

4. The building below the *horizontal assembly* is of Type I or II construction but not less than the type of construction required for the Group S-2 *open parking garage* above.
5. The height and area of the building below the *horizontal assembly* does not exceed the limits set forth in Section 503.
6. The height and area of the Group S-2 *open parking garage* does not exceed the limits set forth in Section 406.3. The height, in both feet and stories, of the Group S-2 *open parking garage* shall be measured from *grade plane* and shall include the building below the *horizontal assembly*.
7. Exits serving the Group S-2 *open parking garage* discharge directly to a street or *public way* and are separated from the building below the *horizontal assembly* by 2-hour *fire barriers* constructed in accordance with Section 707 or 2-hour *horizontal assemblies* constructed in accordance with Section 712, or both.

**509.9 Multiple buildings above Group S-2 parking garages.** Where two or more buildings are provided above the *horizontal assembly* separating a Group S-2 *open* or closed *parking garage* from the buildings above in accordance with the special provisions in Sections 509.2, 509.3 or 509.8, the buildings above the *horizontal assembly* shall be regarded as separate and distinct buildings from each other and shall comply with all other provisions of this code as applicable to each separate and distinct building.