



City of Seattle
Department of Planning & Development

2006 SRC Code Solution

Sec. R101.2
Dwelling Units Located Above Parking
Release Date: **January 23, 2009**

The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue:

Dwellings located above a common garage or other common space are not within the scope of the *Seattle Residential Code*, and shall comply with the *Seattle Building Code*. Per SRC Interpretation R101.2b, units in detached two-family dwellings that share a garage are within the scope of this code. Are there any other circumstances in which a building with a common garage or other common space can still fall within the scope of the *Seattle Residential Code*?

Interpretation:

The Seattle Residential Code may be applied to dwelling units located over shared parking spaces, garages or driveways in the following scenarios.

Single Family Structures (Detached one-family dwellings):

1. A one-family dwelling located over shared parking spaces, garages or driveways as long as those parking spaces, garages or driveways serve ONLY the single family structure and no more than one other dwelling unit that is located on the same site (or adjacent site as long as there are easements). Attached accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs or "backyard cottages") are not considered separate dwelling units. *(This would allow parking for a maximum of 2 dwelling units.)*

Duplex Structures (Detached two-family dwellings):

2. A two-family dwelling located over shared parking spaces, garages or driveways that are used exclusively by the two dwelling units in the duplex structure. *(This would allow parking for a maximum of 2 dwelling units.)*
3. A two-family dwelling located over shared parking spaces, garages or driveways that are used ONLY by one of the two dwelling units in the duplex structure and no more than one other dwelling unit that is located in another building on the same site (or adjacent site as long as there are easements). *(This would allow parking for a maximum of 2 dwelling units.)*

Townhouse Structures (Three or more attached one-family dwellings):

4. A townhouse structure in which each individual dwelling unit is located over only its own parking, garage or driveway.

Single Family, Duplex and Townhouse Structures:

5. A single family, duplex or townhouse structure that cantilevers* over parking spaces or driveways that serve multiple dwelling units as long as:
 - a. The depth of the cantilever, measured from the face of the building, is 6 feet or less, AND

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b. There is an opening between the cantilever and the adjacent property line or assumed property line that is at least equal to the depth of the cantilever. The width of the opening must be measured from the edge of the cantilever or any eave projections above. *(This would allow parking or driveway access for an unlimited number of dwelling units.)*

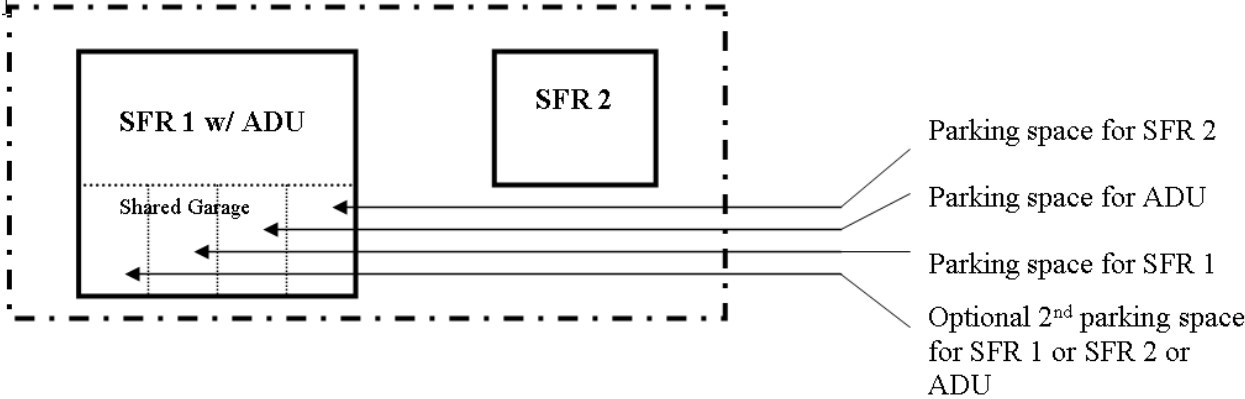
*Cantilevers, as used in the context of this code solution only, shall be cantilevers OR portions of the dwelling unit that are supported by posts or walls, as long as the parking or driving areas below are open on at least one side. See Item 5 Examples below.

In each of the scenarios listed above, the dwelling units shall be separated from the parking spaces, garages or driveways in accordance with the separation requirements of SRC R309.2. For example, cantilevered habitable space of a townhouse structure that is located above a driveway shared by multiple units shall have the underside of the cantilever protected by a minimum of $\frac{5}{8}$ " gypsum board or equivalent, and the supporting structure shall be protected as well. Supporting columns, beams and walls shall be protected with a minimum of $\frac{1}{2}$ " gypsum board (or walls may be protected with $\frac{1}{2}$ " nominal wood structural panels and siding in lieu of the $\frac{1}{2}$ " gypsum board). Note: Stricter requirements of SRC R317.2.1 (townhouse separation continuity) may govern.

The following examples, which represent some of the most common scenarios, are provided as a guide to help explain how the above items are to be applied.

