



Construction Code Interpretation 2018-SRC

CCI 2018-SRC R101.2
Dwelling Units Located Above Parking Spaces,
Garages, and/or Driveways

Release Date: August 4th, 2023
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The following interpretation is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation to specific projects may vary.

Code Issue:

Seattle Residential Code Interpretation R101.2b allows detached one- and two-family dwellings to share or be located above common space.

How does this interpretation apply to one- and two-family dwellings located over shared parking spaces, garages and/or driveways? When does SDCI allow townhouses to be located over shared parking spaces, garages and/or driveways?

Code Interpretation:

SDCI allows dwelling units located over shared parking spaces, garages, and/or driveways to be within the scope of the Seattle Residential Code in the following scenarios:

One- and Two-Family Dwellings:

1. A one- or two-family dwelling may be located over shared parking spaces, garages and/or driveways where all the following conditions are met:
 - a. The shared parking spaces, garages, and/or driveways serve a maximum of two dwelling units.
 - b. One of the dwelling units must be within the structure with the shared space.
 - c. The other dwelling unit must be in a one- or two-family dwelling.
 - d. The dwelling units must be separated from the parking spaces, garages and/or driveways in accordance with the separation requirements of SRC R302.5 and R302.6.

One- and Two- Family Dwellings and Townhouses (See Fig. 1a – 1c):

2. One- and two-family dwellings and townhouses are permitted to cantilever over parking spaces, unenclosed bike parking, and/or driveways where all the following conditions are met:
 - a. The cantilever is considered floor area and may be a true cantilever or supported by posts or walls.

- b. The depth of the cantilever is 6 feet or less as measured from the face of the building below to the edge of the floor area or projection at any story above.
- c. The open area between the edge of the cantilever to an adjacent property line or imaginary line is greater than or equal to the depth of the cantilever.
- d. The open area beyond the edge of the cantilever must be open to sky.

Exception: An eave or rake projection at the top story that is no more than 2-feet in depth and meeting the requirements of SRC Table R302.1(1) or R302.1(2) is allowed without contributing to the cantilever depth.

- e. The cantilever is protected with 5/8" Type X GWB or equivalent on the underside.
- f. Exterior wall protection per R302.1 is provided at the edge of the cantilever to any adjacent property line or imaginary line.

Trash and enclosed bicycle parking below the cantilever is permitted when used only by the unit above. Shared trash and enclosed bike parking are not permitted under the cantilever.

