

## CHAPTER 5

# GENERAL BUILDING HEIGHTS AND AREAS

### SECTION 501 GENERAL

**501.1 Scope.** The provisions of this chapter control the height and area of structures hereafter erected and additions to existing structures.

**[F] 501.2 Address identification.** New and existing buildings shall be provided with *approved* address numbers or letters. Each character shall be a minimum 4 inches (102 mm) high and a minimum of 0.5 inch (12.7 mm) wide. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be viewed from the *public way*, a monument, pole or other *approved* sign or means shall be used to identify the structure.

### SECTION 502 DEFINITIONS

**502.1 Definitions.** The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**AREA, BUILDING.** The area included within surrounding *exterior walls* (or *exterior walls* and *fire walls*) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the *building area* if such areas are included within the horizontal projection of the roof or floor above.

**BASEMENT.** A *story* that is not a *story above grade plane* (see “*Story above grade plane*” in Section 202).

The definition of “Basement” does not apply to the provisions of Section 1612 for flood loads (see “Basement” in Section 1612.2).

**EQUIPMENT PLATFORM.** An unoccupied, elevated platform used exclusively for mechanical systems or industrial process equipment, including the associated elevated walkways, *stairs*, *alternating tread devices* and ladders necessary to access the platform (see Section 505.5).

**GRADE PLANE.** A reference plane representing the average of finished ground level adjoining the building at *exterior walls*. Where the finished ground level slopes away from the *exterior walls*, the reference plane shall be established by the lowest points within the area between the building and the *lot line* or, where the *lot line* is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

**HEIGHT, BUILDING.** The vertical distance from *grade plane* to the average height of the highest roof surface.

**MEZZANINE.** An intermediate level or levels between the floor and ceiling of any *story* and in accordance with Section 505.

### SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

**503.1 General.** The *building height and area* shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building.

**503.1.1 Special industrial occupancies.** Reserved.

**503.1.2 Buildings on same lot.** Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the *building height* of each building and the aggregate *building area* of the buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

**503.1.3 Type I construction.** Buildings of Type I construction permitted to be of unlimited tabular building heights and areas are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited *building height* in Sections 503.1.1 and 504.3 or increased *building heights and areas* for other types of construction.

**503.1.4 Basements.** A basement of a building shall not count as a story when applying Table 503 for allowable building height.

**503.1.5 Group A and E basements.** Group A and E basements used as classrooms or assembly rooms shall be counted as a story.

### SECTION 504 BUILDING HEIGHT

**504.1 General.** The building height permitted by Table 503 shall be increased in accordance with this section.

#### Exceptions:

1. The height of Group B, M and R occupancies of Type I-B construction shall not be limited, provided the fire resistance of all columns shall be not less than 3 hours and the other structural members including floors shall be not less than that shown in Chapter 6, but in no case less than 2 hours except that roofs and their supporting beams, girders, trusses and arches shall be not less than 1½ hours.
2. The *building height* of one-story aircraft hangars, aircraft paint hangars and buildings used for the manufacturing of aircraft shall not be limited if the building is provided with an automatic fire-extinguishing sys-

GENERAL BUILDING HEIGHTS AND AREAS

**TABLE 503**  
**ALLOWABLE BUILDING HEIGHTS AND AREAS<sup>a</sup>**  
 Building height limitations shown in feet above grade plane. Story limitations shown as stories above grade plane.  
 Building area limitations shown in square feet, as determined by the definition of "Area, building," per story

