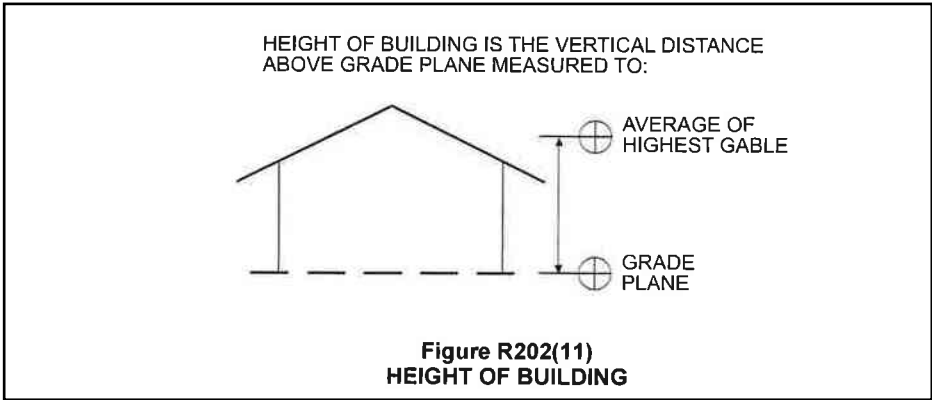


Building Height

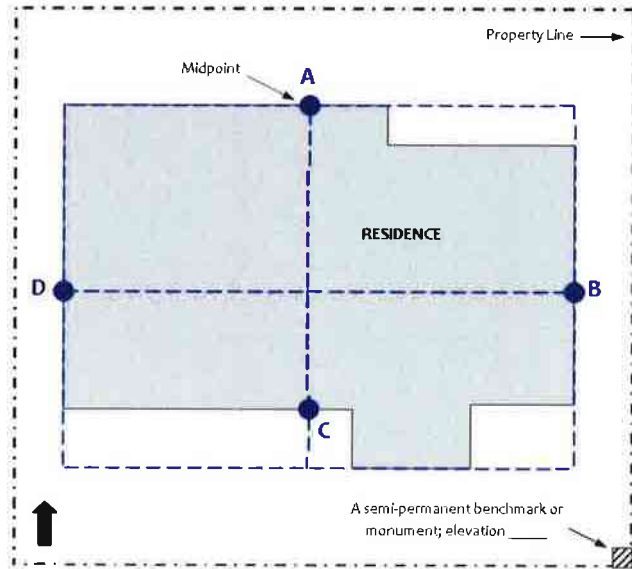
Building Division

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

BLMC 18.04.020 "B" "Building height" of a structure with a flat roof shall be measured from the grade plane to the highest roof surface. The "building height" for a sloped roof shall be defined as the average height of the highest roof between the roof eave and the roof ridge to the grade plane, regardless of the shape of the roof. For lots within 200 feet of the shoreline, "building height" shall be determined by using WAC 173-27-030(9).

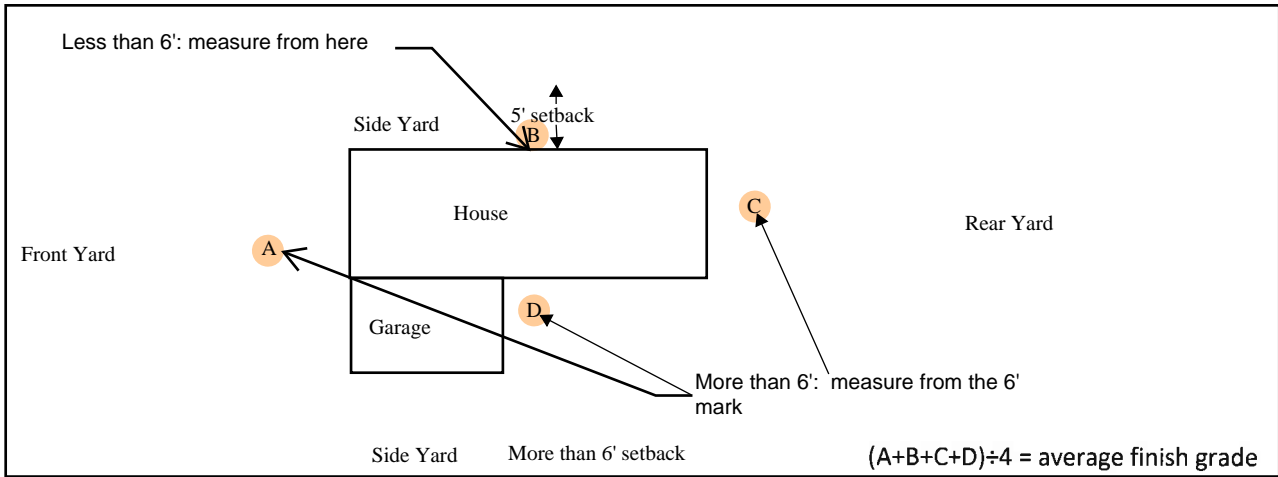


Midpoint locations for taking measurements.



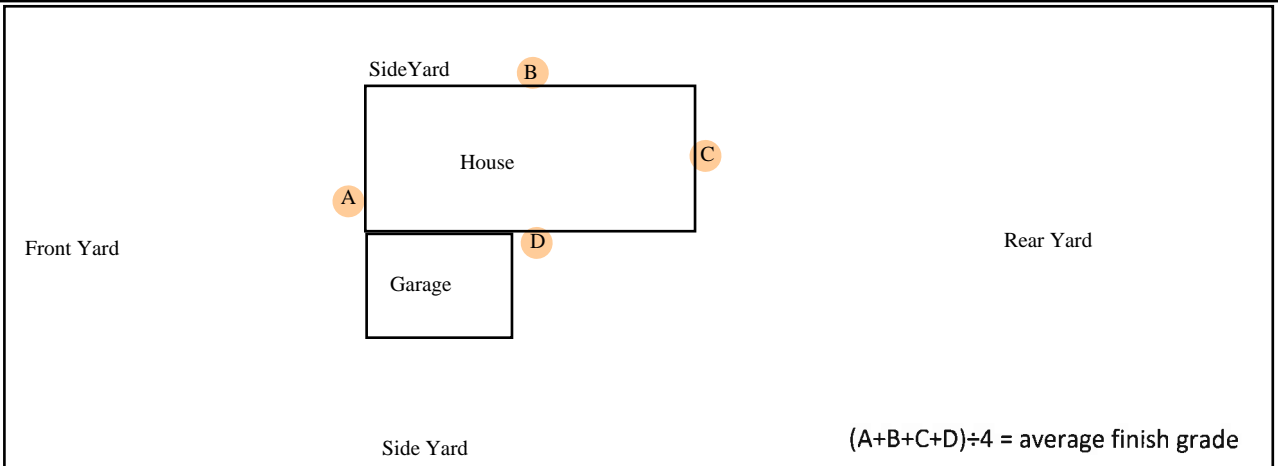
Building Height

Per BLMC 18.04.070 "G": "Grade" or "grade plane" is a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the lot line is more than six feet from the building the average finished ground level shall be measured between the building and a point six feet from the building. Lots within 200 feet of the shoreline shall use WAC 173-27-030(9) to determine grade. (Ord. 1302 § 2, 2009; Ord. 746 § 2, 1997).



Per WAC 173-27-030 (9) "Height" is measured from average grade level to the highest point of a structure: Provided, That television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, or the applicable master program specifically requires that such appurtenances be included: Provided further, That temporary construction equipment is excluded in this calculation;

Per WAC 173-27-030 (3) "Average grade level" means the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure: In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure;



Average Grade Level