

**406.3.3 Construction.** *Open parking garages* shall be of Type I, II or IV construction. *Open parking garages* shall meet the design requirements of Chapter 16. For vehicle barrier systems, see Section 406.2.4.

**406.3.3.1 Openings.** For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in *exterior walls* on a tier must be at least 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall constitute a minimum of 40 percent of the perimeter of the tier. Interior walls shall be at least 20 percent open with uniformly distributed openings.

**Exception:** Openings are not required to be distributed over 40 percent of the building perimeter where the required openings are uniformly distributed over two opposing sides of the building.

**406.3.4 Uses.** Mixed uses shall be allowed in the same building as an *open parking garage* subject to the provisions of Sections 402.7.1, 406.3.13, 508.1, 509.3, 509.4 and 509.7.

**406.3.5 Area and height.** Area and height of *open parking garages* shall be limited as set forth in Chapter 5 for Group S-2 occupancies and as further provided for in Section 508.1.

**TABLE 406.3.5 OPEN PARKING GARAGES AREA AND HEIGHT**

TYPE OF CONSTRUCTION	AREA PER TIER (square feet)	HEIGHT (in tiers)		
		Ramp access	Mechanical access	
			Automatic sprinkler system	
			No	Yes
IA	Unlimited	Unlimited	Unlimited	Unlimited
IB	Unlimited	12 tiers	12 tiers	18 tiers
IIA	50,000	10 tiers	10 tiers	15 tiers
IIB	50,000	8 tiers	8 tiers	12 tiers
IV	50,000	4 tiers	4 tiers	4 tiers

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

**406.3.5.1 Single use.** When the *open parking garage* is used exclusively for the parking or storage of private motor vehicles, with no other uses in the building, the area and height shall be permitted to comply with Table 406.3.5, along with increases allowed by Section 406.3.6.

**Exception:** The grade-level tier is permitted to contain an office, waiting and toilet rooms having a total combined area of not more than 1,000 square feet (93 m<sup>2</sup>). Such area need not be separated from the *open parking garage*.

In *open parking garages* having a spiral or sloping floor, the horizontal projection of the structure at any cross section shall not exceed the allowable area per parking tier. In the case of an *open parking garage* having a continuous spiral floor, each 9 feet 6 inches (2896 mm) of height, or portion thereof, shall be considered a tier.