GROUP	HEIGHT (feet)	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
	UL	160	65	55	65	55	65	50	40	
	STORIES (S) AREA (A)									
A-1	S A	UL UL	5 UL	3 15,500	2 8,500	3 14,000	2 8,500	3 15,000	2 11,500	1 5,500
A-2	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-3	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-4	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-5	S A	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL
B	S A	UL UL	11 UL	5 37,500	3 23,000	5 28,500	3 19,000	5 36,000	3 18,000	2 9,000
E/D	S A	UL UL	5 UL	3 26,500	2 14,500	3 23,500	2 14,500	3 25,500	1 18,500	1 9,500
F-1	S A	UL UL	11 UL	4 25,000	2 15,500	3 19,000	2 12,000	4 33,500	2 14,000	1 8,500
F-2/F-3	S A	UL UL	11 UL	5 37,500	3 23,000	4 28,500	3 18,000	5 50,500	3 21,000	2 13,000
H-1	S A	1 21,000	1 16,500	1 11,000	1 7,000	1 9,500	1 7,000	1 10,500	1 7,500	NP NP
H-2 <sup>d</sup>	S A	UL 21,000	3 16,500	2 11,000	1 7,000	2 9,500	1 7,000	2 10,500	1 7,500	1 3,000
H-3 <sup>d</sup>	S A	UL UL	6 60,000	4 26,500	2 14,000	4 17,500	2 13,000	4 25,500	2 10,000	1 5,000
H-4	S A	UL UL	7 UL	5 37,500	3 17,500	5 28,500	3 17,500	5 36,000	3 18,000	2 6,500
H-5	S A	4 UL	4 UL	3 37,500	3 23,000	3 28,500	3 19,000	3 36,000	3 18,000	2 9,000
I-1	S A	UL UL	9 55,000	4 19,000	3 10,000	4 16,500	3 10,000	4 18,000	3 10,500	2 4,500
I-2	S A	UL UL	4 UL	2 15,000	1 11,000	1 12,000	NP NP	1 12,000	1 9,500	NP NP
I-3	S A	UL UL	4 UL	2 15,000	1 10,000	2 10,500	1 7,500	2 12,000	2 7,500	1 5,000
M	S A	UL UL	11 UL	4 21,500	2 12,500	4 18,500	2 12,500	4 20,500	3 14,000	1 9,000
R-1	S A	UL UL	11 UL	4 24,000	4 16,000	4 24,000	4 16,000	4 20,500	3 12,000	2 7,000
R-2	S A	UL UL	11 UL	4 24,000	4 16,000	4 24,000	4 16,000	4 20,500	3 12,000	2 7,000
R-3	S A	UL UL	11 UL	4 UL	4 UL	4 UL	4 UL	4 UL	3 UL	3 UL
R-4	S A	UL UL	11 UL	4 24,000	4 16,000	4 24,000	4 16,000	4 20,500	3 12,000	2 7,000
S-1	S A	UL UL	11 48,000	4 26,000	2 17,500	3 26,000	2 17,500	4 25,500	3 14,000	1 9,000
S-2 <sup>b, c</sup>	S A	UL UL	11 79,000	5 39,000	3 26,000	4 39,000	3 26,000	5 38,500	4 21,000	2 13,500
U <sup>c</sup>	S A	UL UL	5 35,500	4 19,000	2 8,500	3 14,000	2 8,500	4 18,000	2 9,000	1 5,500

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

A = building area per story, S = stories above grade plane, UL = Unlimited, NP = Not permitted.

a. See the following sections for general exceptions to Table 503:

1. Section 504.2, Allowable building height and story increase due to automatic sprinkler system installation.
2. Section 506.2, Allowable building area increase due to street frontage.
3. Section 506.3, Allowable building area increase due to automatic sprinkler system installation.
4. Section 507, Unlimited area buildings.

b. For open parking structures, see Section 406.3.

c. For private garages, see Section 406.1.

d. See Section 415.5 for limitations.

tem in accordance with Chapter 9 and is entirely surrounded by *public ways* or *yards* not less in width than one and one-half times the *building height*.

**504.2 Automatic sprinkler system increase.** Where a building is equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one. These increases are permitted in addition to the *building area* increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one, but shall not exceed 60 feet (18 288 mm) or four *stories*, respectively.

**Exceptions:**

1. Buildings, or portions of buildings, classified as a Group I-2 occupancy of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. *Fire-resistance rating* substitution in accordance with Table 601, Note h.

**504.3 Roof structures.** Towers, spires, steeples and other roof structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1509.2.4. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height if of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable *building height* if of combustible materials (see Chapter 15 for additional requirements).

