

CHANGE TYPE: Clarification

CHANGE SUMMARY: Those parking structures that fall outside of the scope of Section 406.3 regulating private parking garages are now identified as public parking garages.

2012 CODE: 406.2.1 Classification 406.4 Public Parking Garages.

Parking garages other than private parking garages, shall be classified as public parking garages and shall comply with the provisions of Sections 406.4.2 through 406.4.8 and shall be classified as either an open as defined in Section 406.3, parking garage or an enclosed parking garage and shall meet appropriate criteria of Section 406.4. Open parking garages shall also comply with Section 406.5. Enclosed parking garages shall also comply with Section 406.6. Also-See Section 510 for special provisions for parking garages.

CHANGE SIGNIFICANCE: Parking garages, as well as other types of structures where motor vehicles are involved, present some unique characteristics that are addressed through the special provisions of Section 406. The sizes and operations of parking garages vary significantly, and such differences are uniquely regulated. The varying requirements have now been reformatted to allow for the provisions to be more clearly applied to the correct situation. In addition, the descriptions of the various types of parking garages have been clarified for consistency purposes.

There are fundamentally two types of parking garages regulated by the IBC: private garages and public garages. Although there is no specific definition for either type of garage, the basis for both classifications is Section 406.3 addressing private garages and carports. Those parking structures that fall outside of the scope of Section 406.3 are now considered as public parking garages. The primary difference between private and public garages is the size of the facility, rather than the use. Strictly

406.4 continues

406.4

Public Parking Garages



International Code Council®

Public parking garage

406.4 continued limited in permissible height and area, private parking garages are typically not commercial in nature. They generally serve only a specific tenant or building and are not open for public use. It is important to note that there is no implication that public parking garages must be open to the public, as they are only considered public in comparison to private garages. A public parking garage is then further characterized as one of two types—either an enclosed parking garage or an open parking garage—and regulated accordingly.