

STATE BUILDING CODE INTERPRETATION NO. I-8-04

April 7, 2004

The following is offered in response to your letter to me dated March 23, 2004 in which you seek a formal interpretation of the provisions of Section 407.0 of the BOCA National Building Code/1996 portion of the 1999 State Building Code.

Question: In a two-story, Use Group R-3 building, there are ten multiple-single-family dwelling units and twelve one-car garages, ten of which have direct access to a dwelling unit and two of which are not yet assigned to any specific dwelling unit but will be available for the use of someone who resides in the building. Each garage is separated from adjacent garages or dwelling units by two-hour fire-resistance rated construction. Are the garages as described private garages, even though the total number of cars parked within the building exceeds four?

Answer: Yes. The intent of the code is to restrict the total number of passenger vehicles within any single private garage to a maximum of four, not to limit the number of individual garages within a building to four. If this were not the case, every multiple-single-family dwelling unit project in a stacked or townhouse configuration that included individual garages for the use of the occupants would have to be limited to four units per building, making most of such projects constructed in the State of Connecticut illegal.