**SECTION 505  
MEZZANINES**

**505.1 General.** A *mezzanine* or *mezzanines* in compliance with Section 505 shall be considered a portion of the *story* in which it is contained. Such *mezzanines* shall not contribute to either the *building area* or number of *stories* as regulated by Section 503.1. The area of the *mezzanine* shall be included in determining the *fire area* defined in Section 902. The clear height above and below the *mezzanine* floor construction shall not be less than 7 feet (2134 mm).

**505.2 Area limitation.** The aggregate area of a *mezzanine* or *mezzanines* within a room shall not exceed one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located. In determining the allowable *mezzanine* area, the area of the *mezzanine* shall not be included in the floor area of the room.

**Exceptions:**

1. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction for special

industrial occupancies in accordance with Section 306.4 shall not exceed two-thirds of the floor area of the room.

2. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction shall not exceed one-half of the floor area of the room in buildings and structures equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 and an *approved* emergency voice/alarm communication system in accordance with Section 907.5.2.2.
3. In sprinklered Group S2 occupancies of Type III construction, the enclosed and unenclosed areas under *mezzanines* shall be allowed to be included when calculating the permissible size of *mezzanines*.

**505.3 Egress.** Each occupant of a *mezzanine* shall have access to at least two independent *means of egress* where the *common path of egress travel* exceeds the limitations of Section 1014.3. Where a *stairway* provides a means of *exit access* from a *mezzanine*, the maximum travel distance includes the distance traveled on the *stairway* measured in the plane of the tread nosing. *Accessible means of egress* shall be provided in accordance with Section 1007.

**Exception:** A single *means of egress* shall be permitted in accordance with Section 1015.1.

**505.4 Openness.** A *mezzanine* shall be open and unobstructed to the room in which such *mezzanine* is located except for walls not more than 42 inches (1067 mm) high, columns and posts.

**Exceptions:**

1. *Mezzanines* or portions thereof are not required to be open to the room in which the *mezzanines* are located, provided that the *occupant load* of the aggregate area of the enclosed space does not exceed 10.
2. A *mezzanine* having two or more *means of egress* is not required to be open to the room in which the *mezzanine* is located if at least one of the *means of egress* provides direct access to an *exit* from the *mezzanine* level.
3. *Mezzanines* or portions thereof are not required to be open to the room in which the *mezzanines* are located, provided that the aggregate floor area of the enclosed space does not exceed 10 percent of the *mezzanine* area.
4. In industrial facilities, *mezzanines* used for control equipment are permitted to be glazed on all sides.
5. In occupancies other than Groups H and I, that are no more than two *stories* above *grade plane* and equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, a *mezzanine* having two or more *means of egress* shall not be required to be open to the room in which the *mezzanine* is located.

**505.5 Equipment platforms.** *Equipment platforms* in buildings shall not be considered as a portion of the floor below. Such *equipment platforms* shall not contribute to either the *building area* or the number of *stories* as regulated by Section

503.1. The area of the *equipment platform* shall not be included in determining the *fire area* in accordance with Section 903. *Equipment platforms* shall not be a part of any *mezzanine* and such platforms and the walkways, *stairs*, *alternating tread devices* and ladders providing access to an *equipment platform* shall not serve as a part of the *means of egress* from the building.

**505.5.1 Area limitations.** The aggregate area of all *equipment platforms* within a room shall not exceed two-thirds of the area of the room in which they are located. Where an *equipment platform* is located in the same room as a *mezzanine*, the area of the *mezzanine* shall be determined by Section 505.2 and the combined aggregate area of the *equipment platforms* and *mezzanines* shall not exceed two-thirds of the room in which they are located.

[F] **505.5.2 Fire suppression.** Where located in a building that is required to be protected by an *automatic sprinkler system*, *equipment platforms* shall be fully protected by sprinklers above and below the platform, where required by the standards referenced in Section 903.3.

**505.5.3 Guards.** *Equipment platforms* shall have *guards* where required by Section 1013.1.

## SECTION 506 BUILDING AREA MODIFICATIONS

**506.1 General.** The *building areas* limited by Table 503 shall be permitted to be increased due to frontage ( $I_f$ ) and *automatic sprinkler system* protection ( $I_s$ ) in accordance with the following:

$$A_a = \left\{ A_t + [A_t \times I_f] + [A_t \times I_s] \right\} \quad \text{(Equation 5-1)}$$

where:

$A_a$  = Allowable *building area* per *story* (square feet).

