



King County
Building & Land Development Division
Parks, Planning and Resources Department
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

November 6, 1991

TO: Greg Kipp
Jerry Marbett
Gary Kohler
Hilda Hammon
Terry Brunner

George McCallum
Lisa Pringle
Rich Hudson
Lanny Henoch
Ken Dinsmore
Harold Vandergriff

FM: Jerry Balcom 

RE: Minutes of the October 18, 1991 Code Interpretation Meeting

Present: Jerry Marbett, Harold Vandergriff, Kyle Evans, Jerry Balcom, Rick Bautista, Lanny henoch, Susan Storwick, George McCallum, and Gary Kohler.

1. Clarify how to determine height of a building which has a roof design other than that described in K.C.C. 21.04.155. For this discussion, also see 21.48.030

Discussion: The discussion centered on a building having a roof with multiple pitched surfaces, some of which were comprised of glass. From what vertical point on the roof is height to be measured, since some portions of the roof could be considered skylights, and as such are excluded from meeting height requirements? It was determined that the example studied was a form of pitched roof with multiple pitched segments. Since it appeared from the drawings that there are roof segments of glass alternating with roof segments comprised of roofing material at the same vertical level, the group concluded that this waiver for skylights only governs when the skylight is above the remainder of the roof. The height must be determined by averaging the height of the highest gable, regardless of whether there are skylights over a portion of the roof at an equivalent height.

2. Does 21.21A.100 (B)(2) exclude structures listed in 21.48.030 from exceeding the height limit in the AR zone unless such structures are agricultural or allowed by a CUP?

21.21A.100 adds to the list of structures permitted to exceed the height limits of the zone pursuant to the provisions of 21.48.030. It does not eliminate the uses listed in 21.48.030.

3. Antennae which are mounted directly on the ground, or non-transmission structures are exempt from the provisions of K.C.C. 21.80 and permitted in all zones. How are "mounting apparatus" distinguished from "transmission structures" for the purposes of determining exempt facilities?

Discussion: The discussion focused on K.C.C. 21.04.887 which defines transmission structures. Transmission structure is defined as a structure constructed on the ground or on another structure intended to support transmission equipment or function as an antennae for AM radio or an earth station satellite dish antenna(e). The term does not include brackets, platforms or other apparatus which mount transmission equipment on transmission structures, buildings or other structures. It was determined that the definition is not well written and should be clarified with a code revision. During the interim, a formal code interpretation will be written to clarify the application of this definition.

4. Legislative Update:

The following new legislation was discussed:

#91-467 Livestock. Llamas and alpacas will be included in the list of permitted livestock provided there are no more than 5 for each one-half acre. (subsequently codified under K.C.C. 21.04.540)

#91-57 Vesting. The vesting ordinance moved out of committee October 15, 1991.

The 1992 Fee Ordinance was transmitted to the budget office this week. In addition to an increase in some, there are new fees proposed for new processes.

JB:STS:ib