



## DEVELOPMENT REVIEW COMMITTEE MINUTES

August 27, 2013

The Development Review Committee held a regular meeting on Tuesday, August 27, 2013 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:06 a.m.

**Committee Members Present:** Community Development Director Dennis Marker, Staff Planner Greg Flint, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, Engineer Norm Beagley, Public Safety Director Dennis Howard, Public Works Director Wade Eva and Fire Chief Stephen Olson.

**Others Present:** Mark Wells, Taylor Smith, Linda Steele.

### **Ratification of Approval for Apple Hollow A-6 and Orchards C-1**

Dennis Marker said the Apple Hollow A-6 and the Orchards C-1 subdivisions had been tabled in the DRC meeting. Since that time, final plans have been submitted and signed, but the subdivisions were not brought back to the DRC. Norm Beagley said field verification of the sewer redesign did not appear to match the finalized plans for the Orchards C-1, and he did not think the subdivision was ready for approval at this time.

Norm Beagley made a motion to approve Apple Hollow A-6 subdivision and table the Orchards C-1 subdivision until plans are resubmitted. Greg Flint seconded the motion. The vote to approve Apple Hollow A-6 and table Orchards C-1 was unanimous.

### **Apex Storage Unit Site Plan**

Review of a storage unit site plan at approximately 625 North SR198. Taylor Smith and Mark Wells were present to discuss issues with the site plan.

**Public Safety:** Dennis Howard said he had no concerns with the storage unit site plan.

**Building:** Randy Spadafora said these buildings are classified as S-1, Type 2 construction. The maximum allowable size per building under this classification is 17,500 square feet. The submitted plans have buildings at 28,000 square feet. The buildings will need to be broken up in order to meet the required sizes. Mark Wells asked if this could be done with a firewall. Mr. Spadafora said the buildings would need to be separate.

**Infrastructure:** Jared Shepherd said he had some concerns with the waterline. He said it did not appear to be a good idea to tear it apart to move the fire hydrant two and a half feet. Wade Eva said the only place for a shutoff was off Cherry Lane, and he would like to see an on-site location valve. The waterline location was clarified. It was indicated the water line is private and runs through the Oberg property. Valve locations suggested are on the Oberg property.

Wade Eva said there should be a city meter connected to the 8" line. Mark Wells said the home has two service laterals, one to the Oberg home, which is not connected, and one to the mobile home on the Apex property. There is a meter on the mobile home, and the others are on a private well. Mr. Eva suggested an agreement be put together that states only the culinary meter will be maintained by the City. Dennis Marker said there should be an overall management company to take care of all water into the properties. He said an easement is not needed in the case of a private line. Mr. Beagley suggested the easement be taken off the plat, and a note added stating that the line is the responsibility of the property owner, and only the culinary meter is the responsibility of the city.

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### **Apex Storage Units, Infrastructure, continued:**

Mr. Shepherd asked if the Obergers had a right to cap the line, as it was private. There is a fire flow concern if the water is cut off. Mr. Marker said that would be a private issue between Obergers and Apex Storage. Mr. Wells said they could make the case that the water was part of the original agreement. He said he would notify the City if it became an issue.

**Fire:** Stephen Olson said he would have to revisit the footprint based on occupancy, and he would need more details on how the buildings are constructed. Mr. Wells said the buildings are all light gauge steel and concrete and the decking is concrete. The units have a weight restriction. The plans will be reviewed during the building permit process.

Mr. Olson said he would need access through the two gates. The width of access should be 26 feet, as a smaller access will not fit the fire truck. Taylor Smith said the access would be fixed if it was not big enough. Mr. Olson said adding the hydrant was helpful.

**Public Works:** Wade Eva said he had no further concerns with the project.

**Planning:** Greg Flint said the project uses a septic system, not City sewer. The City Council would need to pass a resolution to abandon the storm and sewer easement. Mr. Marker said the storm drain issue would be brought up at the City Council work session to be held August 28. They may look at a reduction in the easement size.

The developer was asked to show the numerous easements on the plan. Norm Beagley said the public utility easements would need to be vacated before buildings were put on top of them. The developer will need to receive written approval from each entity to either construct buildings over the easements or have them abandoned by the granting entity. Mr. Wells and Mr. Smith said they were working on obtaining the approvals. Mr. Marker said this issue would be addressed during the building permit process.

