

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

SECTION 508.2, Condition 4, Exception 2

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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 protectives 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 protectives 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 protectives 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.



Q: Are occupancy use Groups A, B or M, which are permitted by Condition 4, Exception 2 in Section 508.2 of the *International Building Code* to be located in the building below the horizontal assembly (Condition 1), considered accessory use areas to the Group S-2 enclosed parking garage and therefore limited to 10 percent of the area of the story in which they are located as provided in Section 302.2?

A: No. Condition 4, Exception 2 permits the three(3) specific use groups other than, or in addition to, a Group S-2 enclosed parking garage to be located in the building below the horizontal assembly. Where the building below the horizontal assembly is occupied with two or more of the use groups permitted by Condition 4 and/or Exception 2, the building shall comply with the provisions of Section 302.3 for mixed occupancy.