$A_t$  = Tabular *building area* per *story* in accordance with Table 503 (square feet).

$I_f$  = Area increase factor due to frontage as calculated in accordance with Section 506.2.

$I_s$  = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3.

**506.2 Frontage increase.** Every building shall adjoin or have access to a *public way* to receive a *building area* increase for frontage. Where a building has more than 25 percent of its perimeter on a *public way* or open space having a minimum width of 20 feet (6096 mm), the frontage increase shall be determined in accordance with the following:

$$I_f = [F / P - 0.25]W / 30 \quad \text{(Equation 5-2)}$$

where:

$I_f$  = Area increase due to frontage.

$F$  = Building perimeter that fronts on a *public way* or open space having 20 feet (6096 mm) open minimum width (feet).

$P$  = Perimeter of entire building (feet).

$W$  = Width of *public way* or open space (feet) in accordance with Section 506.2.1.

**506.2.1 Width limits.** The value of  $W$  shall be at least 20 feet (6096 mm). Where the value of  $W$  varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average of each portion of *exterior wall* and open space where the value of  $W$  is greater than or equal to 20 feet (6096 mm). Where the value of  $W$  exceeds 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the weighted average, regardless of the actual width of the open space. Where two or more buildings are on the same lot,  $W$  shall be measured from the exterior face of a building to the exterior face of an opposing building, as applicable.

**Exception:** The value of  $W$  divided by 30 shall be permitted to be a maximum of 2 when the building meets all requirements of Section 507 except for compliance with the 60-foot (18 288 mm) *public way* or *yard* requirement, as applicable.

**506.2.2 Open space limits.** Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or *approved fire lane*.

**506.3 Automatic sprinkler system increase.** Where a building is equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, the *building area* limitation in Table 503 is permitted to be increased by an additional 200 percent ( $I_s = 2$ ) for buildings with more than one *story above grade plane* and an additional 300 percent ( $I_s = 3$ ) for buildings with no more than one *story above grade plane*. These increases are permitted in addition to the height and *story* increases in accordance with Section 504.2.

**Exception:** The *building area* limitation increases shall not be permitted for the following conditions:

1. The *automatic sprinkler system* increase shall not apply to *buildings* with an occupancy in Group H-1.
2. The *automatic sprinkler system* increase shall not apply to the *building area* of an occupancy in Group H-2 or H-3. For *buildings* containing such occupancies, the allowable *building area* shall be determined in accordance with Section 508.4.2, with the sprinkler system increase applicable only to the portions of the building not classified as Group H-2 or H-3.
3. *Fire-resistance rating* substitution in accordance with Table 601, Note h.

**506.4 Single occupancy buildings with more than one story.** The total allowable *building area* of a single occupancy building with more than one *story above grade plane* shall be determined in accordance with this section. The actual aggregate *building area* at all *stories* in the building shall not exceed the total allowable *building area*.

**Exception:** A single basement need not be included in the total allowable *building area*, provided such basement does not exceed the area permitted for a building with no more than one *story above grade plane*.

**506.4.1 Area determination.** The total allowable *building area* of a single occupancy building with more than one

*story above grade plane* shall be determined by multiplying the allowable *building area* per *story* ( $A_a$ ), as determined in Section 506.1, by the number of *stories above grade plane* as listed below:

1. For buildings with two *stories above grade plane*, multiply by 2;
2. For buildings with three or more *stories above grade plane*, multiply by 3; and
3. No *story* shall exceed the allowable *building area* per *story* ( $A_a$ ), as determined in Section 506.1, for the occupancies on that *story*.

**Exceptions:**

1. Unlimited area buildings in accordance with Section 507.
2. The maximum *building area* of a building equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable *building area* per *story* ( $A_a$ ), as determined in Section 506.1, by the number of *stories above grade plane*.

