

Building Height Calculation Methodology

This brochure is designed to help you determine your building height for the purposes of obtaining a building permit. In general, the building height is calculated by measuring the smallest rectangle that fits around the footprint of the building and measuring from mean ground level to the highest point of the roofline. Reference Ordinance 949 for information.

When is a Building Height Worksheet needed?

All permit applications for new buildings or additions that alter the height of an existing building must have a Building Height Worksheet completed and submitted with their structural drawings. It is not needed with any permit application that does not alter the exterior of a building. These include: commercial and industrial tenant improvements, interior remodels, and standalone plumbing, mechanical, and electrical permits.

When is a Building Height Certificate needed?

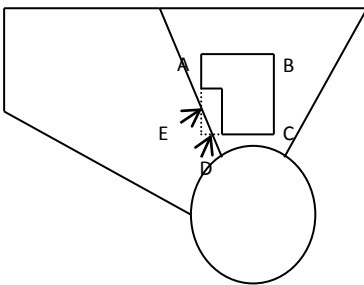
If the height of the building is at or within three (3) feet of the maximum building height of the zoning district, a certificate prepared by a Professional Land Surveyor is required.

How is the building height calculated?

The diagrams below explain how to calculate the mean ground level as described in Chapter 17.08 of the Mukilteo Municipal Code. The calculations are based on the smallest rectangle that encloses all of the current or proposed building walls containing the habitable, working, storage, common and garage areas.

Example 1

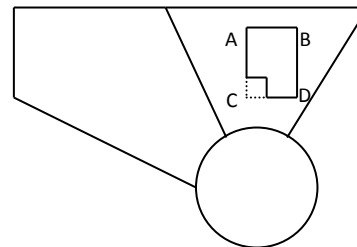
The four corners of the smallest rectangle which projects outside the property lines.



Measure Elevations at A,B,C,D,E
 $(A+B+C+[(D+E)/2])/4 = \text{Mean Ground Level}$

Example 2

The four corners of the smallest rectangle within the property lines.



Measure Elevations at A, B, C, & D
 $(A+B+C+D)/4 = \text{Mean Ground Level}$

What is the maximum building height allowed in the City of Mukilteo?

Building heights vary depending on zoning districts. Below is a table of the maximum building heights by zone. *Refer to MMC 17.20, Bulk Regulations for additional information or provisions.

<u>Zone</u>	<u>Max Building Height</u>	<u>Zone</u>	<u>Max Building Height</u>
RD 12.5	30'	PCB	35'
RD 12.5 (S)	35'	PCB (S)	40'
RD 9.6	30'	BP	50'
RD 9.6 (S)	35'	PI	35'
RD 8.4	35'	IP	65'
RD 7.5	30'	LI	65'
RD 7.2	35'	HI	65'
MRD	Varies*	PSP	35'
MR	35'	OS	25' to 35'
WMU	Varies*	CB	35'
DB	35'	CB (S)	35'
		CB (S)-2	50'

Are there any exceptions to the building height?

Yes, the Mukilteo Municipal Code allows the following types of structures or architectural features to exceed the allowable building height:

- Bell Towers
- Church Spires
- Flag Poles
- Water Towers
- Chimneys
- Appurtenances such as stairwells, mechanical equipment, and elevator shafts that do not exceed the maximum building height by more than ten feet are allowed in the following zones: DB, CB, PCB, PI, PSP, WMU, CB(S), PCB(S), BP, IP, LI, HI, and OS
- Monuments
- Residential or Commercial Radio, Television and Radar Transmission and/or Reception Towers

Are there any building setbacks associated with the height exceptions?

Yes. Please see MMC 17.20, Bulk Regulations for additional information or provisions.

Is the building height required to be inspected?

Yes, if the height is within three (3) feet of the maximum height allowed of the zoning district, a certification of mean ground level is required to be prepared by a surveyor licensed in the State of Washington prior to permit issuance and recertified prior to the framing inspection.

Forms Included In this Packet

- ◆ Sample Building Height Worksheet
- ◆ Building Height Worksheet
- ◆ Certification of Mean Ground Level for Determining Building Height with Acknowledgment
- ◆ Re-certification of Building Height

For questions or additional information:

Call: (425) 263-8000

Visit us at City Hall: 11930 Cyrus Way, 98275

Hours: Monday – Friday 7:30am-5pm and Fridays to 4:30pm

Online: <https://mukilteowa.gov/departments/planning-development/>

Email: Permittech@mukilteowa.gov

This brochure is intended to be a guide for information only. Please be advised that the information contained in this brochure may not be complete and is subject to change.

