

D#43 HEIGHT

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at the May 5, 2010 Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

The proposal evaluates the method of height measurement for structures. The analysis would focus on measuring height from the existing grade, rather than finished grade. Furthermore, the definition of height would be revised to be consistent with the definition in the International Building Code, which defines building height as the vertical distance from grade plane to the average height of the highest roof surface.

The City's Building Plans Examiner developed the illustration that is proposed to be included in the Code to be used for calculating building height from existing grade plane.

The Planning Division requested this docket item as an update is needed to:

- Provide consistency with the International Building Code,
- Create greater clarity to increase consistency and predictability for users,
- Provide an illustration in the Code to guide citizens and customers in measuring height,
- Provide an illustration in the Code for determination of grade plane, and
- Improve aesthetics and provide environmental benefits throughout the City.

Staff Response: A draft of the revised definition of "grade plane" from the code is provided as well as a draft illustration of how to calculate height and grade plane.

Draft Grade Plane Definition: See Attachment A

The consolidated code includes the following definition currently in Title IV:

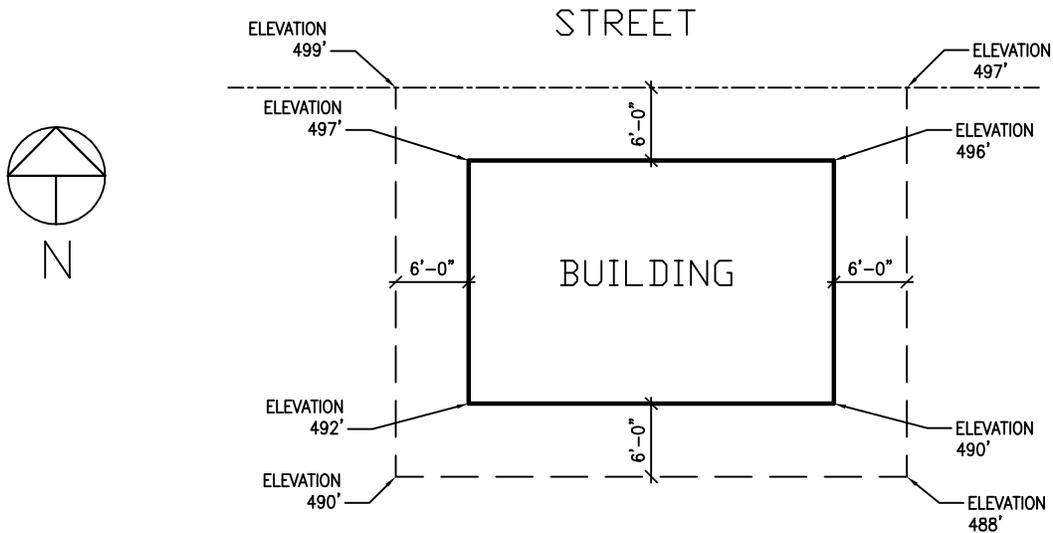
- 4-11-020: Grade Plan

Draft Height Illustration: See Attachment B

- Proposed Figure: Determination of Grade Plane Elevation and Determination of Building Height

RMC4-11-070

Grade Plane: “A reference plane representing the average of ~~finished-existing~~ ground level adjoining the building at exterior walls. Where the ~~finished~~ ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or, where the lot line is more than 6 feet from the building, between, between the building and a point 6 feet from the building.”

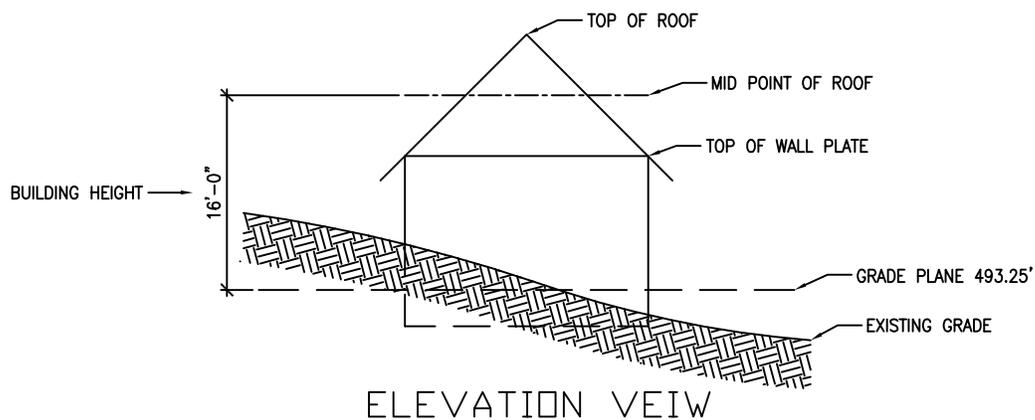


DETERMINE AVERAGE GRADE ELEVATION AT EACH EXTERIOR WALL:

NORTH: $(497+496)/2=496.50$
 WEST: $(497+492)/2=494.50$
 SOUTH: $(490+488)/2=489.00$ - - - - (LOW POINT WITHIN 6 FEET)
 EAST: $(490+496)/2=493.00$
 $1973.00/4=493.25'$ - - - GRADE PLANE

DETERMINATION OF GRADE PLANE ELEVATION

*SEE DEFINITION OF GRADE PLANE



DETERMINATION OF BUILDING HEIGHT

* SEE DEFINITION OF HEIGHT, BUILDING.