



The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

Referenced Codes:

- 2013 California Building Code (CBC)

* Code section referenced is CBC unless noted otherwise.

This checklist provides requirements specific to Parking Garage. Refer to “General Commercial Plan Review Checklist” for additional applicable requirements.

	Code Requirements	Code section	Req'd
B. BUILDING ANALYSIS			
Chapter 3 - Use and Occupancy Classification			
1.	Parking garages, open or enclosed, shall be classified as Group S-2 occupancy.	311.3	
Chapter 4 - Special Detailed Requirements Based on Use and Occupancy			
2.	The clear height of each floor level in vehicle and pedestrian traffic areas not required to be accessible shall not be less than 7 ft.	406.4.1	
3.	Guards shall be provided on floor and roof areas where vehicles are parked or moved and where the vertical distance to the floor or grade directly below at any point within 36" horizontally to the edge of open side exceeds 30".	406.4.2	
4.	Vehicle barriers not less than 2 feet 9 inches high shall be placed at the end of drive lanes and at the end of parking spaces where the vertical distance to the ground or surface directly below is greater than 1 ft.	406.4.3	
5.	Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1:15.	406.4.4	
6.	A vestibule providing a 2-doorway separation shall be provided between the parking garage and any room with fuel-fired appliance.	406.4.7	
7.	Open parking garage shall have uniformly distributed openings on two or more sides with an area of such openings to be at least 20% of the total perimeter wall area and 40% of the perimeter of each tier. Interior walls shall be at least 20% open with uniformly distributed openings.	406.5.2	
8.	When area and height limitation for open parking garage is based on Table 406.5.4, the garage shall be exclusively used only for parking of private motor vehicles, with no other uses in the building.	406.5.4.1	
9.	Open parking garages shall be open on ¾ of the building's perimeter for a 25% allowable area increase and one tier height increase. The side shall be at least 50% open and openings shall be uniformly distributed along the length of the tier in order to be considered open side.	406.5.5	
10.	Open parking garages shall be open around the entire building's perimeter for a 50% allowable area increase and one tier height increase. The side shall be at least 50% open and openings shall be uniformly distributed along the length of the tier in order to be considered open side.	406.5.5	
11.	In enclosed parking garages mechanical ventilation system shall be provided.	406.6.2	

ARCHITECTURAL PLAN REVIEW CHECKLIST PARKING GARAGE (Cont'd)

Code Requirements		Code section	Req'd
Chapter 5 - General Building Heights and Areas			
12.	The total maximum allowable building area for unseparated Group S-2 occupancy shall not exceed twice the max allowable area per floor for building two stories above grade plane and shall not exceed three times the max allowable area per floor for building three or more stories above grade plane.	506.4.1	
13.	The sum of the ratios of all floors for separated mixed occupancies shall not exceed 2 for Group S-2 occupancy in building two stories above grade plane and shall not exceed 3 in building three or more stories above grade plane.	506.5	
14.	The sum of the ratios of actual floor area for each occupancy divided by the allowable area of each occupancy on each floor shall not exceed 1.	508.4.2	
15.	The parking garage in the basement and/or the first story above grade plane considered as a separate and distinct building shall be Type IA construction and separated from the building above with 3-hr fire-rated horizontal assembly and 2-hr fire-rated shaft, stairway, ramp or escalator enclosures through horizontal assembly.	510.2	
16.	The parking garage in the basement and/or the first story above grade plane shall be considered a separate and distinct building and exclusively used only for parking of private motor vehicles.	510.2	
17.	Group A occupancies above the horizontal assembly separating the parking garage shall not exceed a max occupant load of 300 each.	510.2	
18.	The maximum building height in feet shall not exceed the limits set forth in sec. 503 for the building having the smaller allowable height as measured from the grade plane.	510.2	
19.	Enclosed parking garage in the basement or first story considered separate and distinct for the purpose of determining type of construction from an open parking garage above, shall be Type I or II construction with at least the same fire rating as the open parking garage above.	510.3	
20.	Enclosed parking garage in the basement or first story considered separate and distinct for the purpose of determining type of construction from an open parking garage above shall be used exclusively for parking of private motor vehicles.	510.3	
C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM			
Chapter 7 - Fire Resistance Rated Construction			
21.	Fire walls separating S-2 occupancies shall be 2-hr rated.	Table 706.4	
22.	Fire barriers in Group S-2 occupancies shall be 2-hr rated.	Table 707.3.10	
Chapter 9 - Fire Protection Systems			
23.	An automatic fire-sprinkler system shall be provided throughout all enclosed parking garages or where located below other occupancy groups.	903.2.10	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
24.	The max exit access travel distance in parking garages shall be 300 ft in buildings without fire-sprinkler system and 400 ft in buildings with fire-sprinkler system.	Table 1016.2	
25.	Corridors serving more than 30 occupants in parking garage buildings shall have 1-hr fire rated corridor walls unless building is equipped with automatic fire- sprinkler system.	Table 1018.1	
F. PUBLIC AND COMMERCIAL BUILDINGS ACCESSIBILITY			
Chapter 11B – Division 5: Building Elements Accessibility			
26.	Vertical clearances at accessible parking spaces and along at least one vehicular access route to such spaces from site entrances and exits shall be 8'-2".	11B-502.5	