



Informal Interpretation Report Number 7106



Date November 19, 2012

Edition 2010

Section 406.3.3.1

Question:

The project is a 4-story, R-2, Type V-A, NFPA 13R, building which surrounds a 4-story, S-2, Type II-B, NFPA 13, structured parking garage. The structured parking garage abuts the residential building on two adjacent sides. The remaining two adjacent sides are separated by a distance of at least 10 feet from the residential building, creating voids that are open to the sky. The residential building's walls that face the parking garage are of 2-hour fire-resistance rated occupancy an area separation. Does such 4-story parking garage, having two adjacent and perpendicular perimeter walls that have openings amounting to more than 20 percent of the total perimeter wall area and more than 40 percent of the lineal perimeter length of each parking garage tier, meet the natural ventilation requirements of 2010 FBC section 406.3.3.1 to be classified as an Open Parking Garage when such perimeter walls are separated from other wall constructions by a distance of 10 feet or more that is open to the sky?

Answer

Yes with a caveat, The minimum 10 feet comes from Table 602 via 406.3.7. The removal of a fire-restive rating comes from footnote “d”. Due to this requirement of a Fire Separation Distance, the potential of an adjacent property to have a wall at the property line is understood.

Commentary:

The openings must be uniformly distributed.
The buildings being described will most likely be divided by Fire Walls or “assumed lot lines” not an Occupancy Separation.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This

interpretation is informal, non-binding and subject to acceptance and approval by the local building official.