

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE amending the 2015 Seattle Building Code as adopted by Ordinance 125161;
allowing the height limitation increase for Occupancy Group R-2 of Type IIIA
construction be increased to six stories and 75 feet where all specified provisions are met.

..body

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 510 of the 2015 Seattle Building Code, enacted by Ordinance 125161,
is amended as follows:

SECTION 510

SPECIAL PROVISIONS

510.1 General. The provisions in Sections 510.2 through 510.10 shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable *building heights* and *areas of buildings* based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of this code. The provisions of sections 510.2 through ~~((510.8)) 510.7 510.7~~ are to be considered independent and separate from each other.

Interpretation I510: Sections 510.2 through ~~((510.8)) 510.7~~ are not permitted to be used in combination with each other. Sections 510.8 through 510.10 are permitted to be used in combination with Section 510.2.

510.2 Horizontal building separation allowance. A *building* shall be considered as separate and distinct *buildings* for the purpose of determining area limitations, continuity of *fire walls*,

1 limitation of number of *stories* and type of construction where all of the following conditions are
2 met:

3 1. The *buildings* are separated with a *horizontal assembly* having a *fire-resistance rating*
4 of not less than 3 hours.

5 2. The building below and including the *horizontal assembly* is of Type IA construction.

6 3. *Shaft, stairway, ramp* and escalator enclosures through the *horizontal assembly* shall
7 have not less than a 2-hour *fire-resistance rating* with opening protectives in accordance with
8 Section 716.5.

9 **Exception:** Where the enclosure walls below the *horizontal assembly* have not
10 less than a 3-hour *fire-resistance rating* with opening protectives in accordance with Section
11 716.5, the enclosure walls extending above the *horizontal assembly* shall be permitted to have a
12 1-hour *fire-resistance rating*, provided:

13 1. The *building* above the *horizontal assembly* is not required to be of
14 Type I construction;

15 2. The enclosure connects fewer than four *stories*; and

16 3. The enclosure opening protectives above the *horizontal assembly* have a
17 *fire protection rating* of not less than 1 hour.

18 4. *Stairways* permitted to be constructed of wood above the *horizontal assembly* are
19 also permitted to be constructed of wood below the *horizontal assembly*. See Section 202 for the
20 definition of *stairway*.

21 5. The *building* or buildings above the *horizontal assembly* shall be permitted to have any
22 of the following occupancies:

23 5.1. Multiple Group A occupancy uses, each with an occupant load of less 300;

1 5.2. Group B;

2 5.3. Group I-1, Condition 2 licensed care facilities;

3 5.4. Group M;

4 5.5. Group R;

5 5.6. Group S-2 parking garage used for the parking and storage of private motor
6 vehicles; and

7 5.7. Uses incidental to the operation or serving occupants of the *building*
8 (including entry lobbies, mechanical rooms, storage areas and similar uses).

9 6. The building below the *horizontal assembly* is permitted to be any occupancy allowed
10 by this code except Group H.

11 7. The maximum building height in feet (mm) shall not exceed the limits set forth in
12 Section 504.3 for the *building* having the smaller allowable height as measured from the grade
13 plane.

14 8. All portions of the *buildings* above and below the three-hour *horizontal assembly* shall
15 be protected throughout with an *automatic sprinkler system* that complies with Section 903.3.1.1.

16 9. Occupied floors shall be not more than 75 feet above the lowest level of fire
17 department vehicle access.

18 **Interpretation ((1509.2)) I510.2:** For the purpose of this item, occupied roof decks are
19 considered floors used for human occupancy if the occupant load of the deck is 10 or more on
20 the roof of a building not equipped with an *automatic sprinkler system* or where the occupant
21 load is 50 or more on the roof of a *building* that is equipped with an *automatic sprinkler system*.

1 *parking garage* shall be measured from *grade plane* and shall include both the *open parking*
2 *garage* and the portion of the *building* above the parking garage.

