

406.3

Regulation of Private Garages

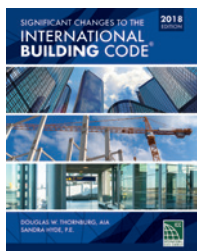
CHANGE TYPE: Clarification

CHANGE SUMMARY: Parking structures that meet the definition of private garages are now permitted to comply with the provisions for public parking garages as an alternative approach.

2018 CODE: **406.3 Private garages and carports.** Private garages and carports shall comply with Sections ~~406.3.1 through 406.3.6~~ 406.2 and 406.3, or shall comply with Sections 406.2 and 406.4.

CHANGE SIGNIFICANCE: A private garage has historically been limited by the size of the garage facility, with an absolute limit of 3,000 square feet. In the 2015 IBC, a new definition was introduced describing a private garage as a building or portion of a building where motor vehicles used by the tenants of the building or buildings on the premises are stored or kept, without any limitation on floor area. As a result, large parking structures used exclusively for use of the tenants would qualify as private parking garages and be subject to the fire separation and Group U classification criteria of Section 406.3. An allowance has now been provided such that private garages are permitted to comply with the provisions for public parking garages as an alternative approach.

Private garages, as regulated by Section 406.3, are required to be classified as Group U occupancies and are limited to 1,000 square feet of floor area. Multiple garages are permitted in the same building, but only where separated by minimum 1-hour fire barriers and/or horizontal assemblies. Often there are conditions under which a much larger Group S-2 open or enclosed parking structure is intended to be limited for use only by the building's tenants. The code now allows those parking structures that meet the definition of private garage to be designed and constructed under the provisions for public garages.



This excerpt is taken from *Significant Changes to the International Building Code®, 2018 Edition*.

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Private garages serving assisted living facility