Effective July 22, 1998, Ordinance 949 provides for one methodology to calculate building height throughout the City. 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. This brochure is designed to help you determine your building height for the purposes of obtaining a building permit.

**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.

**Are there any exceptions to when a Building Height Worksheet is needed?**

Yes, any permit application that does not alter the exterior of a building does not need a Building Height Worksheet. These include: Commercial and Industrial Tenant Improvements, interior remodels, stand alone 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, a certificate prepared by a Professional Land Surveyor is required.
How is the building height calculated?
The diagrams to the right 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.

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.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Max. Bldg. Height</th>
<th>Zone</th>
<th>Max. Bldg. Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD 20</td>
<td>35’</td>
<td>CB (S)</td>
<td>35’</td>
</tr>
<tr>
<td>RD 12.5</td>
<td>30’</td>
<td>PCB</td>
<td>30’</td>
</tr>
<tr>
<td>RD 12.5 (S)</td>
<td>35’</td>
<td>PCB (S)</td>
<td>40’</td>
</tr>
<tr>
<td>RD 9.6</td>
<td>30’</td>
<td>BP</td>
<td>50’</td>
</tr>
<tr>
<td>RD 9.6 (S)</td>
<td>35’</td>
<td>PI</td>
<td>35’</td>
</tr>
<tr>
<td>RD 8.4</td>
<td>35’</td>
<td>IP</td>
<td>65’</td>
</tr>
<tr>
<td>RD 7.5</td>
<td>30’</td>
<td>LI</td>
<td>50’</td>
</tr>
<tr>
<td>RD 7.2</td>
<td>35’</td>
<td>HI</td>
<td>65’</td>
</tr>
<tr>
<td>WFB</td>
<td>25’</td>
<td>PSP</td>
<td>35’</td>
</tr>
<tr>
<td>MRD</td>
<td>Varies*</td>
<td>POS</td>
<td>Varies*</td>
</tr>
<tr>
<td>MR</td>
<td>35’</td>
<td>WMU</td>
<td>Varies*</td>
</tr>
<tr>
<td>DB</td>
<td>35’</td>
<td>CB</td>
<td>35’</td>
</tr>
</tbody>
</table>

*Refer to MMC 17.20, Bulk Regulations for building heights
**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
- Monuments
- Residential or Commercial Radio, Television and Radar Transmission and/or Reception Towers
- Appurtenances such as stairwells, mechanical equipment, and elevator shafts that do not exceed the maximum building height by more than ten feet in the following zones: DB, CB, PCB, PI, PSP, WMU, CB(S), PCB(S), BP, IP, LI and HI

**Are there any building setbacks associated with the height exceptions?**
Yes. Structures which exceed forty-five feet in height shall be set back from any lot line five feet more than that specified in the individual district for every ten feet over height.

**Is the building height required to be inspected?**
Yes, however, only if the building height is within three (3) feet of the maximum height allowed. If the height is within 3’ feet of the maximum, 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.
City of Mukilteo, Washington

Building Height Worksheet

Building Location ___________________________  Legal: ___________________________

Description of permanent bench mark: __________________________

Ridge Height: __________

First Floor Elevation: __________

Bench Mark: __________

Top of Foundation: __________

Mean Ground Level: __________

Mean Ground Level = __________

A = ________  Prepared By: ____________________________

B = ________

C = ________

D = ________

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level. Reference map attachment.

NOTICE

If the height of the building is at or within three (3) feet of the maximum building height, a certificate prepared by a Professional Land Surveyor and recertification after the roofing is installed, by framing inspection (framing cannot be signed off without this certification).
City of Mukilteo, Washington

Building Height Worksheet

Building Location ____________________________  Legal: ____________________________

Description of permanent bench mark:__________________________

Ridge Height: __________
First Floor Elevation: __________
Bench Mark: __________
Top of Foundation: __________
Mean Ground Level: __________

Mean Ground Level = __________
A = _______  Prepared By: ____________________________
B = _______  ______________________________
C = _______
D = _______

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level. Reference map attachment.

NOTICE
If the height of the building is at or within three (3) feet of the maximum building height, a certificate prepared by a Professional Land Surveyor and recertification after the roofing is installed, by framing inspection (framing cannot be signed off without this certification).
City of Mukilteo, Washington

Building Height Worksheet

Building Location ___________________________ Legal: ___________________________

Description of permanent bench mark: __________________________

| Ridge Height: | __________ |
| First Floor Elevation: | __________ |
| Bench Mark: | __________ |
| Top of Foundation: | __________ |
| Mean Ground Level: | __________ |

Mean Ground Level = __________

A = ________ Prepared By: __________________________
B = ________ __________________________
C = ________
D = ________

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level. Reference map attachment.

NOTICE
If the height of the building is at or within three (3) feet of the maximum building height, a certificate prepared by a Professional Land Surveyor and recertification after the roofing is installed, by framing inspection (framing cannot be signed off without this certification).
SAMPLE
City of Mukilteo, Washington
Building Height Worksheet

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

Ridge Height: 226.75
First Floor Elevation: 211.50
Top of Foundation: 209
Mean Ground Level: 199.75

Description of permanent bench mark: Monument @ Centerline of cul de sac

Permanent Bench Mark: 206.20
Calculated Height of Building: 27.00

Mean Ground Level = 199.75

A = 207  Prepared By:
B = 209  Master Construction, John Doe
C = 191
D = 192

Note: Attach map showing bench mark and elevations of all points used to determine mean ground level. Reference map attachment.

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

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 (as of the date specified in the Ordinances) 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

Attachments: Map (To be provided by applicant)
MMC Chapter 17.08.020 Definition
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 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.

3. **Final Inspection:** Prior to final inspection water/sanitary sewer and other utilities shall be constructed to the residence.

_________________   ________________________
Date      Acknowledged By
City of Mukilteo, Washington

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 previously measured the undisturbed (as of the date specified in the Ordinances) 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
For questions or additional information:

Call... City of Mukilteo
   Building Department
   Permit Technician (425) 263-8060
   Building Inspectors (425) 263-8076
   City Hall (425) 263-8000
   Fax (425) 212-2068

Location...
   11930 Cyrus Way
   Mukilteo, Washington  98275

Hours...
   Monday - Thursday
   7:30 a.m. to 5:00 p.m.
   Friday
   7:30 a.m. to 4:30 p.m.

24 HOUR INSPECTION NUMBER
   (425) 263-8075

Forms Included In this Packet

♦  Sample House Height Worksheet
♦  Three (3) Copies of House Height Worksheet Forms
♦  Certification of Mean Ground Level Form With Acknowledgment
♦  Certification of Building Height Form

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.