.** Mezzanines shall be open and unobstructed to the room in which they are located except for walls not more than 42 inches in height, columns and posts.

#### Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area. *Note: Typical enclosed spaces on a residential mezzanine include bedrooms, closets, bathrooms and laundry rooms.*

2. In buildings that are not more than two stories above grade plane and equipped throughout with an automatic sprinkler system in accordance with Section R313, a mezzanine shall not be required to be open to the room in which the mezzanine is located.

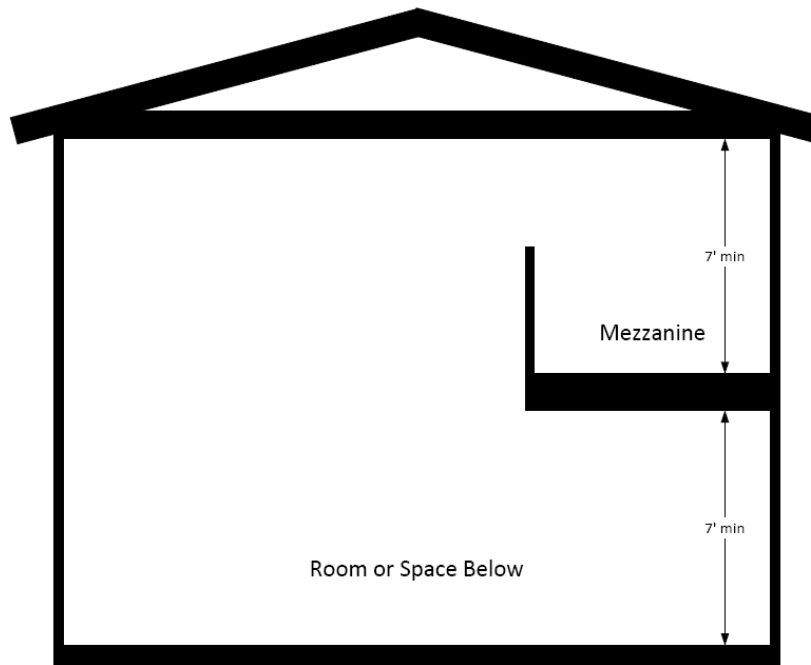


Exhibit A - Elevation



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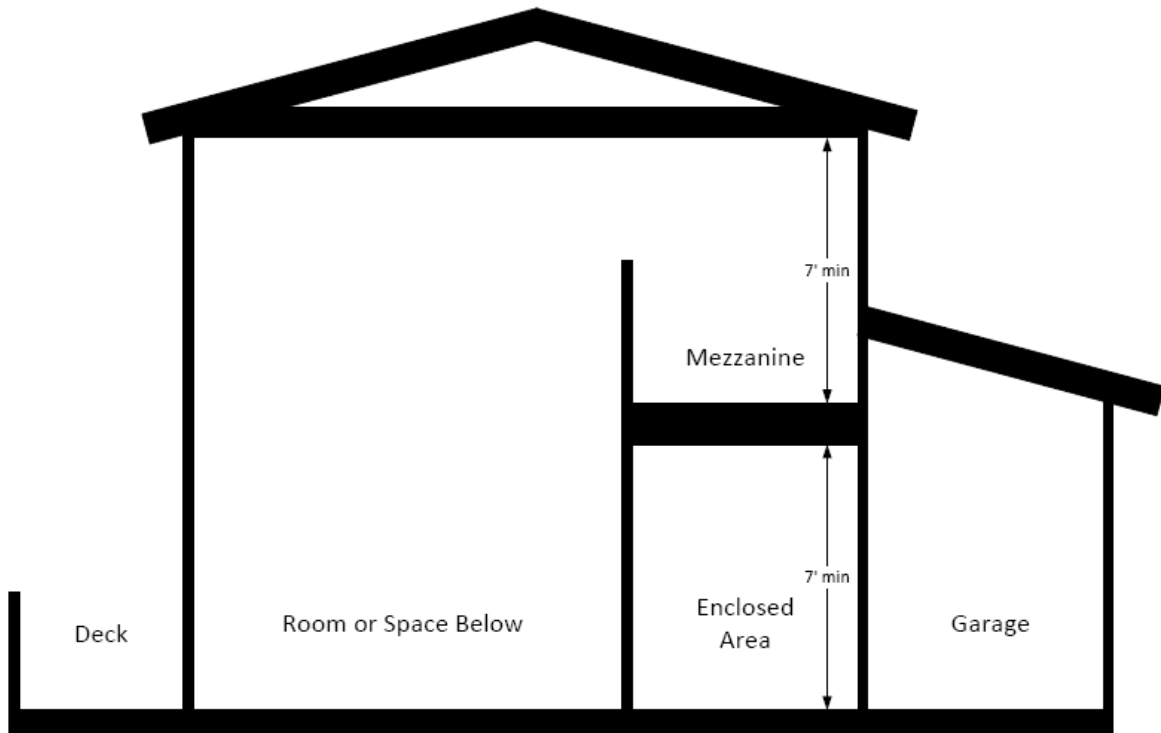


