(Effective until July 1, 2020)

WAC 51-50-0504 Section 504—Building height and number of stories.

	Type of Con	structio	n										
Occupancy Classification	See	Ту	pe I	Тур	e II	Тур	e III		Тур		Type V		
Clussification	Footnotes	Α	B	Α	B	Α	B	Α	В	С	HT	Α	B
A, B, E, F, M, S,	NS ^b	UL	160	65	55	65	55	65	65	65	65	50	40
U	S	UL	180	85	75	85	75	270	180	85	85	70	60
H-1, H-2, H-3,	NS ^{c,d}	UL	160	65	55	65	55	120	90	65	65	50	40
H-5	S												
H-4	NS ^{c,d}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	140	100	85	85	70	60
I-1 Condition 1,	NS ^{d,e}	UL	160	65	55	65	55	65	65	65	65	50	40
I-3	S	UL	180	85	75	85	75	180	120	85	85	70	60
I-1 Condition 2,	NS ^{d,e,f}	UL	160	65	55	65	55	65	65	65	65	50	40
I-2	S	UL	180	85									
I-4	NS ^{d,g}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	180	120	85	85	70	60
R	NS ^d	UL	160	65	55	65	55	65	65	65	65	50	40
	S13R	60	60	60	60	60	60	60	60	60	60	60	60
	S	UL	180	85	75	85	75	270	180	85	85	70	60

Table 504.3

Allowable Building Height in Feet Above Grade Plane^a

For SI: 1 foot = 304.8 mm.

UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

^a See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

c New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

d The NS value is only for use in evaluation of existing building height in accordance with the International Existing Building Code.

New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.

f New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *International Fire Code*.

g For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

h New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

Table 504.4 Allowable Number of Stories Above Grade Plane^{a,b}

					Тур	e of Co	onstruc	tion				Type V A B 2 1 3 2 2 1										
Occupancy Classification	See	Туј	be I	Type II		Type III			Тур		Type V											
	Footnotes	Α	В	Α	B	Α	В	Α	B	С	HT	A 2 3	В									
A-1	NS	UL	5	3	2	3	2	3	3	3	3	2	1									
	S	UL	6	4	3	4	3	9	6	4	4	3	2									
A-2	NS	UL	11	3	2	3	2	3	3	3	3	2	1									
	S	UL	12	4	3	4	3	18	12	6	4	3	2									
A-3	NS	UL	11	3	2	3	2	3	3	3	3	2	1									
	S	UL	12	4	3	4	3	18	12	6	4	3	2									
A-4	NS	UL	11	3	2	3	2	3	3	3	3	2	1									
	S	UL	12	4	3	4	3	18	12	6	4	3	2									

_					Тур	e of Co	onstruc	tion					
Occupancy Classification	See	Ту	pe I	Тур	e II	Тур	e III		Тур	e IV		Typ A UL 3 4 1 2 3 4 1 2 3 4 1 2 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3	oe V
Clussification	Footnotes	Α	В	Α	В	Α	В	Α	B	C	HT		B
A-5	NS	UL	UL	UL	UL	UL	UL	1	1	1	UL	UL	UL
	S	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
В	NS	UL	11	5	3	5	3	5	5	5	5	3	2
	S	UL	12	6	4	6	4	18	12	9	6	4	3
Е	NS	UL	5	3	2	3	2	3	3	3	3		1
	S	UL	6	4	3	4	3	9	6	4	4		2
F-1	NS	UL	11	4	2	3	2	3	3	3			1
	S	UL	12	5	3	4	3	10	7	5	5		2
F-2	NS	UL	11	5	3	4	3	5	5	5	5		2
	S	UL	12	6	4	5	4	12	8	6	6		3
H-1	NS ^{c,d}	1	1	1	1	1	1	NP	NP	NP	1	1	NP
	S							1	1	1			
H-2	NS ^{c,d}	UL	3	2	1	2	1	1	1	1	2	1	1
	S							2	2	2			
Н-3	NS ^{c,d}	UL	6	4	2	4	2	3	3	3	4	2	1
	S	1						4	4	4			
H-4	NS ^{c,d}	UL	7	5	3	5	3	5	5	5	5	3	2
	S	UL	8	6	4	6	4	8	7	6	6	4	3
Н-5	NS ^{c,d}	4	4	3	3	3	3	2	2	2	3	3	2
	S	1						3	3	3	-		
I-1 Condition 1	NS ^{d,e}	UL	9	4	3	4	3	4	4	4	4	3	2
	S	UL	10	5	4	5	4	10	7	5	5	4	3
I-1 Condition 2	NS ^{d,e}	UL	9	4	3	4	3	3	3	3	4		2
	S	UL	10	5				10	6	4	-		_
I-2	NS ^{d,f}	UL	4	2	1	1	NP	NP	NP	NP	1	1	NP
12	S S	UL	5	3	-	1	111	7	5	1	-	1	111
I-3	NS ^{d,e}	UL	4	2	1	2	1	2	2	2	2	2	1
1-5	S NS ^{a,e}	UL	5	3	2	3	2	7	5	3	3		2
I-4	NS ^{d,g}	UL	5	3	2	3	2	3	3	3	3		1
1-4													
М	S	UL	6	4	3	4	3	9	6	4	4		2
Μ	NS S	UL	11 12	4 5	2 3	4 5	2	4	4	4	4		1
R-1h		UL UL	12	4	4	4	3	12 4	8	6 4	4		2
K-111	NS ^d			4	4	4	4	4	4	4	4		
	S13R	4	4	5	5	5	5	10	10	0	5		3
D 01	S	UL	12	-	5	5	5	18	12	8			3
R-2h	NSd	UL	11	4	4	4	4	4	4	4	4		2
	S13R	4	4	4			-	10					3
	S	UL	12	5	5	5	5	18	12	8	5	4	3
R-3h	NS ^d	UL	11	4	4	4	4	4	4	4	4	3	3
	S13D	4	4	-								3	3
	S13R	4	4									4	4
	S	UL	12	5	5	5	5	18	12	5	5	4	4

