



*City of Shoreline
Planning & Development Services Dept.*

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ADMINISTRATIVE ORDER#000056 032503
INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: 20.40.400

Request for clarification of under what circumstances commercial building code requirements apply to home occupations.

FINDINGS:

Home businesses are accessory to residential use and are subject to restrictions. They take place on residential property. The primary use of the building is residential. The business owners live in the house and are familiar with the property. Client visits to the business are arranged by appointment only.

Shoreline Municipal Code (S.M.C.) Section 20.40.400.I states that:

The home occupation(s) shall not use electrical or mechanical equipment that results in:
1. A change to the fire rating of the structure(s) used for the home occupation....

CONCLUSIONS & DECISION:

Home Occupations are not subject to commercial occupancy or accessibility requirements since the primary usage of the structure is residential and it is not a public space in the commercial sense.

Applications for home occupations must be of sufficient detail to determine whether fire rating would be changed. Details required include the size and scope of the proposed use, the amount, type, and method of use of materials used on site and the amount and type of materials stored on site.

original signed by Tim Stewart 3/25/03

Director's Signature

Date