

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING OLYMPIA MUNICIPAL CODE SECTION 16.05.050 RELATING TO BUILDING HEIGHTS.

WHEREAS, inconsistencies were discovered within the current Municipal Code related to building heights for mixed-use apartment buildings; and

WHEREAS, the Community Planning and Development and Fire Department recommend amending the height of buildings regulated by Municipal Code with revised language which more closely fits the variations of Code compliance related to height limitations; and

WHEREAS, rather than limiting the existing maximum allowable height for mix-use buildings to 70 feet total height, the City of Olympia wishes to allow greater flexibility in the construction of buildings offering greater density and which is more consistent with the Puget Sound regional construction practices; and

WHEREAS, the Fire Marshal and Building Official have oversight consistent with the provisions of the International Building Code; and

WHEREAS buildings over 75-feet in height from the highest occupied floor will continue to be governed by other sections of the currently adopted edition of the International Building Code; and

WHEREAS there is support to promote internal consistency within the existing municipal code and with the approach implemented by many municipalities within the Puget Sound region; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 16.05.050. Olympia Municipal Code 16.06.060 is hereby amended to read as follows:

16.05.050 Height

~~The maximum height from the ground of any building shall be 70 feet. The height shall be measured from the apparatus set up point to the highest point of coping of a flat roof, the deck of a mansard roof; or the average height of the highest gable of a pitched or hipped roof associated with the building facade. The height of building sections with no fire apparatus access shall not exceed the height of adjacent sections. Additionally, the maximum height above grade plane shall not exceed 70 feet.~~

The maximum height from the finished grade of any building constructed under this Chapter shall be as determined by the Fire Marshal and the Building Official to meet or demonstrably exceed applicable Fire and Building codes. The height of buildings shall be measured from the apparatus set up point to the highest point of coping of a flat roof, the deck of a mansard roof, or the average height of the highest gable of a pitched or hipped roof associated with the building façade. The height of building sections

with no fire apparatus access shall not exceed the height of adjacent sections. In no case shall the height of any building regulated by this Chapter be constructed higher than 75 feet to the highest occupied floor unless the building being constructed complies with the currently adopted edition of the International Building Code for such buildings and appurtenances attached thereto.

Section 2. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 4. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darren Nienaber

DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: