

0975C  
10/15/90

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4181

AN ORDINANCE regarding the Uniform Building Code; amending sections 602(a) and 702(a) thereof; and adding new sections 23.10.055 and 23.10.056 to the Bellevue City Code.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. A new section 23.10.055 is added to the Bellevue City Code, to read as follows:

23.10.055 Uniform Building Code Section 602(a) amended - Group A Occupancies - Construction, Height and Allowable Areas.

Sec. 602. (a) **General.** Buildings or parts of buildings classed in Group A Occupancy because of the use or character of the occupancy shall be limited to the types of construction set forth in Tables No. 5-C and No. 5-D and shall not exceed, in area or height, the limits specified in Sections 505, 506 and 507.

**EXCEPTIONS:** 1. Grandstands, bleachers or reviewing stands of Type III One-hour, Type IV or Type V One-hour construction shall not exceed 40 feet to the highest level of seat boards; 20 feet in cases where construction is Type III-N or Type V-N and 12 feet in cases where construction is with combustible members in the structural frame and located indoors.

2. Division 4 structures other than Type III-N and Type V-N grandstands, bleachers and reviewing stands of open skeleton-frame type without roof, cover or enclosed usable space shall not be limited in area or height.

3. A fire-resistive ceiling for the roof-ceiling assembly in one-story portions of building of Type II One-hour, Type III One-hour or Type V One-hour construction may be omitted, provided the roof framing system is open to the room and does not contain concealed spaces.

Other provisions of this code notwithstanding, a Group A, Division 3 Occupancy located in the basement or first story of a building housing a Group B, Division 2 or a Group R, Division 1 Occupancy may be classed as a separate and distinct building for the

0975C  
10/15/90

purpose of area limitation, limitation of number of stories and type of construction, when all of the following conditions are met:

1. The Group A, Division 3 Occupancy is of Type I construction.
2. There is a three-hour occupancy separation between the Group A, Division 3 Occupancy and all portions of the Group B, Division 2 or Group R, Division 1 Occupancies in the stories above.
3. The maximum building height in feet shall not exceed the limits set forth in Table No. 5-D for the least type of construction involved.

Section 602(a) as amended by this section 23.10.055 shall not apply to any single-family building, or multifamily residential building as defined in RCW 19.27.015(2), provided section 602(a) in its unamended form shall apply to such buildings.

Section 2. A new section 23.10.056 is added to the Bellevue City Code, to read as follows:

23.10.056 Uniform Building Code Section 702(a) amended - Group B Occupancies - Construction, Height and Allowable Areas.

Sec. 702. (a) **General.** Buildings or parts of buildings classed in Group B Occupancy because of the use or character of the occupancy shall be limited to the types of construction set forth in Tables No. 5-C and No. 5-D and shall not exceed, in area or height, the limits specified in Sections 505, 506 and 507.

Other provisions of this code notwithstanding, a Group B, Division 1 or Group B, Division 2 Occupancy located in the basement or first story of a building housing a Group B, Division 2 or a Group R, Division 1 Occupancy may be classed as a separate and distinct building for the purpose of area limitation, limitation of number of stories and type of construction, when all of the following conditions are met:

1. The Group B, Division 1 or Group B, Division 2 Occupancy located in the first story or basement is of Type I construction.
2. There is a three-hour occupancy separation between the Group B, Division 1 or Group B, Division 2 Occupancy located in the first story or basement and all portions

0975C  
10/15/90

of the Group B, Division 2 or Group R, Division 1 Occupancy in the stories above.

3. A Group B, Division 1 Occupancy located in the basement or first story is restricted to the storage of passenger vehicles (having a capacity of not more than nine persons per vehicle), but may contain entry lobbies, laundry rooms and mechanical equipment rooms incidental to the operation of the building.
4. The maximum building height in feet shall not exceed the limits set forth in Table No. 5-D for the least type of construction involved.

Other provisions of this code notwithstanding, a Group B, Division 1 Occupancy, located in the basement or first story below a Group B, Division 3 open parking garage, as defined in Section 709, may be classed as a separate and distinct building for the purpose of determining the type of construction when all of the following conditions are met:

1. The allowable area of the structure shall be such that the sum of the ratio of the actual area divided by the allowable area for each occupancy shall not exceed 1.
2. The Group B, Division 1 Occupancy is of Type I or II construction and is at least equal to the fire resistance of the Group B, Division 3 Occupancy.
3. The height and number of the tiers above the basement shall be limited as specified in Table No. 17-A or Section 709(e).
4. The floor-ceiling assembly separating the Group B, Division 1 and Group B, Division 3 Occupancies shall be protected as required for the floor-ceiling assembly of the Group B, Division 1 Occupancy. Openings between the ceiling assembly for the Group B, Division 1 and Group B, Division 3 Occupancies, except exit openings, need not be protected.
5. The Group B, Division 1 Occupancy is used exclusively for the parking or storage for private or pleasure-type motor vehicles but may contain (a) mechanical equipment rooms incidental to the operation of the building and (b) an office, waiting and toilet rooms having a total area of not more than 1,000 square feet.

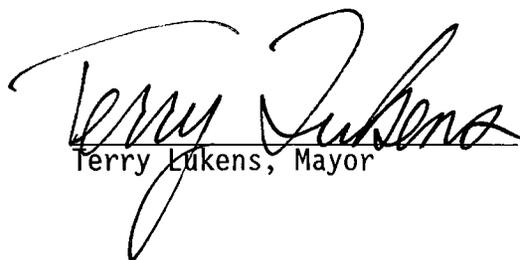
0975C  
10/15/90

Section 702(a) as amended by this section 23.10.056 shall not apply to any single-family residential building, or multifamily residential building as defined in RCW 19.27.015(2), provided section 702(a) in its unamended form shall apply to such buildings.

Section 3. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 22<sup>nd</sup> day of October, 1990, and signed in authentication of its passage this 22<sup>nd</sup> day of October, 1990.

(SEAL)

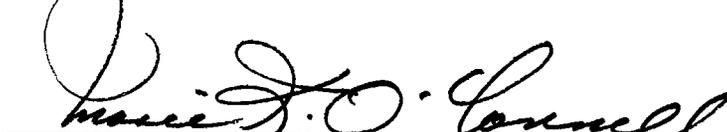
  
Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Marie K. O'Connell, City Clerk

Published October 26, 1990