

CHAPTER 15—REQUIREMENTS FOR GROUP J OCCUPANCIES

Group J Occupancies Defined

Sec. 1501. Group J Occupancies shall be:

Division 1. Private garages, sheds, and agricultural buildings when not over one thousand square feet (1000 sq. ft.) in area.

Division 2. Fences over six feet (6') high, tanks, and towers.

For occupancy separations see Table No. 5-B.

For occupant load see Section 3301.

Construction, Height, and Area Allowable

Sec. 1502. Buildings or parts of buildings classed in Group J because of the use or character of the occupancy shall be one of the Types of Construction as specified in Part V of this Code. The floor area shall not exceed one thousand square feet (1000 sq. ft.). The height shall not exceed one story.

When any building exceeds the limit specified in this Chapter it shall be classed in the occupancy group other than Group J that it most nearly resembles.

Location on Property

Sec. 1503. For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 504 and Part V.

Light and Ventilation

Sec. 1504. Private garages which are constructed in conjunction with any Group H or I Occupancy and which have openings into such buildings shall be equipped with fixed louvered or screened openings or exhaust ventilation with exhaust openings located within six inches (6") of the floor. The clear area of the louvered opening or of the openings into the exhaust ducts shall be not less than sixty square inches (60 sq. in.) per car stored in such private garage. Under no circumstances shall a private garage have any opening directly into a room used for sleeping purposes.

Private garage floor surfaces shall be of approved incombustible material.

Special Hazards

Sec. 1505. Chimneys and heating apparatus shall conform to the requirements of Chapters 37 and 51.

Flammable liquids shall not be stored, handled, or used in Group J Occupancies unless such storage or handling shall comply with U.B.C. Standard No. 9-1-64.

CHAPTER 15—REQUIREMENTS FOR GROUP J OCCUPANCIES

Sec. 1501. Group J Occupancies shall be:

**Group J
Occupancies
Defined**

Division 1. Private garages, carports, sheds, and agricultural buildings.

Division 2. Fences over six feet (6') high, tanks, and towers.

For occupancy separations see Table No. 5-B.

For occupant load see Section 3301.

Sec. 1502. Buildings or parts of buildings classed in Group J, Division 1 because of the use or character of the occupancy shall not exceed one thousand square feet (1000 sq. ft.) in area or one story in height except as provided in this Section. Any building or portion thereof that exceeds the limit specified in this Chapter shall be classed in the occupancy group other than Group J, Division 1 that it most nearly resembles.

**Construction,
Height,
and Area
Allowable**

For a mixed occupancy building, the total area of private garages used exclusively for the parking of passenger motor vehicles having a capacity of not more than nine persons per vehicle may be three thousand square feet (3000 sq. ft.) providing the exterior wall and opening protection are as required for the major occupancy of the building. The allowable floor area of the building shall be as permitted for the major occupancy of the building. Each portion of a building separated as specified in Section 505 may be considered a separate building. Such increase in area may apply to a single occupancy building providing the use of the building is as specified and the exterior wall and opening protection are as required for a Group H Occupancy building.

Sec. 1503. For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 504 and Part V.

**Location on
Property**

Sec. 1504. Private garages which are constructed in conjunction with any Group H or I Occupancy and which have openings into such buildings shall be equipped with fixed louvered or screened openings or exhaust ventilation to the outside with exhaust openings located within six inches (6") of the floor. The clear area of the louvered opening or of the openings into the exhaust ducts shall be not less than sixty square inches (60 sq. in.) per car stored in such private garage. Under no circumstances shall a private garage have any opening directly into a room used for sleeping purposes.

**Light and
Ventilation**

Private garage floor surfaces shall be of approved incombustible material.