

**(Effective until July 1, 2020)**

**WAC 51-50-0503 Section 503—General building height and area limitations.**

**503.1 General.** Unless otherwise specifically modified in Chapter 4 and this chapter, *building height*, number of stories and *building area* shall not exceed the limits specified in Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. *Building height*, number of stories and *building area* provisions shall be applied independently. For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-064, § 51-50-0503, filed 1/19/16, effective 7/1/16.]

**(Effective July 1, 2020)**

**WAC 51-50-0503 Section 503—General building height and area limitations.**

**503.1.4 Occupied roofs.** A roof level or portion thereof shall be permitted to be used as an occupied roof provided the occupancy of the roof is an occupancy that is permitted by Table 504.4 for the story immediately below the roof. The area of the occupied roofs shall not be included in the building area as regulated by Section 506.

EXCEPTIONS:

1. The occupancy located on an occupied roof shall not be limited to the occupancies allowed on the story immediately below the roof where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and occupant notification in accordance with Sections 907.5.2.1 and 907.5.2.3 is provided in the area of the occupied roof. Emergency voice/alarm communication system notification in accordance with Section 907.5.2.2 shall also be provided in the area of the occupied roof where such system is required elsewhere in the building.
2. Assembly occupancies shall be permitted on roofs of open parking spaces of Type I or Type II construction, in accordance with the exception to Section 903.2.1.6.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-01-090, § 51-50-0503, filed 12/12/19, effective 7/1/20; WSR 16-03-064, § 51-50-0503, filed 1/19/16, effective 7/1/16.]