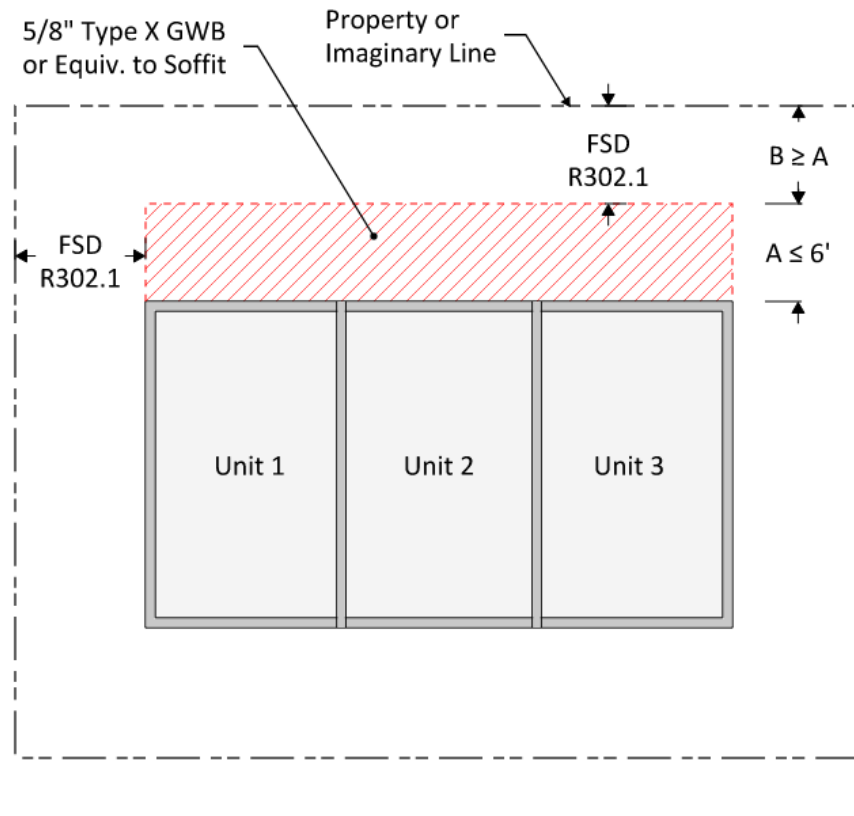


Figure 1a - Cantilevers for One- and Two-Family Dwellings and Townhouses (Site Plan - Plan View)

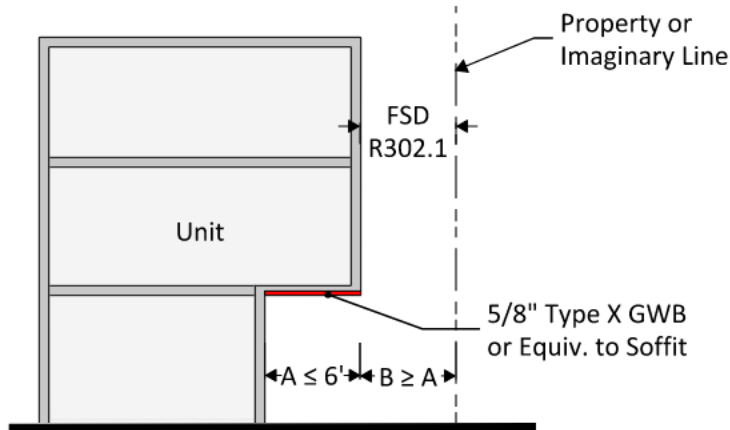


Figure 1b - Cantilevers for One- and Two-Family Dwellings and Townhouses (Building Section - Section View)

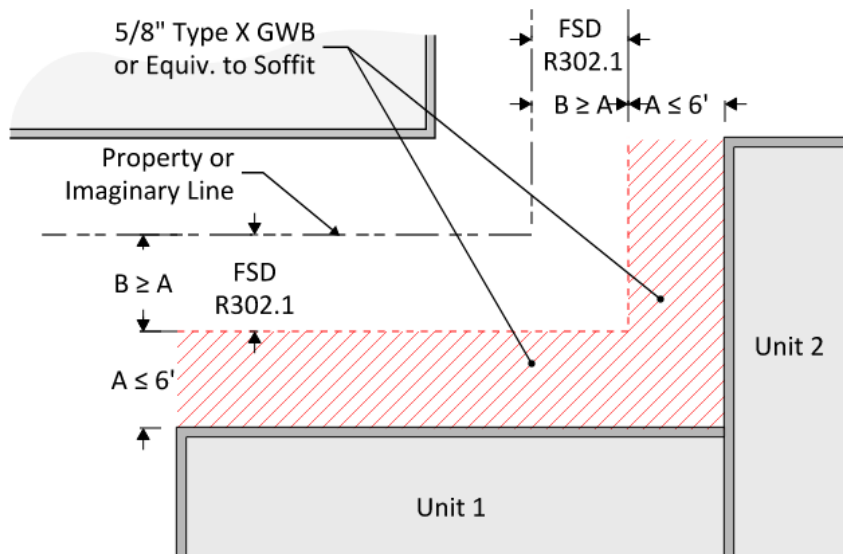


Figure 1c - Cantilevers for One- and Two-Family Dwellings and Townhouses Inside Corners (Plan View)

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, send us a question through the SDCI website <http://www.seattle.gov/sdci/resources/send-us-a-question>.
Visit the Applicant Services Center website for more information about hours and location <http://www.seattle.gov/sdci/about-us/who-we-are/applicant-services-center>