

Village of



Mamaroneck

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TO: Mayor and Board

RE Half Story

FROM: Daniel Gray, Building Inspector

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I have asked the Village Attorney to draft the attached law amending Village Code § 342-3 because the Village Code no longer comports with the New York State Building Code. When § 342-3 was adopted, the state code required a minimum structural ceiling height of seven feet six inches for habitable space in a dwelling unit. As a result, the code defined a “half story” as having not more than 50 percent of the area as having a ceiling height of seven feet six inches, which was then the requirement for habitability. The latest version of the state code reduces the minimum ceiling height for habitable space to seven feet. As a result, a builder could now construct, lawfully under the Village code, a residence with a “half story,” all of which is habitable because it has a ceiling height of seven feet. By changing the definition of half-story to conform to the state code, a half story will continue to be what it was intended to be – a story that is half habitable.