SAMPLE

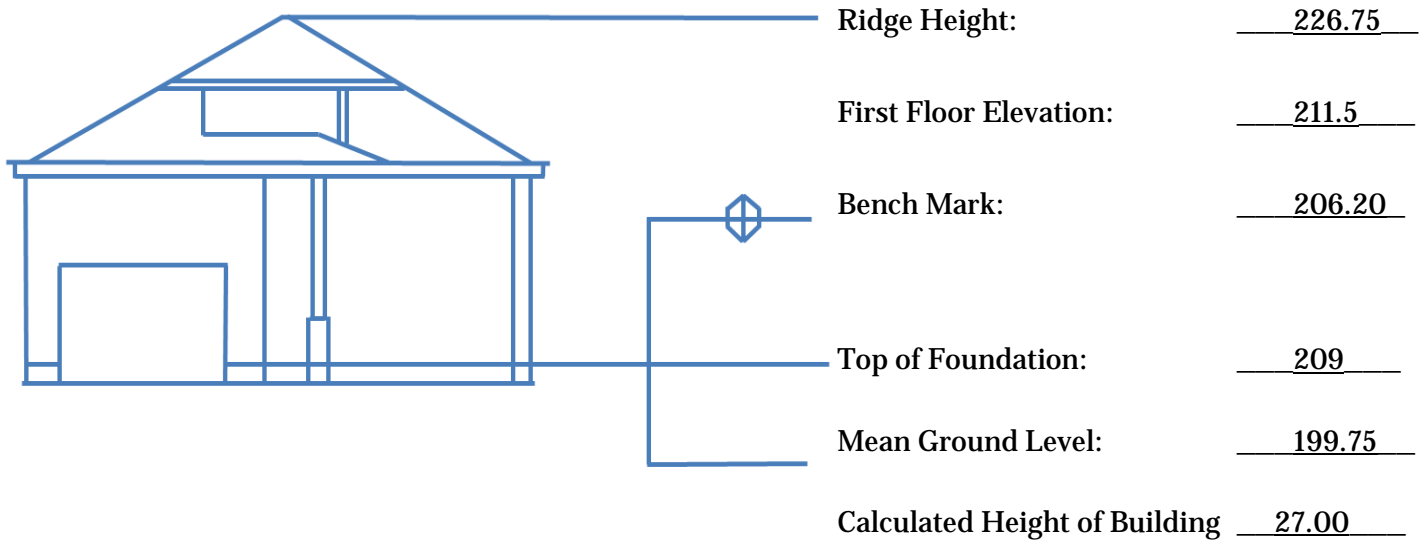


11930 Cyrus Way - Mukilteo, WA 98275

Building Height Worksheet

Building Location: ***6574 95th Place W.*** Legal: ***Lot 2, Matiko***

Description of permanent bench mark: ***Monument @ centerline of cul-de-sac***



Mean Ground Level = 199.75

A = 207

B = 209

C = 191

D = 192

Prepared By:

Master Construction, John Doe

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level or show the work on the site plan submitted. Draw the smallest rectangle that encloses all of the current or proposed building walls.

NOTICE

If the height of the building is at or within three (3) feet of the maximum height allowed of the zoning district, a certificate of mean ground level is required to be prepared by a surveyor licensed in the State of Washington prior to permit issuance and recertified prior to the framing inspection.

