

**(Effective until March 15, 2024)**

**WAC 51-50-0510 Section 510—Special provisions.**

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

1. The buildings are separated with a *horizontal assembly* having a *fire-resistance rating* of not less than 3 hours where vertical offsets are provided as part of a *horizontal assembly*, the vertical offset and the structure supporting the vertical offset shall have a *fire-resistance rating* of not less than 3 hours.

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

3. *Shaft, stairway, ramp* and escalator enclosures through the *horizontal assembly* shall have not less than a 2-hour *fire-resistance rating* with opening protective in accordance with Section 716.

EXCEPTION: Where the enclosure walls below the *horizontal assembly* have not less than a 3-hour *fire-resistance rating* with opening protectives in accordance with Section 716, the enclosure walls extending above the *horizontal assembly* shall be permitted to have a 1-hour *fire-resistance rating* provided:

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

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

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

4. Interior exit stairways located within the Type IA building are permitted to be of combustible materials where both of the following requirements are met:

4.1. The building above the Type IA building is of Type III, IV, or V construction.

4.2. The stairway located in the Type IA building is enclosed by 3-hour *fire-resistance-rated* construction with opening protectives in accordance with Section 716.

4. The building or buildings above the horizontal assembly shall be permitted to have multiple Group A occupancy uses, each with an occupant load of less than 300, or Group B, Group I-1, Condition 2 licensed care facilities, M, R, or S occupancies.

5. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be any occupancy allowed by this code except Group H.

6. The maximum building height in feet (mm) shall not exceed the limits set forth in Section 504.3 for the building having the smaller allowable height as measured from the grade plane. Group I-1, Condition 2 licensed care facilities shall be permitted to use the values for maximum height in feet for Group R-2 occupancies.

**510.5 Group R-1 and R-2 buildings of Type IIIA construction.** For buildings of Type IIIA construction in Groups R-1 and R-2, the maximum allowable height in Table 504.3 shall be increased by 10 feet and the maximum allowable number of stories in Table 504.4 shall be increased by one foot where the first floor assembly above the basement has a *fire-resistance rating* of not less than 3 hours and the floor area is subdivided by 2-hour *fire-resistance-rated* fire walls into areas of not more than 3,000 square feet (279 m<sup>2</sup>).

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-021, § 51-50-0510, filed 10/9/20, effective 11/9/20; WSR 20-01-090, § 51-50-0510, filed 12/12/19, effective 7/1/20; WSR 16-03-064, § 51-50-0510, filed 1/19/16, effective 7/1/16.]

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**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, limitation of number of stories and type of construction where the following conditions are met:

1. The buildings are separated with a *horizontal assembly* having a *fire-resistance rating* of not less than three hours. Where vertical offsets are provided as part of a *horizontal assembly*, the vertical offset and the structure supporting the vertical offset shall have a *fire-resistance rating* of not less than three hours.

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

3. *Shaft, stairway, ramp* and escalator enclosures through the *horizontal assembly* shall have not less than a two-hour *fire-resistance rating* with opening protective in accordance with Section 716.

EXCEPTION: Where the enclosure walls below the *horizontal assembly* have not less than a three-hour *fire-resistance rating* with opening protectives in accordance with Section 716, the enclosure walls extending above the *horizontal assembly* shall be permitted to have a 1-hour *fire-resistance rating* provided that the following conditions are met:

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

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

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

4. Interior exit stairways located within the Type IA building are permitted to be of combustible materials where both of the following requirements are met:

4.1. The building above the Type IA building is of Type III, IV, or V construction.

4.2. The stairway located in the Type IA building is enclosed by 3-hour fire-resistance-rated construction with opening protectives in accordance with Section 716.

5. The building or buildings above the horizontal assembly shall be permitted to have Group A, B, M, R, or S occupancies.

6. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be any occupancy allowed by this code except Group H.

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

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 22-13-094, 23-12-103, and 23-20-023, § 51-50-0510, filed 6/14/22, 6/7/23, and 9/25/23, effective 3/15/24; WSR 20-21-021, § 51-50-0510, filed 10/9/20, effective 11/9/20; WSR 20-01-090, § 51-50-0510, filed 12/12/19, effective 7/1/20; WSR 16-03-064, § 51-50-0510, filed 1/19/16, effective 7/1/16.]