The Committee discussed the locations where the project storm box empties. Mr. Marker said there were already facilities in place to divert water out to the canyon.

Mr. Flint said any trash container would need to be concealed. Mr. Smith said they did not plan to have a dumpster on site. The caretaker will use a regular City trash can.

Dennis Marker said more landscaping details are needed, such as the irrigation system, plant types and sizes.

**Engineering:** Norm Beagley asked the developer to label the section tie using NAD27 or NAD83 state plane coordinates. He clarified that the project will remain on two parcels and will not be recording a new plat, and that this will be allowed by the City.

Mr. Beagley said there are some concerns with building over the water line. Separating the buildings at the water line may help with this. Mr. Beagley said a stub out next to the foundation was not wanted.

Mr. Beagley asked that a note be added to the Site Improvements sheet stating that *'At no time shall this private well water valve or well piping be connected to any Santaquin City Culinary water line or lateral'*.

The storm drainage report has increased the voids in gravel for sumps to 40%. The developer was asked to provide appropriate justification for the increase. Mr. Smith indicated the holes had been made bigger and larger gravel used.

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### **Apex Storage Units, Engineering, continued:**

Mr. Marker reviewed the issues involved with the Apex Storage Unit Site Plan. The easements are a major issue which must be addressed, and the buildings need to be separated. Mr. Smith said they will work out the building separation. Mr. Marker said several of the issues could be handled at the building permit stage.

Randy Spadafora made a motion to table the Apex Storage Unit Site Plan until the buildings have been separated. Jared Shepherd seconded the motion. Mr. Smith said they needed to be finished with the building by November, and he would prefer not to have to wait for another meeting to get started. He said the buildings will be separated and that can be seen during the building permit process. Mr. Beagley said it is the site plan that needs to be approved. Mr. Marker said an electronic review would be possible. Mr. Flint said he had some concerns regarding the City Council easement decision.

Mr. Spadafora amended his motion to approve the Apex Storage Unit Site Plan contingent on issues raised being resolved and individual approval from committee members. Mr. Shepherd withdrew his second. Norm Beagley seconded the motion. The vote to approve the Apex Storage Unit Site Plan was unanimous.

### **Steele Subdivision, Plat A**

Review of a 5 lot subdivision at approximately 100 North and 300 West. Linda Steele was present to discuss issues with the subdivision. Ms. Steele said she and her siblings were dividing up an inheritance so each one would be responsible for their own taxes. The property has been surveyed and divided. The property is in the Main Street Residential zone. Curb and gutter is not required for lots in this area.

**Public Safety:** Dennis Howard said he would like to see homes built on the property. He had no concerns with the subdivision.

**Fire:** Stephen Olson said he had no concerns with the subdivision.

**Building:** Randy Spadafora asked the developer to add addresses to the lots and owner's names and addresses for surrounding property.

**Infrastructure:** Jared Shepherd said he had no concerns with the subdivision.

**Planning:** The developer was asked to show existing buildings, show the location and size of all existing utilities, and to correct the zoning classification from R-8 to MSR.

The right-of-way dedication was discussed. 48 feet was dedicated originally. Additional right-of-way is needed to meet the line projected from the Butler Subdivision. The church on the opposite side of the street has established a line. Mr. Marker said the 48 feet is sufficient for 3 travel lanes, curb and gutter and a 4 foot sidewalk. Corrections can be made at the intersection. After further discussion, it was agreed that Mr. Beagley and Mr. Flint would look at the alignment to Main Street and the Butler Subdivision and coordinate on a decision for the right-of-way issue.

Mr. Flint said the name Steele Subdivision, Plats A and B, is already in use. The developer was asked to create a unique name for the subdivision, which could be Plat C or another name, such as Steele Family Inheritance.

Ms. Steele said the new name would be on the final plans.



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### **Steele Subdivision, Planning, continued:**

A signature block, setbacks, public utility easements and signed utility blocks are needed on the final set of plans. A boundary line agreement with adjoin property owners may be necessary if there is a disagreement. All property owners will sign the plat, unless a trustee is appointed, who would sign instead.

**Community Development:** Dennis Marker said lot 3 could be subdivided and still meet the requirements of the MSR zone. This could be done during this subdivision or at a later date.

**Engineering:** Norm Beasley asked the developer to indicate which county approved coordinate system was used on the plat, to verify the spelling of Steele Subdivision, to label the proposed lot addresses and the existing addresses of neighboring properties, to show the address for the existing home, the buildable area for each lot in square feet, setback and public utility easements and to provide a utility plan sheet.