**506.5 Mixed occupancy area determination.** The total allowable *building area* for buildings containing mixed occupancies shall be determined in accordance with the applicable provisions of this section. A single basement need not be included in the total allowable *building area*, provided such basement does not exceed the area permitted for a building with no more than one *story above grade plane*.

**506.5.1 No more than one story above grade plane.** For buildings with no more than one *story above grade plane* and containing mixed occupancies, the total *building area* shall be determined in accordance with the applicable provisions of Section 508.1.

**506.5.2 More than one story above grade plane.** For buildings with more than one *story above grade plane* and containing mixed occupancies, each *story* shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three *stories above grade plane*, the total *building area* shall be such that the aggregate sum of the ratios of the actual area of each *story* divided by the allowable area of such *stories* based on the applicable provisions of Section 508.1 shall not exceed 3.

## SECTION 507 UNLIMITED AREA BUILDINGS

**507.1 General.** The area of buildings of the occupancies and configurations specified herein shall not be limited.

■ **507.2 Nonsprinklered, one story.** Reserved.

■ **507.3 Sprinklered, one story.** The area of a Group B, F, M or S building no more than one *story above grade plane*, or a Group A-4 building no more than one *story above grade plane* of other than Type V construction, shall not be limited when the building is provided with an *automatic sprinkler system* throughout

in accordance with Section 903.3.1.1 and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**Exceptions:**

1. Buildings and structures of Types I and II construction for rack storage facilities that do not have access by the public shall not be limited in height, provided that such buildings conform to the requirements of Sections 507.3, 903.3.1.1 and the *Florida Fire Prevention Code*.
2. The *automatic sprinkler system* shall not be required in areas occupied for indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provided that:
  - 2.1. *Exit* doors directly to the outside are provided for occupants of the participant sports areas; and
  - 2.2. The building is equipped with a fire alarm system with manual fire alarm boxes installed in accordance with Section 907.

**507.3.1 Mixed occupancy buildings with Groups A-1 and A-2.** Group A-1 and A-2 occupancies of other than Type V construction shall be permitted within mixed occupancy buildings of unlimited area complying with Section 507.3, provided:

1. Group A-1 and A-2 occupancies are separated from other occupancies as required for separated occupancies in Section 508.4.4 with no reduction allowed in the *fire-resistance rating* of the separation based upon the installation of an *automatic sprinkler system*;
2. Each area of the portions of the building used for Group A-1 or A-2 occupancies shall not exceed the maximum allowable area permitted for such occupancies in Section 503.1; and
3. All *exit* doors from Group A-1 and A-2 occupancies shall discharge directly to the exterior of the building.

**507.4 Two story.** The area of a Group B, F, M or S building no more than two *stories above grade plane* shall not be limited when the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.5 Reduced open space.** The *public ways* or *yards* of 60 feet (18 288 mm) in width required in Sections 507.2, 507.3, 507.4, 507.6 and 507.11 shall be permitted to be reduced to not less than 40 feet (12 192 mm) in width provided all of the following requirements are met:

1. The reduced width shall not be allowed for more than 75 percent of the perimeter of the building.
2. The *exterior walls* facing the reduced width shall have a minimum *fire-resistance rating* of 3 hours.

- Openings in the *exterior walls* facing the reduced width shall have opening protectives with a minimum *fire protection rating* of 3 hours.

**507.6 Group A-3 buildings of Type II construction.** The area of a Group A-3 building no more than one *story above grade plane*, used as a *place of religious worship*, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor swimming pool or tennis court of Type II construction, shall not be limited when all of the following criteria are met:

- The building shall not have a stage other than a platform.
- The building shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
- The building shall be surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.7 Group A-3 buildings of Types III and IV construction.** The area of a Group A-3 building no more than one *story above grade plane*, used as a *place of religious worship*, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor swimming pool or tennis court of Type III or IV construction, shall not be limited when all of the following criteria are met:

