

(Effective until July 1, 2023)

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.]

(Effective July 1, 2023)

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

503.1.4.1 Enclosure of occupied roof areas. Elements or structures enclosing the occupied roof areas shall not extend more than 48 inches (1220 mm) above the surface of the occupied roof.

EXCEPTIONS: 1. Penthouses constructed in accordance with Section 1511.2 and towers, domes, spires, and cupolas constructed in accordance with Section 1511.5.
2. High rise buildings.

503.1.4.2 Guards. Occupied roofs shall have guards in accordance with Section 1015.2.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 22-13-094, § 51-50-0503, filed 6/14/22, effective 7/1/23; 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.]