Mr. Beagley said there was a gap shown between the fee title and the plat, and recommended a boundary line agreement be done. Mr. Marker said when the city was originally platted, the blocks had set measurements. At this point, it appears the legal description does not match up to the original block. Mr. Beagley suggested working with neighbors to ensure the boundaries are acceptable to all property owners. Fire hydrants, stop signs, etc. should be shown on the cover sheets, and water lines and sewer on the utility plan sheet. The right-of-way should be fully defined and dedicated on the plat, without the wording 'subject to'.

Mr. Marker said when the DRC process is completed, the subdivision will be reviewed by the Planning Commission.

**Public Works:** Wade Eva indicated he had no concerns with the subdivision.

Greg Flint made a motion to approve the preliminary plat for the Steele Subdivision, Plat A, contingent on resolving the right of way issue, drafting and individual approval from committee members. Dennis Howard seconded the motion. The vote to approve the preliminary plat for the Steele Subdivision, Plat A, was unanimous.

### **Minutes**

In the minutes of August 8, 2013, the phrase '*side detention basin*' was corrected to '*on-site detention basin*', and the vote of Greg Flint regarding Broadhollow Estates added. Norman Beagley made a motion to accept the minutes of August 8, 2013, as amended. Dennis Howard seconded the motion. The vote to approve the minutes of August 8, 2013 as amended was unanimous.

### **Unfinished Business**

Broadhollow Estates - Dennis Marker said the surveyors for the Broadhollow Estates Subdivision have indicated they will not be bringing the subdivision back.

Foothill Village – Mr. Marker said the final drawings for Foothill Village have been submitted and are at JUB Engineering for review. The water line is still an issue.

### **Adjournment**

Dennis Howard made a motion to adjourn the meeting. The meeting adjourned at 11:30 a.m.

  
Dennis Marker, Committee Member

  
Linda Midgley, Deputy Recorder

**ENGINEERING REVIEW COMMENTS  
APEX STORAGE SITE PLAN  
(APPROX. 600 NORTH) HWY 198**

SITE PLAN REVIEW # 2			
PROJECT #	5013039-010	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	AUGUST 22, 2013	2:	
PLAN REVIEW DATE:	AUGUST 22, 2013	3:	
RETURN TO CITY DATE:	AUGUST 26, 2013	DATE PICKED UP FOR DEVELOPER:	

City Engineer's Comments:

Site Plan

1. Please label the section tie using NAD27 State Plane Coordinates, (or NAD83, as appropriate).

Utility Plan

1. Discuss: We recommend not constructing 10x30 units over the 8" water line.
2. Discuss building units over 25' storm drain easement & P.U.E. How is the easement to be accessible if structures are constructed over the top of it? Who is the easement in favor of? That entity (or entities) must give approval for the proposed building placement.
3. Discuss "existing water stub" that appears to be under one of the proposed northwest 10x15 units.
4. Discuss the overall boundary. Is the intent to record a new plat?  
Does City Code allow for this type of site plan to be located on two separate parcels with apparent different ownership?
5. Discuss the water valve labeled "Existing Valve for Water from Well". Please show and label the existing pipeline location that supplies water from the private well to this valve.

It is imperative that this private well water not be connected to the Santaquin City culinary water system (i.e. hydrant line or lateral lines).

Please add the following note on the Site Improvements Sheet "AT NO TIME SHALL THIS PRIVATE WELL WATER VALVE OR WELL PIPING BE CONNECTED TO ANY SANTAQUIN CITY CULINARY WATER LINE OR LATERAL".

We presume the landscape irrigation system in the park strip is supplied water through the Santaquin City culinary water system. If this is the case, and if/when the landscape irrigation system is connected to an alternative source of water, the culinary system must be completely disconnected and



isolated from this other water source to avoid a cross connection between culinary and non-culinary water sources

**Storm Drain Report**

1. Please provide appropriate justification for the increase to 40% voids in gravel for sumps. Phase 1 and Phase 2 drainage design plans for the existing sumps show 33% voids.