- The building shall not have a stage other than a platform.
- The building shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
- The assembly floor shall be located at or within 21 inches (533 mm) of street or grade level and all *exits* are provided with ramps complying with Section 1010.1 to the street or grade level.
- The building shall be surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.8 Group H occupancies.** Group H-2, H-3 and H-4 occupancies shall be permitted in unlimited area buildings containing Group F and S occupancies, in accordance with Sections 507.3 and 507.4 and the limitations of this section. The aggregate floor area of the Group H occupancies located at the perimeter of the unlimited area building shall not exceed 10 percent of the area of the building nor the area limitations for the Group H occupancies as specified in Table 503 as modified by Section 506.2, based upon the percentage of the perimeter of each Group H floor area that fronts on a street or other unoccupied space. The aggregate floor area of Group H occupancies not located at the perimeter of the building shall not exceed 25 percent of the area limitations for the Group H occupancies as specified in Table 503. Group H occupancies shall be separated from the rest of the unlimited area building and from each other in accordance with Table 508.4. For two-story unlimited area buildings, the Group H occupancies shall not be located more than one *story above grade plane* unless permitted by the allowable height in stories and feet as set forth in Table 503 based on the type of construction of the unlimited area building.

**507.9 Aircraft paint hangar.** The area of a Group H-2 aircraft paint hangar no more than one *story above grade plane* shall not be limited where such aircraft paint hangar complies with

the provisions of Section 412.6 and is surrounded and adjoined by *public ways* or *yards* not less in width than one and one-half times the *building height*.

**507.10 Group E buildings.** The area of a Group E building no more than one *story above grade plane*, of Type II, IIIA or IV construction, shall not be limited when all of the following criteria are met:

- Each classroom shall have not less than two *means of egress*, with one of the *means of egress* being a direct *exit* to the outside of the building complying with Section 1020 or the building is provided with smoke barriers having a minimum 1-hour fire-resistance rating dividing the building into areas not to exceed 30,000 square feet (2 787 m<sup>2</sup>) in floor area.
- The building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
- The building is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.11 Motion picture theaters.** In buildings of Type II construction, the area of a motion picture theater located on the first *story above grade plane* shall not be limited when the building is provided with an *automatic sprinkler system* throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.12 Covered mall buildings and anchor stores.** The area of *covered mall buildings* and *anchor stores* not exceeding three *stories* in height that comply with Section 402.6 shall not be limited.

## SECTION 508 MIXED USE AND OCCUPANCY

**508.1 General.** Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

### Exceptions:

- Occupancies separated in accordance with Section 509.
- Where required by Table 415.3.2, areas of Group H-1, H-2 and H-3 occupancies shall be located in a separate and detached building or structure.
- Uses within live/work units, complying with Section 438, are not considered separate occupancies.

**508.2 Accessory occupancies.** Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. Accessory occupancies shall comply with the provisions of Sections 508.2.1 through 508.2.5.3.

**508.2.1 Area limitations.** Aggregate accessory occupancies shall not occupy more than 10 percent of the *building area* of the *story* in which they are located and shall not exceed the tabular values in Table 503, without *building*

area increases in accordance with Section 506 for such accessory occupancies.

**508.2.2 Occupancy classification.** Accessory occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space.

**508.2.3 Allowable building area and height.** The allowable *building area and height* of the building shall be based on the allowable *building area and height* for the main occupancy in accordance with Section 503.1. The height of each accessory occupancy shall not exceed the tabular values in Table 503, without increases in accordance with Section 504 for such accessory occupancies. The *building area* of the accessory occupancies shall be in accordance with Section 508.2.1.

**508.2.4 Separation of occupancies.** No separation is required between accessory occupancies and the main occupancy.

**Exceptions:**

1. Group H-2, H-3, H-4 and H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.4.
2. Incidental accessory occupancies required to be separated or protected by Section 508.2.5.
3. Group I-1, R-1, R-2 and R-3 *dwelling units* and *sleeping units* shall be separated from other *dwelling* or *sleeping units* and from accessory occupancies contiguous to them in accordance with the requirements of Section 420.

