DCLU

Director's Rule 4-85

Applicant	Page of	Supersedes
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	1 *	NA
	Publication APR. 4, 1985	Effective Apr. 23, 1985
	Code and Section Reference 23.86.06 Land Use Code	
Subject HEIGHT MEASUREMENT: SURVEY REQUIREMENTS	Type of Ruling Code Interpretation	
	Ordinance Authority 3.06.040	
Index Zoning/Land Use - Procedural Requirements	Approved Katy Charney	Date 4/22/85

Section 23.86.06A.1. Measurement of Structure Height reads as follows:

> The height of a structure shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing grade to a plane essentially parallel to the existing grade. For determining structure height, the exterior wall shall include a plane between supporting members and between the roof and the ground. The vertical distance between the existing grade and the parallel plane above it shall not exceed the maximum height of the zone.

RULE:

For building permits a licensed surveyor shall prepare site contours (2-foot contours) and establish the spot elevation of all corners of the structure in reference to a monument on the site. This information shall be used to verify structure height and slope bonuses.

If it can be clearly illustrated that a structure conforms to the maximum allowed height without the use of a slope bonus or height exception, no survey shall be required.

If a Master Use Permit only is sought, no contour/spot elevation information by a licensed surveyor will be required. This information shall be required, however, prior to the issuance of a building permit. No building permit will be issued until the structure height can be verified using survey information.

REASON:

Clear documentation of the relationship of structure height and existing grade prior to construction and excavations to assure compliance with height limitations of the Land Use Code.

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