ZONING INTERPRETATION RECORD

Subject of Interpretation:

What is included in determining the maximum building height for buildings in R-1 districts within the ESL overlay district

Zoning Ordinance Section Number:

6.1070.B.1.b.

Title of Section:

Environmentally Sensitive Lands Ordinance : Design Standards : Building Heights
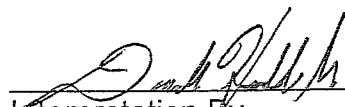
Cause for Interpretation:

When the ESL was modified in 2002 the update included a revision to the allowed building height that was included in the motion at the hearing. This was not included in the report and proposed ordinance language, therefore there has been some confusion as to what this revision was intended to include. There are unverified indications that this was to include all elements of a building, which is different that how the ordinance has considered building height since it was revised in 1969. In addition, with regard to chimneys, there are safety considerations that complicate the understanding in how to interpret the 2002 revision to the ESL. There is a need for consistent interpretation of this section.

Interpretation:

The maximum building height of 24 feet for any building in a single-family (R1) district includes all portions of a building including the top ridgeline of sloped roofs, parapets for flat roofs, mechanical devices and their screening, any decorative elements, etc (as described in Sections 7.101 and 7.102), except for chimneys. The exception for chimneys is based upon the Building Code requirements for fire safety considerations in the heights of chimneys as related to nearby roof elements. Hence, the maximum heights for chimneys shall not exceed the minimum heights as established in Figure 2113.9 of the 2006 International Building Code (p.21-74). Note: Decorative roof elements (spires, cupolas, wind vanes, etc.) shall not be included in determining the height for chimneys.

Attachment: Figure 2113.9 from the International Building Code (p. 21-74).

(signature)

Interpretation By

Donald Hadder, Sr.; Principal Planner

Date

1/8/2008

(signature) 1·8·08

Approved By

Frank Gray, Planning & Development Services General Manager

2113.10 Wall thickness. Masonry chimney walls shall be constructed of concrete, solid masonry units or hollow masonry units grouted solid with not less than 4 inches (102 mm) nominal thickness.

❖ The minimum chimney wall thickness is necessary to achieve a thermal mass that will predictably control heat transmission through the walls of the chimney. This thickness is applicable to chimneys serving masonry fireplaces or residential-type appliances. More restrictive thicknesses are specified for medium-heat and high-heat appliances.

2113.10.1 Masonry veneer chimneys. Where masonry is used as veneer for a framed chimney, through flashing and weep holes shall be provided as required by Chapter 14.

❖ While the definition of "Masonry chimney" would not necessarily include a framed chimney with masonry veneer, this cross reference to Chapter 14 is provided as a precaution.

2113.11 Flue lining (material). Masonry chimneys shall be lined. The lining material shall be appropriate for the type of appliance connected, according to the terms of the appliance listing and the manufacturer's instructions.

❖ The liner forms the flue passageway and is the actual conduit for all products of combustion. The temperature and composition of flue gases will vary based on the type of appliance being vented. The flue lining is required to withstand exposure to high temperatures and corrosive chemicals. It protects the masonry construction of the chimney walls and allows the chimney to be gas tight. A mismatch between an appliance and the type of chimney can result in a hazardous operating condition.

2113.11.1 Residential-type appliances (general). Flue lining systems shall comply with one of the following:

1. Clay flue lining complying with the requirements of ASTM C 315, or equivalent.

2. Listed chimney lining systems complying with UL 1777.

3. Factory-built chimneys or chimney units listed for installation within masonry chimneys.

For SI: 1 foot = 304.8 mm

Figure 2113.9
MINIMUM TERMINATION OF CHIMNEYS