

COUNTY OF SUFFOLK



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DEPARTMENT OF HEALTH SERVICES

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**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GENERAL GUIDANCE MEMORANDUM #22
PROCEDURES OF OFFICE OF WASTEWATER MANAGEMENT
FOR CALCULATING FLOW FROM MEZZANINES**

AUTHORITY

The Suffolk County Sanitary Code sets forth requirements for approval of water supply and sewage disposal systems. The statutory authority for these guidelines can be found in Article 5, Section 760-502, Article 6 Section 760-602, 603, and Article 7 Section 760-705A. Detailed specifications can be found in Standards for Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single Family Residences, also known as Commercial Standards.

PURPOSE

The Standards for Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single Family Residences presently does not define a sewage flow rate for mezzanines installed within industrial buildings. This document provides guidance to be used by departmental staff to evaluate and classify proposed sewage flows for mezzanines for the purpose of evaluating site density and sanitary system design.

GUIDANCE

Section 505 of the New York State Building Code considers mezzanines that comply with the following provisions to be considered a portion of the floor below:

1. The overall area of all mezzanines shall not exceed $\frac{1}{3}$ of the area of the room or space (building footprint) in which they are located.
2. Mezzanines shall have access to required number of means of egress as specified in Sections 505.3, 1014.3, and 1015.1 of the New York State Building Code.
3. A mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches high, columns and posts.

Therefore, mezzanines that meet these criteria shall not be considered when calculating density or sanitary system size if a covenant is placed upon the property that states the following:

1. The area of the mezzanine shall be utilized solely for the purpose of storage of goods and shall not be utilized for any other purpose like manufacturing, office space, or rest rooms.
2. The mezzanine shall not contain plumbing of any type except for piping associated with the fire protection system.
3. The mezzanine shall be utilized solely by the occupant of the building and can not be rented.
4. The owner shall grant the department access during the normal course of business to inspect the premises to insure that the mezzanine is being utilized for its intended purpose.
5. Facilities that are found to be operating in non-compliance with the provisions of this covenant will be in violation of the Suffolk County Sanitary Code and subject to legal action by the Department. Such action will include the payment of a fine and/or removal or modification of the mezzanine as directed by the Department.

If an applicant desires to erect a mezzanine for any other purpose other than the storage of goods, then the floor area associated with the intended use of mezzanine (i.e. manufacturing @ 0.04 gpd/ft² or office @ 0.06 gpd/ft²) shall be utilized when calculating the site density and sizing of the sanitary system in accordance with the standards set forth by the department.

EFFECTIVE

This document is for guidance purposes only and becomes effective for all applications received after the date of this memorandum. This document should apply in most cases, but it is not a standard and is not meant to substitute for the discretion and common sense of the review staff.

Issued by: *Signature on file*
Walter J. Hilbert, PE, Chief
Office of Wastewater Management