2					Тур	e of Co	onstruc	tion					
Occupancy Classification	See	Type I		Type II		Type III			Тур		Type V		
Clussification	Footnotes	Α	В	Α	В	Α	В	Α	В	С	HT	Α	В
R-4h	NS ^d	UL	11	4	4	4	4	4	4	4	4	3	2
	S13D	4	4									3	2
	S13R	4	4									4	3
	S	UL	12	5	5	5	5	18	12	5	5	4	3
S-1	NS	UL	11	4	2	3	2	4	4	4	4	3	1
	S	UL	12	5	3	4	3	10	7	5	5	4	2
S-2	NS	UL	11	5	3	4	3	4	4	4	4	4	2
	S	UL	12	6	4	5	4	12	8	5	5	5	3
U	NS	UL	5	4	2	3	2	4	4	4	4	2	1
	S	UL	6	5	3	4	3	9	6	5	5	3	2

UL = Unlimited; NP = Not permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

^a See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

^b See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

• New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

^d The NS value is only for use in evaluation of existing building height in accordance with the International Existing Building Code.

• New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.

f New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *International Fire Code*.

g For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

h New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

504.4.1 Stair enclosure pressurization increase. For Group R1 and R2 occupancies in buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the maximum number of stories permitted in Section 504.2 may be increased by one provided the interior exit stairways and ramps are pressurized in accordance with Section 909. Legally required standby power shall be provided for buildings constructed in compliance with this section and be connected to stairway shaft pressurization equipment, elevators and lifts used for accessible means of egress, hoistway pressurization equipment (if provided) and other life safety equipment as determined by the authority having jurisdiction. For the purposes of this section, legally required standby power shall comply with 2014 NEC Section 701.12, options (A), (B), (C), (D), (F), or (G) or subsequent revised section number(s).

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 19-02-038, § 51-50-0504, filed 12/26/18, effective 7/1/19; WSR 16-03-064, § 51-50-0504, filed 1/19/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-067, § 51-50-0504, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-24-059, § 51-50-0504, filed 11/29/10, effective 7/1/11.]

(Effective July 1, 2020)

WAC 51-50-0504 Section 504—Building height and number of stories.

