



**Code Interpretation Committee
Response Form**

IBC 302.3.2

DEPARTMENT OF
BUILDING & FIRE SAFETY

<input checked="" type="checkbox"/>	Code Interpretation
<input type="checkbox"/>	Code Inquiry
<input type="checkbox"/>	Training Issue
<input type="checkbox"/>	Alternate Material
<input type="checkbox"/>	Department Policy

CIC #: 00001

Question/issue: **1. What is the maximum area, height and number of stories for a non-separated, mixed-occupancy building containing a private garage (U occupancy) as the most restrictive use?**

2. What is the maximum area, height and number of stories for the private garage portion of the above building?

Position: **1. Private garages need to be distinguished from U occupancies in general. For mixed occupancy non-separated use buildings, U occupancies are regulated by Table 503 allowing 5,500 square feet and single story. Chapter 5 continues by allowing area increases and height and number of story increases. Non-separated use is based upon occupancy (in this case U) not use (in this case private garage.) In the mixed occupancy non-separated use building the occupancy (U) determines the allowable area, height and type of construction for the entire building.**

2. The private garage is limited to 3,000 square feet and one story.

Justification: **This position is based on commercial mixed-occupancy non-separated uses only. This information is extracted from the IBC. The IRC does not have provisions for non-separated uses.**

Code references: **2000 IBC Sec. 302.3.2, 503, Sec 504.2, 506.1, 406.1.1, 406.1.2**

MANAGEMENT APPROVAL

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