

Proposed FBC Amendments/Interpretations

Form Based Code _____ Neighborhoods Form Based Code _____

Map Amendment _____ Text Amendment _____

Topic: Clear Height Requirements

Issue:

1. Building code requirements for wood frame construction now include additional insulation components between floors which pose challenges for meeting the 9 foot clear height requirement.

Purpose: To provide a lower clear height requirement for upper stories in order to avoid conflicts with the Building Code but not diminish the quality of buildings constructed under the FBC.

FBC References:

Form Based Code (commercial centers)

IV. Building Envelope Standards

B.1. Main Street Sites: Upper Stories Height (pg. 4.2)

- At least 80 percent of the upper STORIES shall each have at least a **9 foot clear** (floor to ceiling) height and a minimum 10 foot clear height for the uppermost STORY.

C.1 Avenue Sites: Upper Stories Height (pg. 4.4)

- At least 80 percent of the upper STORIES shall each have at least a **9 foot clear** (floor to ceiling) height and a minimum 10 foot clear height for the uppermost STORY.

D.1 Local Sites: Ground Story Height (pg. 4.6)

- The GROUND STORY shall have at least **9 feet in clear height** for at least 80 percent of its area. The GROUND STORY of LIVE-WORK development shall have at least 12 feet clear height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an RBL.

D.1 Local Sites: Upper Stories Height (pg. 4.6)

- All STORIES shall have at least **9 feet in clear height** for at least 80 percent of their area.

E.1 Neighborhood Sites: Ground Floor and Second Story Height (pg. 4.8)

- The GROUND FLOOR STORY and second STORIES shall have at least **9 feet in clear height** for at least 80 percent of the area of the particular STORY.

E.1 Neighborhood Sites: Upper Stories Height (pg. 4.8)

- Each STORY above the second STORY shall have at least **8 feet 8 inches** in clear height for at least 80 percent of its area.

Neighborhoods Form Based Code

Part 4. Building Envelope Standards

404. Urban Mixed Use: Height (pg. 4.10)

- Upper Story Height: The minimum interior CLEAR HEIGHT for each upper STORY shall be **8 feet 10 inches**.
405. Urban Residential: Height (pg. 4.14)
- Upper Story Height: The minimum interior CLEAR HEIGHT for each upper STORY shall be **8 feet 10 inches**.
406. Townhouse/Small Apartment: Height (pg. 4.18)
- Ground Story Height For Townhouses/For Small Apartment Buildings: The minimum interior CLEAR HEIGHT for the GROUND STORY shall be **8 feet 10 inches**.
 - Upper Story Height: The minimum interior CLEAR HEIGHT for each upper STORY shall be **8 feet 10 inches**.
407. Detached Frontage: Height (pg. 4.22)
- Ground Story Height: The minimum interior CLEAR HEIGHT for the GROUND STORY shall be **8 feet 10 inches**.
 - Upper Story Height: The minimum interior CLEAR HEIGHT for each upper STORY shall be **8 feet 10 inches**.

Part 10. Definitions

CLEAR HEIGHT (pg. 10.2): Within a structure, the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Staff Analysis:

Background information:

- Staff was made aware that Building Code requirements for insulation and separation within the structural space, including noise insulation, are dimensionally larger than previously thought. These requirements make it a challenge for a developer to meet the 9 foot clear height requirement unless custom lumber is used. The additional insulation is approximately 1” – 2” in dimension.
- The intent of the FBC is to achieve quality residential units, however, it is not intended that all FBC development would require custom construction techniques or materials, which could dissuade applicants from using the FBC.
- The Neighborhoods FBC includes minimum clear heights of 8 feet 10 inches to account for the Building Code requirements.

Recommendation

1. Adjust the clear height requirements from 9 feet clear to 8 feet 10 inches clear.
2. Provide a definition for CLEAR HEIGHT as provided in the N-FBC, and reconcile all references to Clear Height in the FBC.

FBC AWG Comments

ZOCO Comments

PC/CB Comments/Recommendation

Impact of Proposed Solution (i.e., additional height, more coverage, more gfa, less open space, better architecture, etc) _____

Result: Interpretation ____ FBC Amendment ____