## MEMORANDUM

August 26, 2013

To: Santaquin City DRC  
From: Greg Flint, City Planner  
RE: **Apex Storage Phase 3**  
**625 North SR 198**

**SPR#13-01 Zone: I-1**  
**Lots: 1, Acres: 5.29 Acres**

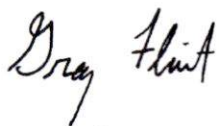
### Site Plan Review

**Green – condition met, Red – condition not met**

#### Zoning:

1. Setbacks: Show on the plan.
  - a. The office and caretaker home does not meet the front setbacks for the I-1 zone of 35' (S.C.C. §10-7G-6A). The existing landscaping is approximately 35' behind curb.
  - b. The south unit of building "I" and the north unit of building "G" appear to not meet the side setback requirements. The side setbacks for the I-1 zone are as follows: Interior Lots: All main buildings shall be set back from the side property line a distance of at least ten feet (10'), and the sum of the total distance of the two (2) side setbacks shall be at least twenty feet (20'). Accessory buildings on interior lots shall be set back from the side property line a distance of at least ten feet (10'), except that a three foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any main building and having fire resistant walls of two (2) hours or more.
  - c. Santaquin staff will look into the State requirements for setbacks from I-15 and let the applicant know what, if anything, is found.
2. Easements: Show on the plan.
  - a. **Water line easement: Please provide an easement for the waterline in accordance with the engineers comments.**
  - b. **What is the 8" waterline running north through the existing phases? Is the existing line for fire hydrants a private line or a city line? An easement may need to be provided for that line also. Discussion about public/private fire hydrant/ main lines maintenance, easements required?**
  - c. **Please label and show the easement for the existing billboard. Billboard appears to be outside the easement?**
  - d. **There are numerous public utility easements, a 25' public utility easement and a 42.6' storm and sewer easement shown on the original Willies Landing "A" Plat. Please show these easements on the plan. The applicant will need to work with the utility companies and Santaquin City to receive written approval from each entity to construct buildings or other improvements over the easements or have them abandoned by the granting entity. The city will research the easements that were in its favor and get back to the applicants. Those easements in favor of the city will need to be removed/abandoned by resolution by the City Council.**
3. Development Agreement requirements:
  - a. **The shown property is partially zoned in the I-1 zone and the other portion of the parcel in the C-1 zone. The city will need to rezone the property in accordance with the development agreement.**
  - b. **Potential amendment to the elevations along I-15, approval must be given by the City Council.**
4. Landscaping:
  - a. **Landscaping plan per development agreement**
  - b. **Provide a landscaping plan for the area along I-15 and between the caretaker building and the existing road.**
5. Parking and Circulation:

- a. Parking lot shall be paved with asphalt, brick or concrete surfacing (please note material on plans). (10-14-3F)
- b. Number of required parking stalls  $207 \text{ units}/50 = 4.14 + 1 \text{ site employee} = 5 \text{ total stalls}$ . Show where the 5 stalls will be including the ADA stall.
- c. Parking lot lighting required is required. This was shown previously as being on the office/caretaker building, please update plans if this is what is being proposed (10-14-7)
6. Construction Plan cover and site improvements sheet requirements:
  - a. Vicinity map and of development and its location within the city
  - b. Parcel boundary (show parcel dimensions with bearings and curve data)
  - c. Adjacent property owners names and addresses
  - d. Stamped, signed and dated by Professional Engineer/Land Surveyor
  - e. Table with the following:
    - i. Parcel size in square feet
    - ii. Building area in square feet
    - iii. Parking lot area in square feet
    - iv. Landscaped area in square feet
    - v. Total acreage to be dedicated for streets right-of-way
  - f. Legal boundary description
  - g. Section corners with section tie or block monumentation to a County approved coordinate system.
  - h. Table of contents identifying the sheet numbers and sheet contents
  - i. Proposed parking areas
  - j. ADA compliance (parking with van accessible unloading area and sign)
  - k. All setbacks and public utility easements
  - l. Trash containers with site obscuring fence
  - m. Proposed sign locations
7. Grading and Drainage Plan sheet requirements:
  - a. Existing topography (2' minimum contours) shown as light or double lines
  - b. Concept finished grading topography
    - i. Show retaining walls, if any
  - c. Proposed storm drainage system including :
    - i. On-site storm drainage detention and calculations
8. Discussion items:
  - a. 2 entrances



