

Ordinance No. _____

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, RELATING TO
ALTERNATE METHODS FOR MIXED USE BUILDING CONSTRUCTION AND
AMENDING OLYMPIA MUNICIPAL CODE SECTIONS 16.05.020 AND 16.05.050**

WHEREAS, Community Planning and Development staff have identified and proposed changes to Olympia Municipal Code Sections 16.050.020 and 16.05.050 that would clarify language regarding alternate methods for mixed use building construction; and

WHEREAS, the City Council wishes to ensure clarity with applicable OMC provisions for alternate methods for mixed use building construction by amending the OMC as proposed;

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

Section 1. Amendment of OMC 16.05.020. Olympia Municipal Code Section 16.05.020 is hereby amended to read as follows:

16.05.020 Construction

A. Mixed Construction. ~~Six~~Multi-story, mixed use buildings complying with this chapter may be designed and constructed so that stories below allowed residential construction are the first story and / or the first and second story of a structure is constructed of Type IA Construction, and the remaining top four or five stories of Type VA construction stories are constructed using the type of construction in accordance with the current edition of the International Building Code, as modified by this chapter. The Type IA Construction shall be separated from the ~~Type VA construction~~ above with a three-hour occupancy separation; the upper stories of residential construction under this application are limited to the height specified in OMC 16.05.050.

B. Construction Types. ~~Type IA and Type VA construction~~ Construction Types shall be as specified in the International Building Code.

C. Shaft, Stairway, Ramp, and Escalator Enclosures. Shaft, stairway, ramp, and escalator enclosures shall meet provisions of the International Building Code Section ~~508.2510.2~~.

Section 2. Amendment of OMC 16.05.050. Olympia Municipal Code Section 16.05.050 is hereby amended to read as follows:

16.05.050 Height

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 facade. 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 3. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. 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 5. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 6. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: