



Construction Code Interpretation 2021-SRC

CCI 2021-SRC 202 and 101.2 Stair Penthouse Within a Dwelling Unit

Release Date: January 8, 2025
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The following interpretation is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation to specific projects may vary.

Code Issue:

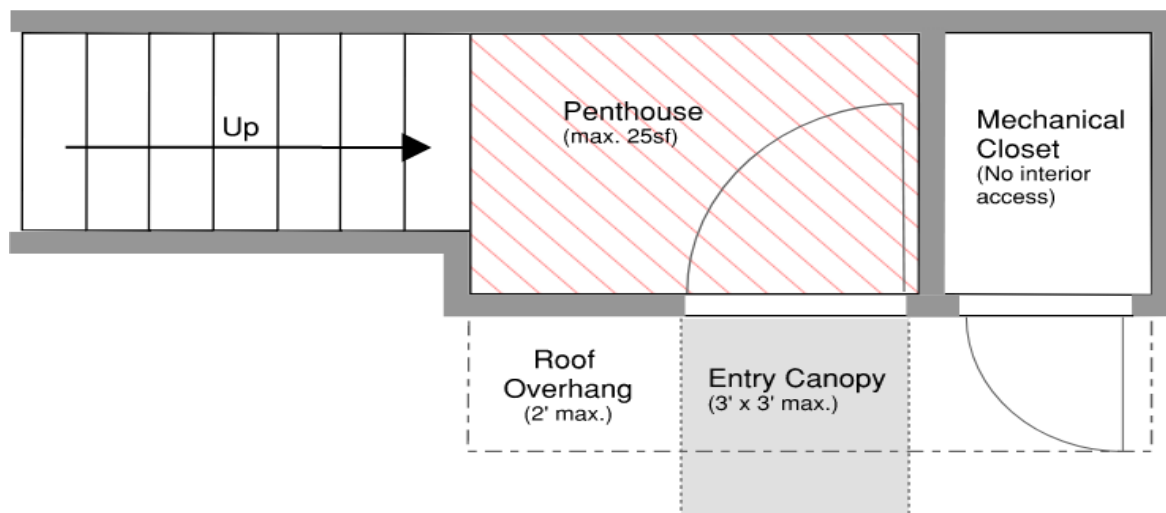
Under what conditions is a stair penthouse within a dwelling unit not considered a story by SDCI?

Code Interpretation:

A stair penthouse within a dwelling unit is not considered a story when all the following conditions are met:

- The interior landing area at the top of the stairs is less than 25 square feet.
- The use of the interior landing area is limited to circulation to roof.
- Roof overhangs are less than 2 feet deep. A 3 ft x 3 ft canopy over the exterior door is allowed.
- Where mechanical closets are provided:
 - The floor area is limited to what is required to house mechanical equipment installed in accordance with the manufacturer's directions.
 - Access is from the exterior side only.

See the following diagram showing the elements of a compliant penthouse:



For questions about whether this code interpretation 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, send us a question through the SDCI website <http://www.seattle.gov/sdci/resources/send-us-a-question>.
- Visit the Applicant Services Center website for more information about hours and location. <http://www.seattle.gov/sdci/about-us/who-we-are/applicant-services-center>