

Previously, the platform to be constructed was treated as 'living-' or otherwise-occupied space. I've clarified that the platform will be unfinished and used only for storage.

As such -

- The existing garage stairs will not be boxed in and will remain unmodified.
- The constructed platform will be below the existing ceiling and will not modify it
- Fire separation between garage and living space will be maintained per code.
- The constructed platform will be accessed by non-permanent ladder only.
- No new doors or windows will be added.
- Rather than resting atop a drop-beam, joists will be attached to central beam using LUS hangers.
- For safety, the platform will have a deck-style railing around the open 'atrium' to the garage floor below, with openings to facilitate ladder entry and cargo loading.
- No electrical work is necessary, neither modification of existing circuits nor addition of new. (Permit ERES2412-0031 can be voided)