3 ~~((510.76.1))~~ **510.65.1 Fire separation.** *Fire barriers* constructed in accordance
4 with Section 707 or *horizontal assemblies* constructed in accordance with Section 711 between
5 the parking occupancy and the upper occupancy shall correspond to the required *fire-resistance*
6 *rating* prescribed in Table 508.4 for the uses involved. The type of construction shall apply to
7 each occupancy individually, except that structural members, including main bracing within the
8 open parking structure, which is necessary to support the upper occupancy, shall be protected
9 with the more restrictive fire-resistance-rated assemblies of the groups involved as shown in
10 Table 601. *Means of egress* for the upper occupancy shall conform to Chapter 10 and shall be
11 separated from the parking occupancy by *fire barriers* having not less than a 2-hour *fire-*
12 *resistance rating* as required by Section 707 with *self-closing* doors complying with Section 716
13 or *horizontal assemblies* having not less than a 2-hour *fire-resistance rating* as required by
14 Section 711, with *self-closing* doors complying with Section 716. *Means of egress* from the *open*
15 *parking garage* shall comply with Section 406.5.

16 ~~((510.87))~~ **510.76 Group B or M buildings with Group S-2 open parking garage**
17 **above.** Group B or M occupancies located below a Group S-2 *open parking garage* of a lesser
18 type of construction shall be considered as a separate and distinct building from the Group S-2
19 *open parking garage* for the purpose of determining the type of construction where all of the
20 following conditions are met:

21 1. The buildings are separated with a *horizontal assembly* having a *fire-resistance*
22 *rating* of not less than 2 hours.

1 2. The occupancies in the building below the *horizontal assembly* are limited to
2 Groups B and M.

3 3. The occupancy above the *horizontal assembly* is limited to a Group S-2 *open*
4 *parking garage*.

5 4. The building below the *horizontal assembly* is of Type IA construction.

6 **Exception:** The *building* below the *horizontal assembly* shall be permitted to be
7 of Type IB or II construction, but not less than the type of construction required for the Group S-
8 2 *open parking garage* above, where the *building* below is not greater than one story in height
9 above grade plane.

10 5. The height and area of the *building* below the *horizontal assembly* does not
11 exceed the limits set forth in Section 503.

12 6. The height and area of the Group S-2 open parking garage does not exceed the
13 limits set forth in Section 406.5. The height, in both feet and stories, of the Group S-2 *open*
14 *parking garage* shall be measured from grade plane and shall include the building below the
15 *horizontal assembly*.

16 7. Exits serving the Group S-2 open parking garage discharge directly to a street
17 or *public way* and are separated from the *building* below the *horizontal assembly* by 2-hour fire
18 barriers constructed in accordance with Section 707 or 2-hour *horizontal assemblies* constructed
19 in accordance with Section 711, or both.

20 ~~((510.9))~~ **510.8 Multiple buildings above a horizontal assembly.** Where two or more
21 *buildings* are provided above the *horizontal assembly* separating a Group S-2 parking garage or
22 *building* below from the *buildings* above in accordance with the special provisions in Section
23 510.2, 510.3 or ~~((510.8))~~ **510.7**, the buildings above the *horizontal assembly* shall be regarded as

1 separate and distinct buildings from each other and shall comply with all other provisions of this
2 code as applicable to each separate and distinct *building*.

3 **510.10 Group R-2 buildings of Type IIIA construction.** The height limitation for
4 *buildings* of Type IIIA construction in Group R-2 shall be increased to six *stories* and 75 feet (22
5 860 mm) where all of the following conditions are met:

6 1. The first story of Type IIIA construction is separated from stories above with a
7 *horizontal assembly* having a *fire-resistance rating* of not less than 2 hours.

8 2. All stories of Type IIIA construction greater than 6,000 gross square feet shall
9 be subdivided into compartments, by 2-hour fire-resistance rated *fire walls*, with areas of not
10 more than 12,000 gross square feet.

11 3. Each compartment shall have an enclosed *exit access stairway*, and a standpipe
12 system in accordance with Section 905.

13 4. Unprotected vertical openings, including unenclosed *exit access stairways*,
14 shall not penetrate floor/ceiling assemblies between stories of Type IIIA construction or between
15 stories of Type IIIA and Type IA construction.

16 5. Mezzanines shall not be allowed in any story of the Type IIIA construction.

17 6. The maximum total design *dead load* shall be 50psf for all roof areas above the
18 sixth story of Type IIIA construction.

19 **Note:** The *dead load* shall be calculated as specified in Chapter 2 and Section

1607.12.3.1.

Note: The maximum total design *dead load* of 50psf is permitted to be applied over the
entire roof area above the sixth story of Type IIIA construction.

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1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, 2018,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 2018.

7 _____
8 President _____ of the City Council

9 Approved by me this _____ day of _____, 2018.

10 _____
11 Jenny A. Durkan, Mayor

12 Filed by me this _____ day of _____, 2018.

13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)