Greg Flint  
City Planner



**ENGINEERING REVIEW COMMENTS  
STEELE SUBDIVISION PLAT A  
(STEELE FAMILY INHERITANCE)  
100 NORTH AND 300 WEST**

PRELIMINARY PLAN REVIEW # 1			
PROJECT #	50-13-039-030	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	AUGUST 21, 2013	2:	
PLAN REVIEW DATE:	AUGUST 21, 2013	3:	
RETURN TO CITY DATE:	August 26, 2013	DATE PICKED UP FOR DEVELOPER:	

City Engineer's Comments:

**Plat**

1. Please indicate County approved coordinate system (I.e. NAD 83 or NAD 27, State Plane, Survey feet, etc.) used on the plat as required by Santaquin City review standards.
2. Please verify spelling of Steele Subdivision. It is shown with two different spellings (Steel & Steele).
3. Please label proposed lot addresses.
4. Please label existing addresses of neighboring properties and label the address for the existing home on proposed Lot 1 (Lot 5, Block 30, Plat B of Santaquin Townsite Survey).
5. Please label buildable area for each lot in square feet.
6. Discuss setbacks (notes 1-4). Santaquin City code (Title 10, Chapter 7, Article I, Part 11) requires a front setback of 30', rear setback of 25', and side setback of 10'. For corner lots (lot 3) City standards requires a secondary frontage (along 100 North) setback of 25'.
7. Please show P.U.E.'s for each lot (10' front and rear and 5' sides).
8. Discuss size and shape of lot 2. (Discuss side setbacks, P.U.E's, buildable area, etc.)
9. Discuss future roadway cross section and best location relative to existing homes (north of 100 N), existing curb & gutter at the Church, etc.
10. Discuss proposed boundary/lot lines with regard to existing fence locations, adjacent properties, street Rights of Way, existing legal descriptions from Utah County data, etc. We recommend some clean up boundary work (BLA's, Lot Line Adjustments, etc.) prior to plat recordation.
11. Discuss wording for City ROW. ROW should be fully defined on the plat not having this development "Subject To:...".

**Utility Sheet**

1. Please provide a utility plan sheet as required by Santaquin City.



## MEMORANDUM

August 26, 2013

To: Santaquin City DRC and applicants  
From: Greg Flint, City Planner  
RE: **Steele Family Inheritance Subdivision**  
**100 North 300 West**

**S#13-07 Zone: MSR**  
**Lots: 5, Acres: 1.977**

### Application:

#### Cover and Utility Sheet Review:

1. Utilities can be shown on the cover sheet.
2. Density Table
  - a. Zoning Classification is Main Street Residential (MSR) not R-8
  - b. Total dedicated for street right-of-way (discussion)
3. Please show existing buildings
4. Location and size of all existing utilities including: Water mains and valves, fire hydrants, sewer mains and manholes, irrigation lines, power lines, gas lines, street lights, traffic signage and any existing utility easements
5. Waiver of Protest

#### Subdivision Plat

1. Steele Plat "A" is already used, Steele Plat "B" already used, Create a unique name for the Subdivision.
2. Please include an appropriate title block for the final plat in accordance with county and city guidelines
3. Resolve any areas of boundary conflict with boundary line agreements if needed.
4. Right-of-way dedication: 1555.3647 square feet (.036 acres) long 300 West. From the point of beginning (northwest corner of Lot 3) S 89°6'13" E 6.81 feet, thence S 0°29'50" E 251.05 feet, thence N 89°30'0" W 5.58 feet to match the Butler Subdivision and be consistent with the right-of-way on other deeds in the area. This area must be labeled with the note, "Dedicated to Santaquin City for Right-of-Way". The right-of-way will need to be labeled in acres and square feet.
5. Setbacks:
  - a. Put the 10' front porch setback on all lots and label
  - b. Show 25' garage door setback on all lots and label
  - c. Put the 5' side setback on the west side of Lot 1
  - d. Put the 5' side setback on the east side of Lot 2
  - e. Show 25' rear setback on Lot 3
6. Show all public utility easements and label: 10' front line, 5' side and rear lines.
7. Signature blocks for Rocky Mountain Power, Questar Gas, Centurylink and Centracom
8. Addresses of proposed lots and all adjacent lots on both sides of the street

#### Discussion Items:

*Greg Flint*



## CHAPTER 6

# TYPES OF CONSTRUCTION

### SECTION 601 GENERAL

**601.1 Scope.** The provisions of this chapter shall control the classification of buildings as to type of construction.