Item 1 Example - Single Family Structure:

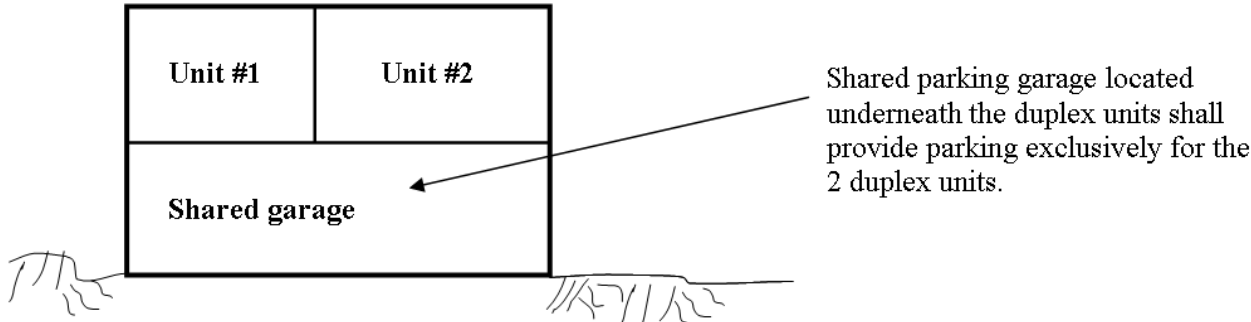
(Site Plan – Plan View)



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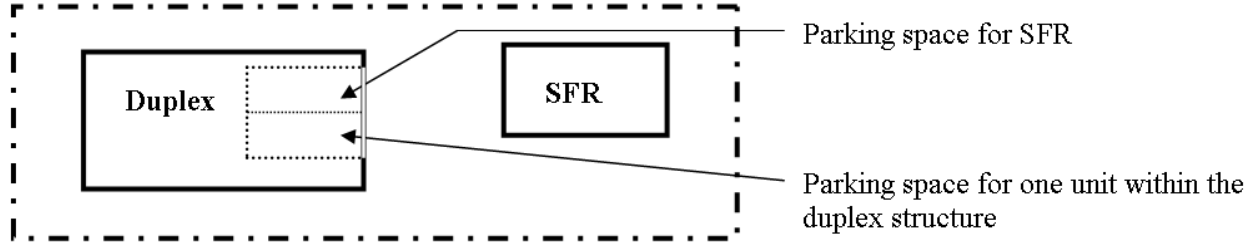
Item 2 Example - Duplex Structure:

(Building Section – Section View)



Item 3 Example - Duplex Structure:

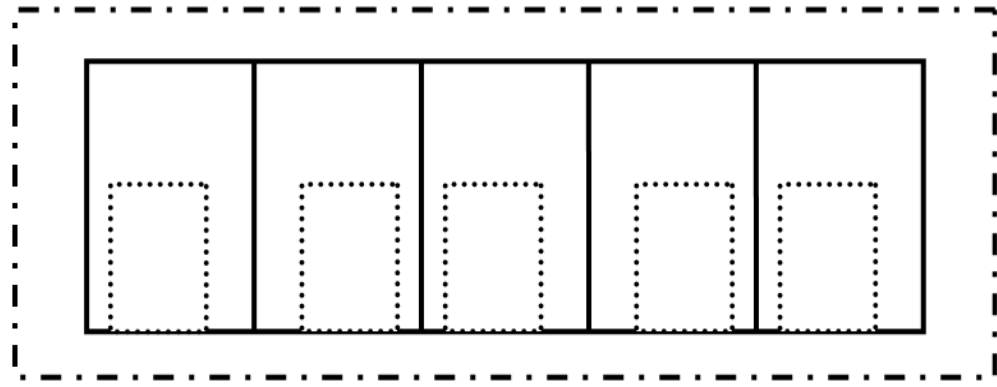
(Site Plan – Plan View)



Item 4 Example - Townhouse Structure:

(Site Plan – Plan View)

Townhouse building with 5 units, each unit has its own parking garage

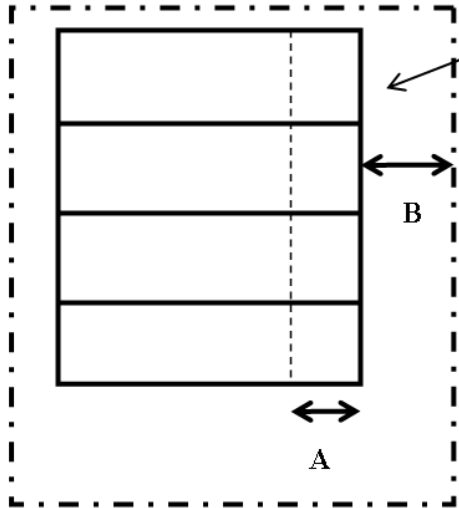


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Item 5 Example A – Cantilevers* for Single Family, Duplex and Townhouse Structures:

(Site Plan – Plan View)

Townhouse structure with 4 units



This cantilever is a true cantilever, unsupported on 3 sides.

A = Depth of cantilever: must be 6' or less.

B = Distance measured between edge of cantilever (or eave projections above) and property line: must be equal to or greater than A.