**508.2.5 Separation of incidental accessory occupancies.** The incidental accessory occupancies listed in Table 508.2.5 shall be separated from the remainder of the build-

**TABLE 508.2.5  
INCIDENTAL ACCESSORY OCCUPANCIES**

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Furnace room where any piece of equipment is over 400,000 Btu per hour input	1 hour or provide automatic fire-extinguishing system
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower	1 hour or provide automatic fire-extinguishing system
Refrigerant machinery room	1 hour or provide automatic sprinkler system
Hydrogen cutoff rooms, not classified as Group H	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.
Incinerator rooms	2 hours and automatic sprinkler system
Paint shops, not classified as Group H, located in occupancies other than Group F	2 hours; or 1 hour and provide automatic fire-extinguishing system
Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy	1 hour or provide automatic fire-extinguishing system
Laundry rooms over 100 square feet	1 hour or provide automatic fire-extinguishing system
Group I-3 cells equipped with padded surfaces	1 hour
Group I-2 waste and linen collection rooms	1 hour
Waste and linen collection rooms over 100 square feet	1 hour or provide automatic fire-extinguishing system
Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.
Rooms containing fire pumps in nonhigh-rise buildings	2 hours; or 1 hour and provide automatic sprinkler system throughout the building
Rooms containing fire pumps in high-rise buildings	2 hours

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square inch (psi) = 6.9 kPa, 1 British thermal unit (Btu) per hour = 0.293 watts, 1 horsepower = 746 watts, 1 gallon = 3.785 L.

ing or equipped with an automatic fire-extinguishing system, or both, in accordance with Table 508.2.5.

**Exception:** Incidental accessory occupancies within and serving a *dwelling unit* are not required to comply with this section.

**508.2.5.1 Fire-resistance-rated separation.** Where Table 508.2.5 specifies a fire-resistance-rated separation, the incidental accessory occupancies shall be separated from the remainder of the *building* by a *fire barrier* constructed in accordance with Section 707 or a *horizontal assembly* constructed in accordance with Section 712, or both. Construction supporting 1-hour fire-resistance-rated *fire barriers* or *horizontal assemblies* used for incidental accessory occupancy separations in buildings of Type IIB, IIIB and VB construction are not required to be fire-resistance rated unless required by other sections of this code.

**508.2.5.2 Nonfire-resistance-rated separation and protection.** Where Table 508.2.5 permits an automatic fire-extinguishing system without a *fire barrier*, the incidental accessory occupancies shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The walls shall extend from the top of the foundation or floor assembly below to the underside of the ceiling that is a component of a fire-resistance-rated floor assembly or roof assembly above or to the underside of the floor or roof sheathing, deck or slab above. Doors shall be self- or automatic-closing upon detection of smoke in accordance with Section 715.4.8.3. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80. Walls surrounding the incidental accessory occupancy shall not have air transfer openings unless provided with smoke dampers in accordance with Section 711.7.

**508.2.5.3 Protection.** Except as specified in Table 508.2.5 for certain incidental accessory occupancies, where an automatic fire-extinguishing system or an *automatic sprinkler system* is provided in accordance with Table 508.2.5, only the space occupied by the incidental accessory occupancy need be equipped with such a system.

**508.3 Nonseparated occupancies.** Buildings or portions of buildings that comply with the provisions of this section shall be considered as nonseparated occupancies.

**508.3.1 Occupancy classification.** Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space except that the most restrictive applicable provisions of Section 403 and Chapter 9 shall apply to the building or portion thereof in which the nonseparated occupancies are located.

**508.3.2 Allowable building area and height.** The allowable *building area and height* of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of

construction of the building in accordance with Section 503.1.

**508.3.3 Separation.** No separation is required between nonseparated occupancies.

**Exceptions:**

1. Group H-2, H-3, H-4 and H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.4.
2. Group I-1, R-1, R-2 and R-3 *dwelling units* and *sleeping units* shall be separated from other *dwelling* or *sleeping units* and from other occupancies contiguous to them in accordance with the requirements of Section 439.

**508.4 Separated occupancies.** Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

**508.4.1 Occupancy classification.** Separated occupancies shall be individually classified in accordance with Section 302.1. Each separated space shall comply with this code based on the occupancy classification of that portion of the building.

**508.4.2 Allowable building area.** In each *story*, the *building area* shall be such that the sum of the ratios of the actual *building area* of each separated occupancy divided by the allowable *building area* of each separated occupancy shall not exceed 1.

