508.2 Group S-2 enclosed parking garage with Group A, B, M or R above. A basement and/or the first story above grade plane of a building shall be considered as a separate and distinct building for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction, when all of the following conditions are met:

1. The basement and/or the first story above grade plane is of Type IA construction and is separated from the building above with a horizontal assembly having a minimum 3-hour fire-resistance rating.

2. Shaft, stairway, ramp or escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protective in accordance with Table 715.3.

   **Exception:** Where the enclosure walls below the horizontal assembly have not less than a 3-hour fire-resistance rating with opening protective in accordance with Table 715.3, the enclosure walls extending above the horizontal assembly shall be permitted to have a 1-hour fire-resistance rating provided:
   1. The building above the horizontal assembly is not required to be of Type I construction;
   2. The enclosure connects less than four stories, and
   3. The enclosure opening protective above the horizontal assembly have a minimum 1-hour fire protection rating.

3. The building above the horizontal assembly contains only Group A having an assembly room with an occupant load of less than 300, or Group B, M or R.

4. The building below the horizontal assembly is a Group S-2 enclosed parking garage, used for the parking and storage of private motor vehicles.

   **Exceptions:**
   1. Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building shall be permitted.
   2. Group A having an assembly room with an occupant load of less than 300, or Group B or M shall be permitted in addition to those uses incidental to the operation of the building (including storage areas), provided that the entire structure below the horizontal assembly is protected throughout by an approved automatic sprinkler system.

5. The maximum building height in feet shall not exceed the limits set forth in Table 503 for the least restrictive type of construction involved.

**REFERENCED SECTION:**

705.6 **Vertical continuity.** Fire walls shall extend from the foundation to a termination point at least 30 inches (762 mm) above both adjacent roofs.

   **Exceptions:**
   1 through 4 not shown.

5. Buildings located above a parking garage designed in accordance with Section 508.2 shall be permitted to have the fire walls for the buildings located above the parking garage extend from the horizontal separation between the parking garage and the buildings.

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**Q:** Where the building below the horizontal assembly (Condition 1) contains occupancy groups other than Group S-2 enclosed parking garage, as permitted by Condition 4, Exception 2 in Section 508.2 of the *International Building Code*, are fire walls permitted to be constructed in the building above the horizontal assembly without extending into and/or through the building below the horizontal assembly (reference IBC Section 705.6, Exception 5)?
A: Yes. The 3-hour fire-resistance rated horizontal assembly as required in Section 508.2, Condition 1 establishes two separate and distinct buildings.

The building above the horizontal assembly is permitted to contain any or all occupancy use Groups A, B, M, or R, and is permitted to be constructed using any construction type permitted by the code. As stipulated in IBC Section 705.6, Exception 5, where the building above the horizontal assembly is required to have a fire wall, it shall be permitted to extend from the 3-hour fire-resistance rated horizontal assembly that establishes the two separate and distinct buildings, and is not required to extend into the building below the horizontal assembly.