Table 504.3

Allowable Building Height in Feet Above Grade Plane^a

					Тур	e of Co	onstruc	tion				5 50 40 5 70 60 5 50 40 5 50 40											
Occupancy Classification	See	Ту	pe I	Тур	e II	Type III			Тур	Type V													
	Footnotes	Α	B	Α	B	Α	B	A	B	С	HT	Α	В										
A, B, E, F, M, S,	NS ^b	UL	160	65	55	65	55	65	65	65	65	50	40										
U	S	UL	180	85	75	85	75	270	180	85	85	70	60										
H-1, H-2, H-3,	NS ^{c,d}	UL	160	65	55	65	55	120	90	65	65	50	40										
H-5	S																						
H-4	NS ^{c,d}	UL	160	65	55	65	55	65	65	65	65	50	40										
	S	UL	180	85	75	85	75	140	100	85	85	70	60										
I-1 Condition 1,	NS ^{d,e}	UL	160	65	55	65	55	65	65	65	65	50	40										
I-3	S	UL	180	85	75	85	75	180	120	85	85	70	60										
I-1 Condition 2,	NS ^{d,e,f}	UL	160	65	55	65	55	65	65	65	65	50	40										
I-2	Si	UL	180	85																			
I-4	NS ^{d,g}	UL	160	65	55	65	55	65	65	65	65	50	40										
	S	UL	180	85	75	85	75	270	180	85	85	70	60										
R ^h	NS ^d	UL	160	65	55	65	55	65	65	65	65	50	40										
	S13D	60	60	60	60	60	60	60	60	60	60	50	40										
	S13R	60	60	60	60	60	60	60	60	60	60	60	60										
	S	UL	180	85	75	85	75	270	180	85	85	70	60										

For SI: 1 foot = 304.8 mm. UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

^a See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

• New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

d The NS value is only for use in evaluation of existing building height in accordance with the International Existing Building Code.

New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new e Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.

New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *International Fire Code*. f

g For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8. h

I-1, Condition 2 Assisted living facilities licensed in accordance with chapter 388-78A WAC and residential treatment facilities as licensed by Washington state under chapter 246-337 WAC shall be permitted to use the allowable height above grade plane for Group R-2 occupancies. i.

Table 504.4 Allowable Number of Stories Above Grade Plane^{a,b}

-					Тур	e of Co	onstruc	tion					
Occupancy Classification	See	Ту	pe I	Тур	Type II		Type III		Тур		Type V		
Classification	Footnotes	Α	В	Α	В	Α	В	Α	В	С	HT	Typ A 2 3 2 3 2 3 2 3 2 3 UL UL 3 4	B
A-1	NS	UL	5	3	2	3	2	3	3	3	3	2	1
	S	UL	6	4	3	4	3	9	6	4	4	3	2
A-2	NS	UL	11	3	2	3	2	3	3	3	3	2	1
	S	UL	12	4	3	4	3	18	12	6	4	3	2
A-3	NS	UL	11	3	2	3	2	3	3	3	3	2	1
	S	UL	12	4	3	4	3	18	12	6	4	3	2
A-4	NS	UL	11	3	2	3	2	3	3	3	3	2	1
	S	UL	12	4	3	4	3	18	12	6	4	3	2
A-5	NS	UL	UL	UL	UL	UL	UL	1	1	1	UL	UL	UL
	S	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
В	NS	UL	11	5	3	5	3	5	5	5	5	3	2
	S	UL	12	6	4	6	4	18	12	9	6	4	3

