



2.10. Building Height and Area limitations

2.10.1. Building Height.

The building height shall be measured from grade plane to the highest finish roof surface in the case of flat roofs or to the average height of the highest sloped roof.

2.10.2. Number of Storeys.

The number of storeys shall be counted starting with the first storey above grade plane and ending with the highest occupiable storey.

2.10.3. The allowable building height and number of storeys of a building shall be determined based on the use, occupancy, and construction type of the building and shall not exceed the allowable heights specified in **Table 1.7. and 1.8.**

2.10.4. Allowable Area per Storey.

The allowable area per storey for any individual storey in a building shall not exceed the allowable area specified in **Table 1.7. and 1.8.**

2.10.5. Total Area in Multiple Types of Construction.

Where a building is constructed of two or more types of construction not separated by fire walls, the total area of the building shall not exceed the least maximum allowable building area, based on the occupancy and the types of construction of the building required by **Table 1.7. and 1.8.**

2.10.6. Total Height in Multiple Types of Construction.

Where two or more types of construction exist in the same building, the height of the entire building shall not exceed the least height permitted, based on the occupancy for the types of construction used in the building, as required by **Table 1.7. and 1.8.**

2.10.7. Mixed Occupancies.

Buildings with mixed occupancies shall have their required type of construction determined by applying the most restrictive type of construction as required by the occupancy to the entire building.

2.10.8. Roof structures.

Towers, spires, steeples and other roof structures shall be constructed of materials consistent with the required type of construction of the building. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height if of noncombustible materials. If combustible materials are used, such structures shall not extend more than 6096 mm above the allowable building height.

2.10.9. Underground Buildings.

All structural members up to and including the floor of the lowest level of discharge of underground buildings more than 7 m below or more than one level below the lowest level of exit discharge shall be Type I or Type II (222) construction.

2.10.10. Mezzanines.

Mezzanine complying to its definition of having an area, one-third of the floor area of the floor it is contained in, shall not be considered as floor in accounting allowed number of floors.