Exhibit B - Elevation

When determining the maximum area of a mezzanine, enclosed areas and other areas such as exterior decks may not be included in the calculation of the square footage of room/space below.



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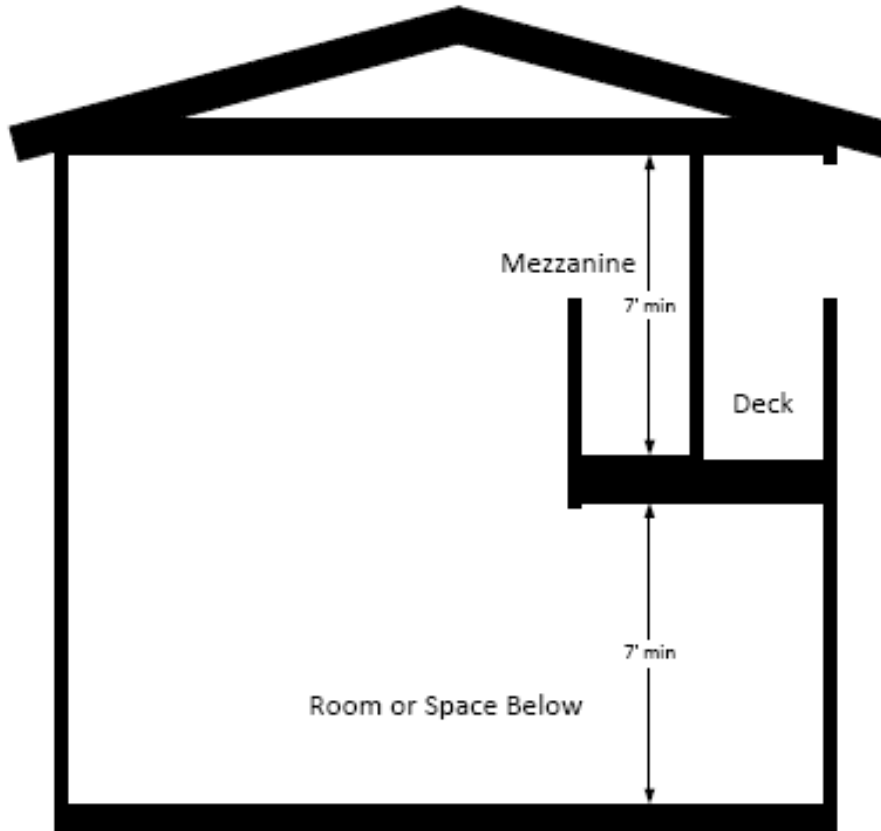


Exhibit C - Elevation

A deck built within the boundaries of the room or space below may be considered as part of a mezzanine level.

The total allowable square footage of the mezzanine level includes the square footage of the deck.

Since a deck is not enclosed, it does not contribute to the allowable enclosed area on a mezzanine level (10%)