

1. The allowable area of the building shall be such that the sum of the ratios of the actual area divided by the allowable area for each separate occupancy shall not exceed 1.
2. The Group S-2 enclosed parking garage is of Type I or II construction and is at least equal to the *fire-resistance* requirements of the Group S-2 *open parking garage*.
3. The height and the number of tiers of the Group S-2 *open parking garage* shall be limited as specified in Table 406.3.5.
4. The floor assembly separating the Group S-2 enclosed parking garage and Group S-2 *open parking garage* shall be protected as required for the floor assembly of the Group S-2 enclosed parking garage. Openings between the Group S-2 enclosed parking garage and Group S-2 *open parking garage*, except *exit* openings, shall not be required to be protected.
5. The Group S-2 enclosed parking garage is used exclusively for the parking or storage of private motor vehicles, but shall be permitted to contain an office, waiting room and toilet room having a total area of not more than 1,000 square feet (93 m²), and mechanical equipment rooms incidental to the operation of the building.

509.4 Parking beneath Group R. Where a maximum one *story above grade plane* Group S-2 parking garage, enclosed or open, or combination thereof, of Type I construction or open of Type IV construction, with grade entrance, is provided under a building of Group R, the number of stories to be used in determining the minimum type of construction shall be measured from the floor above such a parking area. The number of stories to be used in determining the height in stories in accordance with Section 903.2.11.3 shall include the parking garage as a story. The floor assembly between the parking garage and the Group R above shall comply with the type of construction required for the parking garage and shall also provide a *fire-resistance rating* not less than the mixed occupancy separation required in Section 508.4.

509.5 Group R-1 and R-2 buildings of Type IIIA construction. The height limitation for buildings of Type IIIA construction in Groups R-1 and R-2 shall be increased to six *stories* and 75 feet (22 860 mm) where the first floor assembly above the basement has a *fire-resistance rating* of not less than 3 hours and the floor area is subdivided by 2-hour fire-resistance-rated *fire walls* into areas of not more than 3,000 square feet (279 m²).

509.6 Group R-1 and R-2 buildings of Type IIA construction. The height limitation for buildings of Type IIA construction in Groups R-1 and R-2 shall be increased to nine *stories* and 100 feet (30 480 mm) where the building is separated by not less than 50 feet (15 240 mm) from any other building on the lot and from *lot lines*, the *exits* are segregated in an area enclosed by a 2-hour fire-resistance-rated *fire wall* and the first floor assembly has a *fire-resistance rating* of not less than 1½ hours.

509.7 Open parking garage beneath Groups A, I, B, M and R. *Open parking garages* constructed under Groups A, I, B, M and R shall not exceed the height and area limitations permitted under Section 406.3. The height and area of the portion of the

building above the *open parking garage* shall not exceed the limitations in Section 503 for the upper occupancy. The height, in both feet and stories, of the portion of the building above the *open parking garage* shall be measured from *grade plane* and shall include both the *open parking garage* and the portion of the building above the parking garage.

509.7.1 Fire separation. *Fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 712 between the parking occupancy and the upper occupancy shall correspond to the required *fire-resistance rating* prescribed in Table 508.4 for the uses involved. The type of construction shall apply to each occupancy individually, except that structural members, including main bracing within the *open parking structure*, which is necessary to support the upper occupancy, shall be protected with the more restrictive fire-resistance-rated assemblies of the groups involved as shown in Table 601. *Means of egress* for the upper occupancy shall conform to Chapter 10 and shall be separated from the parking occupancy by *fire barriers* having at least a 2-hour *fire-resistance rating* as required by Section 706 with self-closing doors complying with Section 715 or *horizontal assemblies* having at least a 2-hour *fire-resistance rating* as required by Section 712, with self-closing doors complying with Section 715. *Means of egress* from the *open parking garage* shall comply with Section 406.3.

509.8 Group B or M with Group S-2 open parking garage. Group B or M occupancies located no higher than the first *story above grade plane* shall be considered as a separate and distinct building for the purpose of determining the type of construction where all of the following conditions are met:

1. The buildings are separated with a *horizontal assembly* having a minimum 2-hour *fire-resistance rating*.
2. The occupancies in the building below the *horizontal assembly* are limited to Groups B and M.
3. The occupancy above the *horizontal assembly* is limited to a Group S-2 *open parking garage*.
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.