

Chapter 5 - General Building Heights and Areas

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter control the height and area of structures hereafter erected and additions to existing structures.

501.2 Location identification. New buildings shall be identified as approved by the authority having jurisdiction. Such identification signage shall be written in both Arabic and English and composed of characters not less than 4 inches (102 mm) high and a minimum of 0.5 inch (12.7 mm) wide. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be viewed from the *public way*, a monument, pole or other *approved* sign or means shall be used to identify the structure. [F]

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

AREA, BUILDING. The area included within surrounding *exterior walls* (or *exterior walls* and *fire walls*) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the *building area* if such areas are included within the horizontal projection of the roof or floor above.

BASEMENT. A *story* that is not a *story above grade plane* (see "*Story above grade plane*" in Section 202).

The definition of "Basement" does not apply to the provisions of Section 1612 for flood loads (see "Basement" in Section 1612.2).

EQUIPMENT PLATFORM. An unoccupied, elevated platform used exclusively for mechanical systems or industrial process equipment, including the associated elevated walkways, *stairs*, *alternating tread devices* and ladders necessary to access the platform (see Section 505.5).

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at *exterior walls*. Where the finished ground level slopes away from the *exterior walls*, the reference plane shall be established by the lowest points within the area between the building and the *plot line* or, where the *plot line* is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

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

MEZZANINE. An intermediate level or levels between the floor and ceiling of any *story* and in accordance with Section 505.