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Altered Mass Raised Floor Requirements for Multifamily

Per Mandatory multifamily new construction requirement 160(c).1, raise mass walls shall have an assembly U-factor to not exceed 0.269. This is a feasible requirement with current multifamily design in regard to dwelling units over shorter garage spaces.

However, what may need to be re-evaluated is the mandatory requirement for raised mass floors for alterations. Altered mass floors for multifamily builds per 180.2(a).3. B. Shall have an assembly U-factor no more than 0.111.

It is best for both new construction and altered mass floors for multifamily to have the same U-factor of 0.269. Otherwise, the current altered measure may cause issues for multifamily dwelling units and garage parking to stay within mandatory height requirements per local jurisdictions and avoid possible confusion in the code.