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RE: City of Enumclaw's multi-family height limit change

Chris Passinetti.

I am a licensed architect in the state of Washington. I am the owner's representative for a project called Rainer Lodging Condominiums. We, the design team, owners, and I have noticed that there are conflicts in the zoning's code height rules. In this correspondence I will delineate the current language, the conflicts in the language, and then propose a change to the base language.

Current Language and Requirements

- 1) Section, 19.40.060, Building design, specifies that a "multifamily residential buildings must provide a pitched roof with minimum 5:12 roof pitch."
- 2) 18.06.030 Densities and dimensions, specify the maximum height of 30 feet with a peak not to exceed 35 feet.
- 3) Section 2304.11, of the IBC specifies that wood must be 8-inches from exposed earth.
- 4) Section R402 of the state's energy code requires that the full depth of the ceiling insulation be continued above the above the top of the walls. That depth is at least 12-inches.

Conflict

- 1) Nine-foot ceilings have become a standard for condominiums.
- 2) The floor system's thickness is 12 or 13-inches.
- 3) Most condominium and apartment projects, like Rainier Lodging, have 3 stories.
- 4) The height of a 3-story condominium or apartment building wall would be as follows:
 - 12" - Distance from the top plate to top of roof sheathing at the wall.
 - 108" - Wall / ceiling height at the 3rd floor.
 - 13" - Floor system thickness for the 3rd floor.
 - 108" - Wall / ceiling height at the 2nd floor.
 - 13" - Floor system thickness for the 2nd floor.
 - 108" - Wall / ceiling height at the 1st floor.
 - 8" - Distance from the concrete slab to the soil at the 1st floor.
 - 370" or 30'-10" - Total Height.

If you reduced each floor's wall / ceiling height to 8-feet or 96" the building height from the grade / soil is the 27'-10" which is a little under to 30-foot maximum.

- 5) The requirement to use a 5:12 roof pitch, and how as per item number 4 above the building is near or above 30-feet tall, means the building can only be about 24-feet deep to stay under the height limit. That depth is too narrow for any apartment or condominium project.

Proposed changed in Height Limit Language.

- 1) Modify section 18.06.030 to read 35 feet, instead of 30 feet. A bonus of 5 feet may be added to projects with a pitched roof, as per section 19.40.060. The height shall be measured to the mid-point of the largest roof plane of a pitched roof.

If you have any questions, do not hesitate to call me.

Regards,

Clynn J. Wilkinson Jr.
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