**508.4.3 Allowable height.** Each separated occupancy shall comply with the *building height* limitations based on the type of construction of the building in accordance with Section 503.1.

**Exception:** Special provisions permitted by Section 509.

**508.4.4 Separation.** Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

**508.4.4.1 Construction.** Required separations shall be fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both, so as to completely separate adjacent occupancies.

## SECTION 509 SPECIAL PROVISIONS

**509.1 General.** The provisions in this section shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable heights and areas of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of this code. The provisions of Sections 509.2 through 509.8 are to be considered independent and separate from each other.

**509.2 Horizontal building separation allowance.** A building shall be considered as separate and distinct buildings for the

TABLE 508.4  
REQUIRED SEPARATION OF OCCUPANCIES (hours)

OCCUPANCY	A <sup>d</sup> , D, E		I-1, I-3		I-2		R		F-2, F-3, S-2 <sup>b</sup> , U		B, F-1, M, S-1		H-1		H-2		H-3, H-4, H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A <sup>d</sup> , D, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3 <sup>a</sup>
I-1, I-3	—	—	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP
I-2	—	—	—	—	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP
R	—	—	—	—	—	—	N	N	1 <sup>c</sup>	2 <sup>c</sup>	1	2	NP	NP	3	NP	2	NP
F-2, F-3, S-2 <sup>b</sup> , U	—	—	—	—	—	—	—	—	N	N	1	2	NP	NP	3	4	2	3 <sup>a</sup>
B, F-1, M, S-1	—	—	—	—	—	—	—	—	—	—	N	N	NP	NP	2	3	1	2 <sup>a</sup>
H-1	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP
H-3, H-4, H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1 <sup>e, f</sup>	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

N = No separation requirement.

NP = Not permitted.

a. For Group H-5 occupancies, see Section 903.2.5.2.

b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.

c. See Section 406.1.4.

d. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

e. Separation is not required between occupancies of the same classification.

f. For H-5 occupancies, see Section 415.8.2.2.

purpose of determining area limitations, continuity of *fire walls*, limitation of number of *stories* and type of construction where all of the following conditions are met:

1. The buildings are separated with a *horizontal assembly* having a minimum 3-hour *fire-resistance rating*.
2. The building below the *horizontal assembly* is no more than one *story above grade plane*.
3. The building below the *horizontal assembly* is of Type IA construction.
4. Shaft, *stairway*, ramp and escalator enclosures through the *horizontal assembly* shall have not less than a 2-hour *fire-resistance rating* with opening protectives in accordance with Section 715.4.

**Exception:** Where the enclosure walls below the *horizontal assembly* have not less than a 3-hour *fire-resistance rating* with opening protectives in accordance with Section 715.4, the enclosure walls extending above the *horizontal assembly* shall be permitted to have a 1-hour *fire-resistance rating*, provided:

1. The building above the *horizontal assembly* is not required to be of Type I construction;
  2. The enclosure connects less than four *stories*; and
  3. The enclosure opening protectives above the *horizontal assembly* have a minimum 1-hour *fire protection rating*.
5. The building or buildings above the *horizontal assembly* shall be permitted to have multiple Group A occupancy

uses, each with an *occupant load* of less than 300, or Group B, M, R or S occupancies.

6. The building below the *horizontal assembly* shall be protected throughout by an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, and shall be permitted to be any of the following occupancies:
  - 6.1. Group S-2 parking garage used for the parking and storage of private motor vehicles;
  - 6.2. Multiple Group A, each with an *occupant load* of less than 300;
  - 6.3. Group B;
  - 6.4. Group M;
  - 6.5. Group R; and
  - 6.6. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses).
7. The maximum *building height* in feet (mm) shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the *grade plane*.

**509.3 Group S-2 enclosed parking garage with Group S-2 open parking garage above.** A Group S-2 enclosed parking garage with no more than one *story above grade plane* and located below a Group S-2 *open parking garage* shall be classified 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 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 m<sup>2</sup>), 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 m<sup>2</sup>).

**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.

