



To: Hampden Planning Board  
From: Dean Bennett, Director of Community and Economic Development  
Subject: Building Height Definitions  
Date: November 4, 2015

The Planning Board Ordinance Committee reviewed the Code Enforcement Officer's proposed request to amend the definition of Building Height in the Zoning Ordinance to be the same as the currently adopted State mandated International Building and Residential Code definition of Building Height to avoid any code inconsistency.

The Committee requested to see the definition in the mandated code prior to acting on the request for approval.

See Attached.

The Town of Hampden hereby ordains that the following amendments to the Zoning Ordinance be enacted.

Additions underlined

Deletions ~~stricken~~

7.2. Definitions - In this Ordinance the following terms shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed:

...

**Building height:** ~~The vertical distance between the highest point of the roof and the average grade of the ground adjoining the building.~~ As defined by the current building code in effect in the Town of Hampden.

## 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.

**[F] 501.2 Address identification.** New and existing buildings shall be provided with *approved* address numbers or letters. Each character shall be a minimum 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.

### 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 *lot line* or, where the *lot 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.

### SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

**503.1 General.** The *building height and area* shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building.

**503.1.1 Special industrial occupancies.** Buildings and structures designed to house special industrial processes that require large areas and unusual *building heights* to accommodate cranes or special machinery and equipment, including, among others, rolling mills; structural metal fabrication shops and foundries; or the production and distribution of electric, gas or steam power, shall be exempt from the *building height and area* limitations of Table 503.

**503.1.2 Buildings on same lot.** Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the *building height* of each building and the aggregate *building area* of the buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

**503.1.3 Type I construction.** Buildings of Type I construction permitted to be of unlimited tabular building heights and areas are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited *building height* in Sections 503.1.1 and 504.3 or increased *building heights and areas* for other types of construction.

### SECTION 504 BUILDING HEIGHT

**504.1 General.** The *building height* permitted by Table 503 shall be increased in accordance with this section.

**Exception:** The *building height* of one-story aircraft hangars, aircraft paint hangars and buildings used for the manufacturing of aircraft shall not be limited if the building is provided with an automatic fire-extinguishing system in accordance with Chapter 9 and is entirely surrounded by *public ways* or *yards* not less in width than one and one-half times the *building height*.

**FURNACE.** A vented heating *appliance* designed or arranged to discharge heated air into a *conditioned space* or through a duct or ducts.

**GLAZING AREA.** The interior surface area of all glazed fenestration, including the area of sash, curbing or other framing elements, that enclose *conditioned space*. Includes the area of glazed fenestration assemblies in walls bounding *conditioned basements*.

**GRADE.** The finished ground level adjoining the building at all *exterior walls*.

**GRADE FLOOR OPENING.** A window or other opening located such that the sill height of the opening is not more than 44 inches (1118 mm) above or below the finished ground level adjacent to the opening.

**GRADE, PIPING.** See "Slope."

**GRADE PLANE.** A reference plane representing the average of the finished ground level adjoining the building at all *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 *lot line* or, where the *lot line* is more than 6 ft (1829 mm) from the building between the structure and a point 6 ft (1829 mm) from the building.

**GRIDDED WATER DISTRIBUTION SYSTEM.** A water distribution system where every water distribution pipe is interconnected so as to provide two or more paths to each fixture supply pipe.

**GROSS AREA OF EXTERIOR WALLS.** The normal projection of all *exterior walls*, including the area of all windows and doors installed therein.

**GROUND-SOURCE HEAT PUMP LOOP SYSTEM.** Piping buried in horizontal or vertical excavations or placed in a body of water for the purpose of transporting heat transfer liquid to and from a heat pump. Included in this definition are closed loop systems in which the liquid is recirculated and open loop systems in which the liquid is drawn from a well or other source.

**GUARD.** A building component or a system of building components located near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to the lower level.

**HABITABLE SPACE.** A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered *habitable spaces*.

**HANDRAIL.** A horizontal or sloping rail intended for grasping by the hand for guidance or support.

**HANGERS.** See "Supports."

**HAZARDOUS LOCATION.** Any location considered to be a fire hazard for flammable vapors, dust, combustible fibers or other highly combustible substances.

**HEAT PUMP.** An *appliance* having heating or heating/cooling capability and that uses refrigerants to extract heat from air, liquid or other sources.

**HEATING DEGREE DAYS (HDD).** The sum, on an annual basis, of the difference between 65°F (18°C) and the mean temperature for each day as determined from "NOAA Annual Degree Days to Selected Bases Derived from the 1960-1990 Normals" or other weather data sources acceptable to the code official.

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

**HEIGHT, STORY.** The vertical distance from top to top of two successive tiers of beams or finished floor surfaces; and, for the topmost *story*, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

**HIGH-EFFICACY LAMPS.** Compact fluorescent lamps, T-8 or smaller diameter linear fluorescent lamps or lamps with a minimum efficacy of:

1. 60 lumens per watt for lamps over 40 watts.
2. 50 lumens per watt for lamps over 15 watts to 40 watts.
3. 40 lumens per watt for lamps 15 watts or less.

**HIGH-TEMPERATURE (H.T.) CHIMNEY.** A high temperature chimney complying with the requirements of UL 103. A Type H.T. chimney is identifiable by the markings "Type H.T." on each chimney pipe section.

**HILL.** With respect to topographic wind effects, a land surface characterized by strong relief in any horizontal direction.

**HORIZONTAL BRANCH, DRAINAGE.** A drain pipe extending laterally from a soil or waste stack or *building drain*, that receives the discharge from one or more *fixture drains*.

**HORIZONTAL PIPE.** Any pipe or fitting that makes an angle of less than 45 degrees (0.79 rad) with the horizontal.

**HOT WATER.** Water at a temperature greater than or equal to 110°F (43°C).

**HURRICANE-PRONE REGIONS.** Areas vulnerable to hurricanes, defined as the U.S. Atlantic Ocean and Gulf of Mexico coasts where the basic wind speed is greater than 90 miles per hour (40 m/s), and Hawaii, Puerto Rico, Guam, Virgin Islands, and America Samoa.

**HYDROGEN GENERATING APPLIANCE.** A self-contained package or factory-matched packages of integrated systems for generating gaseous hydrogen. Hydrogen generating *appliances* utilize electrolysis, reformation, chemical, or other processes to generate hydrogen.

**IGNITION SOURCE.** A flame, spark or hot surface capable of igniting flammable vapors or fumes. Such sources include *appliance* burners, burner ignitions and electrical switching devices.

**INDIRECT WASTE PIPE.** A waste pipe that discharges into the drainage system through an air gap into a trap, fixture or receptor.

**INDIVIDUAL SEWAGE DISPOSAL SYSTEM.** A system for disposal of sewage by means of a septic tank or mechanical treatment, designed for use apart from a public sewer to serve a single establishment or building.