-					Тур	oe of C	onstruc	tion					
Occupancy Classification	See	Туј	pe I	Тур	oe II	Тур	e III		Тур	e IV		Тур	oe V
Clussification	Footnotes	Α	В	Α	B	Α	B	Α	B	C	HT	Typ A 1 2 3 4 1 2 3 4 1 2 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4	B
Е	NS	UL	5	3	2	3	2	3	3	3	3	1	1
	S	UL	6	4	3	4	3	9	6	4	4	2	2
F-1	NS	UL	11	4	2	3	2	3	3	3		A I 2 3 4 1 2 3 4 3 <td< td=""><td>1</td></td<>	1
	S	UL	12	5	3	4	3	10	7	5	5		2
F-2	NS	UL	11	5	3	4	3	5	5	5	5		2
	S	UL	12	6	4	5	4	12	8	6	6		3
H-1	NS ^{c,d}	1	1	1	1	1	1	NP	NP	NP	1	1	NP
	S							1	1	1			
H-2	NS ^{c,d}	UL	3	2	1	2	1	1	1	1	2	1	1
	S							2	2	2			
H-3	NS ^{c,d}	UL	6	4	2	4	2	3	3	3	4	2	1
	S	1						4	4	4			
H-4	NS ^{c,d}	UL	7	5	3	5	3	5	5	5	5	3	2
	S	UL	8	6	4	6	4	8	7	6	6	4	3
H-5	NS ^{c,d}	4	4	3	3	3	3	2	2	2	3	3	2
	S	1						3	3	3			
I-1 Condition 1	NS ^{d,e}	UL	9	4	3	4	3	4	4	4	4	3	2
	S	UL	10	5	4	5	4	10	7	5	5	4	3
I-1 Condition 2	NS ^{d,e}	UL	9	4	3	4	3	3	3	3	4	3	2
	Si	UL	10	5	-			10	6	4	-		
I-2	NS ^{d,f}	UL	4	2	1	1	NP	NP	NP	NP	1	1	NP
	S	UL	5	3	-			7	5	1	-	_	
I-3	NS ^{d,e}	UL	4	2	1	2	1	2	2	2	2	2	1
10	S S	UL	5	3	2	3	2	7	5	3	3		2
I-4	NS ^{d,g}	UL	5	3	2	3	2	3	3	3	3		1
1 7	S	UL	6	4	3	4	3	9	6	4	4		2
М	NS NS	UL	11	4	2	4	2	4	4	4	4		1
171	S NS	UL	11	4	3	4 5	3	4	4	6	5		2
R-1h	NS ^d	UL	12	4	4	4	4	4	4	4	4		2
10 III	S13R	4	4		'		'	'		'		-	3
	S15K	4 UL	12	5	5	5	5	18	12	8	5		3
R-2h	NS ^d	UL	12	4	4	4	4	4	4	4	4		2
17 211	S13R	4	4	4									3
	S15K	4 UL	12	4	5	5	5	18	12	8	5	-	3
R-3h	NS ^d	UL	12	4	4	4	4	4	4	4	4		3
IX-311	S13D	4	4										3
	S13D S13R	4	4										4
	SI3R S	4 UL	4	5	5	5	5	18	12	5	5		4
R-4h	NS ^d	UL	12	4	4	4	4	4	4	4	4		4
12-411	-			-	-	-	-	+	-	-	-		
	S13D	4	4	-									2
	S13R	4	4	F	F	-	-	10	12	-	-	-	3
	S	UL	12	5	5	5	5	18	12	5	5	$ \begin{array}{c} 2\\ 3\\ -3\\ -4\\ -1\\ -2\\ -3\\ -4\\ -3\\ -4\\ -3\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -3\\ -4\\ -4\\ -4\\ -3\\ -4\\ -4\\ -4\\ -4\\ -4\\ -4\\ -4\\ -4\\ -4\\ -4$	3

0					Тур	e of Co	onstruc	tion					Type V A B 3 1 4 2 4 2										
Occupancy Classification	See	Тур	oe I	Тур	Type II		Type III		Тур		Type V												
Clussification	Footnotes	Α	В	Α	В	Α	B	Α	В	С	HT	Α	В										
S-1	NS	UL	11	4	2	3	2	4	4	4	4	3	1										
	S	UL	12	5	3	4	3	10	7	5	5	4	2										
S-2	NS	UL	11	5	3	4	3	4	4	4	4	4	2										
	S	UL	12	6	4	5	4	12	8	5	5	5	3										
U	NS	UL	5	4	2	3	2	4	4	4	4	2	1										
	S	UL	6	5	3	4	3	9	6	5	5	3	2										

UL = Unlimited; NP = Not permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

- ^a See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
- b See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
- c New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
- d The NS value is only for use in evaluation of existing building height in accordance with the International Existing Building Code.
- New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.
- f New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *International Fire Code*.
- g For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
- h New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.
- ⁱ Group I-1, Condition 2 Assisted living facilities licensed in accordance with chapter 388-78A WAC and residential treatment facilities as licensed by Washington state under chapter 246-337 WAC shall be permitted to use the allowable number of stories for Group R-2 occupancies.

504.4.1 Stair enclosure pressurization increase. For Group R-1, R-2, and I-1 Condition 2 Assisted living facilities licensed under chapter 388-78A WAC and residential treatment facilities as licensed by Washington state under chapter 246-337 WAC located in buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the maximum number of stories permitted in Section 504.4 may be increased by one provided the interior exit stairways and ramps are pressurized in accordance with Sections 909.6.3 and 909.20. Legally required standby power shall be provided in accordance with Sections 909.11 and 2702.2.16 for buildings constructed in compliance with this section and be connected to stairway shaft pressurization equipment, elevators and lifts used for accessible means of egress (if provided), elevator hoistway pressurization equipment (if provided) and other life safety equipment as determined by the authority having jurisdiction. For the purposes of this section, legally required standby power shall comply with 2017 NEC Section 701.12, options (A), (B), (C), (D), (F), or (G) or subsequent revised section number(s).

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-01-090, § 51-50-0504, filed 12/12/19, effective 7/1/20; WSR 19-02-038, § 51-50-0504, filed 12/26/18, effective 7/1/19; WSR 16-03-064, § 51-50-0504, filed 1/19/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-067, § 51-50-0504, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-24-059, § 51-50-0504, filed 11/29/10, effective 7/1/11.]