## 2012 SBC Code Solution

*The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice.  Application of this interpretation, policy or code alternate to specific projects may vary.*

### Code Issue:

How many exits are required from upper stories of buildings, when the exit discharge level is on an elevated plaza?

**Example:**
Mixed use building, with several 3-story wood-framed residential modules built on top of a 1-story concrete base structure with commercial spaces.  Total building is 4 stories.  The residential modules have stairs that terminate at the plaza level (on top of the commercial base structure), so there is a maximum 3-story egress condition.  The plaza is open to the sky (forms a court), and has separate stairs to the public right-of-way.

### Interpretation:

For the purposes of determining the number of exits from upper levels of buildings, a plaza meeting the following conditions may be considered to be at grade:
- The plaza (top of platform, etc.) must be at least 2-hour rated, non-combustible construction.
- The entire exit discharge from the building stairs to the right-of-way must be open to the sky.
- The plaza must meet all requirements for an exit court (protected openings, width, etc.).
- The plaza must be within one story of grade at the point of access to the right-of-way.

For questions about whether this code solution applies to your project:
- *If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application*
- *If you have not submitted an application, contact DPD Building Code Technical Support at 206-684-4630 or in person at the Applicant Services Center.  Visit the Applicant Services Center website for more information about hours and location*
  *http://www.seattle.gov/dpd/Permits/Process_Overview/Location_Hours/default.asp*