



ATTIC POLICY

The purpose of this policy is to define the parameters of a qualifying attic for purposes of identifying when the attic space is considered a story for zoning purposes. Encinitas Municipal Code (EMC) Section [30.00.060](#) (6.1) limits the number of stories for buildings or structures to a maximum of two. The EMC defines a story as follows:

"Story" - shall mean that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it.

ATTIC

An attic shall not be considered a story for zoning purposes when designed with:

- No finished ceilings.
- No finished floor (exceptions may be allowed on a case-by-case basis to support and provide the necessary service area for proposed mechanical equipment).
- No access by a built-in or structural ladder or stairs, except for a standard attic drop-down ladder.
- No windows or skylights.
- Floor joists that are designed to support a maximum of 20 lbs. of live load.

When a project includes a proposed attic, the project plans shall include detailed notes, sections, and structural designs identifying compliance with the qualifying elements listed above.

For additional information, please contact the Development Services Department at planning@encinitasca.gov or at 760-633-2710.

Note: This policy is for zoning compliance only. As a project is being designed, we recommend consulting with the Building Division or Fire Prevention on all applicable Building or Fire Codes during the design of the project and prior to the submittal of any permit.