



Informal Interpretation Report Number 6610



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Section R309.4

Question:

Is it the intent of R309.4 to require separation for parking below habitable space when the area used for parking is open on 2 or more sides?

Answer

Yes.

Commentary:

The question refers specifically to the residential code, not the building code. The code section is specific to carports, requiring them to be open on at least two sides. If not open, it's considered a garage and must meet the provisions for a garage. A carport does not require the additional construction constraints that a garage does. We have to remember that this is not a fire rating requirement. Compliance with these requirements may provide some value regarding fire separation, however, it is not creating a "rated" separation between the garage and the dwelling. Further, R309.4 requires a "carport" be constructed as a garage except as provided for the floor. That would include the separation requirements of section R309.2. the definition of "open garage" and following the guidelines in section 406.1.4. ---- FBC "406.1.4 Separation" addresses this more clearly. it states as follows: "3. A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides AND THERE ARE NOT ENCLOSED AREAS ABOVE." - ---- OPEN PARKING GARAGE. A structure or portion of a structure with the openings as described in Section

406.3.3.1 on two or more sides that is used for the parking or storage of private motor vehicles as described in Section 406.3.4.

Notice:

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