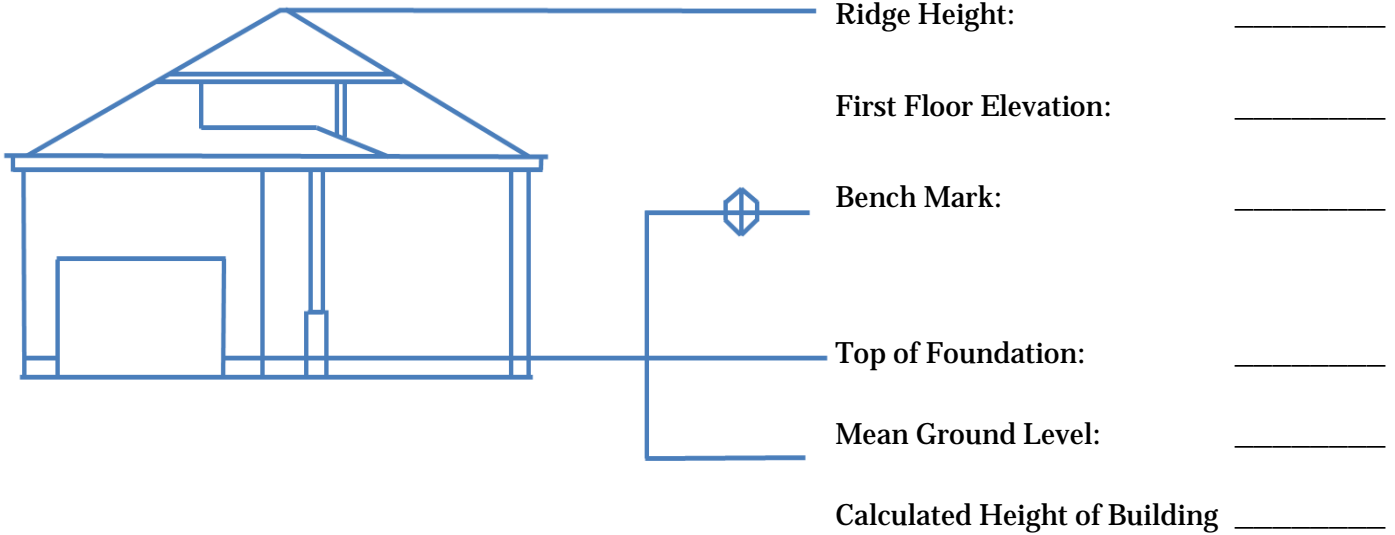


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Building Height Worksheet

Building Location: _____ Legal: _____

Description of permanent bench mark: _____



Mean Ground Level = _____

A = _____

B = _____

C = _____

D = _____

Prepared By:

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level or show the work on the site plan submitted. Draw the smallest rectangle that encloses all of the current or proposed building walls.

NOTICE

If the height of the building is at or within three (3) feet of the maximum height allowed of the zoning district, a certificate of mean ground level is required to be prepared by a surveyor licensed in the State of Washington prior to permit issuance and recertified prior to the framing inspection.



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CERTIFICATION OF MEAN GROUND LEVEL FOR DETERMINING BUILDING HEIGHT

I certify that I have read and understand Chapter 17.08 of the Mukilteo Municipal Code (MMC) regarding the determination of building heights. I further certify that I measured the undisturbed ground level of _____

(Street Address)

according to the above code and found the arithmetic mean height to be ____ft. below/above a permanent bench mark at _____

(Location)

I further certify that the height of the proposed building for _____

_____ is ____ft.

(Legal Description)

as defined by Chapter 17.08 of the MMC.

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level. This document must be signed and stamped by a Licensed Professional Land Surveyor.

Signature

Date

Company _____

Address _____

Phone _____

Seal /Stamp

Acknowledgment

1. **Map Details:** Site plan showing permanent bench mark, original grade and showing mean elevation and building height shall be submitted prior to any construction.

2. **Certification:** All buildings at or within three (3) feet of the maximum building height of the zoning district will require height certification signed by Professional Land Surveyor. A worksheet can be prepared and signed by builder or architect for buildings more than three (3) feet below the maximum building height.

Date

Acknowledged By



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RE-CERTIFICATION OF BUILDING HEIGHT

I certify that I have read and understand Chapter 17.08 of the Mukilteo Municipal Code (MMC) regarding the determination of building heights. I further certify that I measured the undisturbed ground level of _____

(Street Address)

according to the above code and found the arithmetic mean height to be ____ft.

below / above a permanent bench mark at _____

(Location)

I further certify that the height of the constructed building for _____

_____ is _____ ft.

(Legal Description)

as defined by Chapter 17.08 of the MMC.

These figures correlate to the figures submitted in the Certification of Mean Ground Level submitted prior to construction.

Signature

Date

Company _____

Address _____

Phone _____

Seal /Stamp