### SECTION 602 CONSTRUCTION CLASSIFICATION

**602.1 General.** Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a *fire-resistance rating* not less than that specified in Table 601 and exterior walls shall have a *fire-resistance rating* not less than that specified in Table 602. Where required to have a *fire-resistance rating* by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

**602.1.1 Minimum requirements.** A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though

certain features of such a building actually conform to a higher type of construction.

**602.2 Types I and II.** Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

**602.3 Type III.** Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. *Fire-retardant-treated wood* framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

**602.4 Type IV.** Type IV construction (Heavy Timber, HT) is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. The details of Type IV construction shall comply with the provisions of this section. *Fire-retardant-treated wood* framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less. Minimum solid sawn nominal dimensions are required for structures built using Type IV construction (HT). For glued-laminated members the equivalent net finished width and depths corresponding to the minimum nominal width and

TABLE 601  
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A <sup>d</sup>	B	A <sup>d</sup>	B	HT	A <sup>d</sup>	B
Primary structural frame <sup>a</sup> (see Section 202)	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	HT	1	0
Bearing walls									
Exterior <sup>f, g</sup>	3	2	1	0	2	2	2	1	0
Interior	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions	See Table 602								
Exterior									
Nonbearing walls and partitions							See		
Interior <sup>c</sup>	0	0	0	0	0	0	Section 602.4.6	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1 1/2 <sup>b</sup>	1 <sup>b, c</sup>	1 <sup>b, c</sup>	0 <sup>c</sup>	1 <sup>b, c</sup>	0	HT	1 <sup>b, c</sup>	0

For SI: 1 foot = 304.8 mm.

- Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
- An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
- Not less than the fire-resistance rating required by other sections of this code.
- Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- Not less than the fire-resistance rating as referenced in Section 704.10.



TABLE 503—continued  
ALLOWABLE BUILDING HEIGHTS AND AREAS<sup>a, b</sup>

GROUP		TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
	HEIGHT (feet)	UL	160	65	55	65	55	65	50	40
		STORIES(S) AREA (A)								
M	S	UL	11	4	2	4	2	4	3	1
	A	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000
R-1	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-2	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-3	S	UL	11	4	4	4	4	4	3	3
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
R-4	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
S-1	S	UL	11	4	2	3	2	4	3	1
	A	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
S-2	S	UL	11	5	3	4	3	5	4	2
	A	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000	13,500
U	S	UL	5	4	2	3	2	4	2	1
	A	UL	35,500	19,000	8,500	14,000	8,500	18,000	9,000	5,500

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

A = building area per story, S = stories above grade plane, UL = Unlimited, NP = Not permitted.

a. See the following sections for general exceptions to Table 503:

1. Section 504.2, Allowable building height and story increase due to automatic sprinkler system installation.
2. Section 506.2, Allowable building area increase due to street frontage.
3. Section 506.3, Allowable building area increase due to automatic sprinkler system installation.
4. Section 507, Unlimited area buildings.

b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

## SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

**505.1 General.** *Mezzanines* shall comply with Section 505.2. *Equipment platforms* shall comply with Section 505.3.

**505.2 Mezzanines.** A *mezzanine* or *mezzanines* in compliance with Section 505.2 shall be considered a portion of the story below. Such *mezzanines* shall not contribute to either the *building area* or number of *stories* as regulated by Section 503.1. The area of the *mezzanine* shall be included in determining the *fire area*. The clear height above and below the *mezzanine* floor construction shall be not less than 7 feet (2134 mm).

**505.2.1 Area limitation.** The aggregate area of a *mezzanine* or *mezzanines* within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located. In determining the allowable *mezzanine* area, the area of the *mezzanine* shall not be included in the floor area of the room.

Where a room contains both a *mezzanine* and an *equipment platform*, the aggregate area of the two raised floor

levels shall be not greater than two-thirds of the floor area of that room or space in which they are located.

### Exceptions:

1. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction for special industrial occupancies in accordance with Section 503.1.1 shall be not greater than two-thirds of the floor area of the room.
2. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction shall be not greater than one-half of the floor area of the room in buildings and structures equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 and an *approved emergency voice/alarm communication system* in accordance with Section 907.5.2.2.

**505.2.2 Means of egress.** The *means of egress* for *mezzanines* shall comply with the applicable provisions of Chapter 10.

**505.2.3 Openness.** A *mezzanine* shall be open and unobstructed to the room in which such *mezzanine* is located