*Cantilevers, as used in the context of this code solution only, shall be cantilevers OR portions of the dwelling unit that are supported by posts or walls, as long as the parking or driving areas below are open on at least one side.

Item 5 Example B – Cantilevers* for Single Family, Duplex and Townhouse Structures:

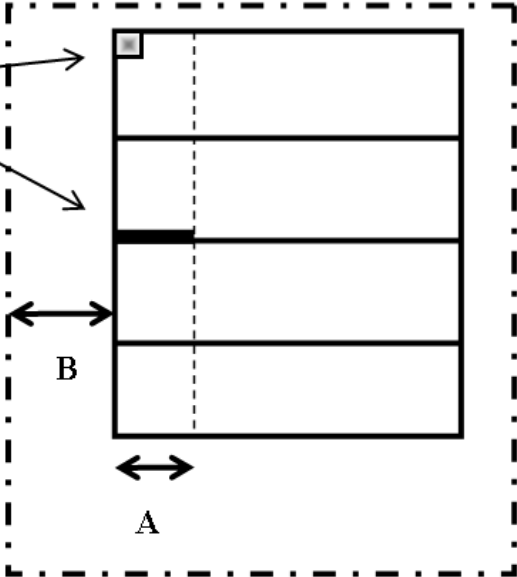
(Site Plan – Plan View)

Townhouse structure with 4 units

Supports such as posts or walls are permitted as long as each space used for parking or driving located below the dwelling unit is open on at least one side.

A = Must be 6' or less.

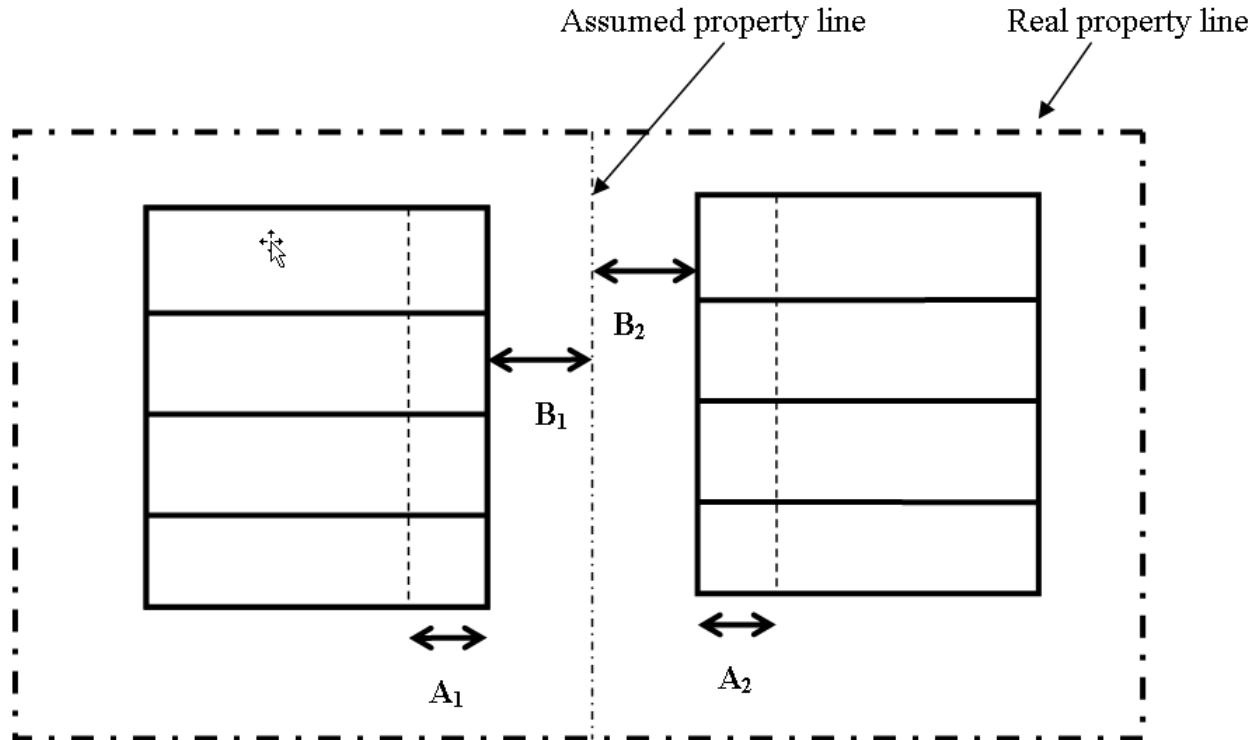
B = Must be equal to or greater than A.



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Item 5 Example C – Cantilevers* for Single Family, Duplex and Townhouse Structures:

(Site Plan – Plan View)



A_1 = Must be 6' or less.

A_2 = Must be 6' or less.

B_1 = Must be equal to or greater than A_1 .

B_2 = Must be equal to or greater than A_2 .

If you have questions about whether this code solution applies to your project:

- If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application
- If you have not submitted an application, contact DPD Building Code Technical Support at 206-684-4630 or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location http://www.seattle.gov/dpd/Permits/Process_Overview/Location_Hours/default.asp



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