



# Director's Rule 7-2021

<b>Applicant:</b>  City of Seattle Department of Construction and Inspections	<b>Page</b>  1 of 2	<b>Supersedes:</b>  DR 2-2017
	<b>Publication:</b>	<b>Effective:</b>
<b>Subject:</b>  Alternate Design Requirements for lateral force-resisting systems in buildings between 160 and 185 feet in height	<b>Code and Section Reference:</b>  Seattle Building Code Section 1613.4.1	
	<b>Type of Rule:</b>  Code Modification	
	<b>Ordinance Authority:</b>  SMC 3.06.040	
<b>Index:</b>  Seattle Building Code	<b>Approved</b>	<b>Date</b>
<hr/> Nathan Torgelson, Director, SDCI		

## **BACKGROUND**

This Director's Rule establishes alternate design requirements for buildings with structural height between 160 feet and 185 feet.

The 2018 Seattle Building Code adopts ASCE 7-16 and its requirements for the maximum permitted structural height for different seismic force-resisting systems. Per ASCE 7-16 the maximum structural height of prescriptively designed steel eccentrically braced frame, steel special concentrically braced frame, steel buckling-restrained braced frame, steel special plate shear wall, or special reinforced concrete shear wall seismic force-resisting systems is 160 feet. This height may be increased to 240 feet when all the requirements of Seattle Building Code Section 1613.4.1 are satisfied.

The City of Seattle's Land Use Code allows zoning height limits to be exceeded with additional height incentives in some areas of the city. The zoning requirements define height differently than building code structural height. As a result, several tall buildings were proposed with a structural height somewhat greater than 160 feet.

**RULE**

Buildings with a steel eccentrically braced frame, steel special concentrically braced frame, steel buckling-restrained braced frame, steel special plate shear wall, or special reinforced concrete shear wall seismic force-resisting system may have a structural height increase from 160 feet to 185 feet provided that the design meets the requirements in 2018 Seattle Building Code Section 1613.4.1 items 1 and 2. Seattle Building Code Section 1613.4.1 items 3, 4, and 5 are not required to be met for buildings limited to 185 feet. Structural height is measured in accordance with the ASCE 7-16 definition in Section 11.2, including the information contained in the commentary regarding sloping sites.

A Code Modification Request per SBC 104.4 is required by SDCI in order to apply this rule.

**REFERENCE**

See [2012 SBC Code Interpretation ASCE 7-10](#) for our interpretation of structural height.