**U Occupancy**

*Buildings and structures of any accessory character, and miscellaneous structures not classified in any specific occupancy.*

- Where dividing a building into multiple fire areas so as not to exceed the limits of IBC Section 903.2 for required sprinkler systems, see IBC Section 706.3.
- Group U private garages and carports are limited to 1,000 square feet in floor area, with an allowable increase to 3,000 square feet maximum (see IBC Sections 406.1.1 and 406.1.2).
- Special allowances for the fire separation between a Group U private garage and a dwelling unit are set forth in IBC Section 406.1.4.
- See IBC Section 202 for definition of “Story Above Grade Plan” and Section 502 for definition of “Building Height”.
- See IBC Section 504.2 for permitted height and story increases in a building protected by an automatic sprinkler system (not applicable for Groups H-1, H-2, H-3, H-5 and I-2 of Types IIB, III, IV and V construction).
- See IBC Section 505 for buildings containing mezzanines.
- Area indicated is basic allowable for buildings one story in height per Table 503. See Section IBC 506.4 for allowable areas of buildings more than one story in height.
- See IBC Section 506.2 for allowable area increase for adequate frontage.
- In fully sprinklered buildings see Section 506.3 for area increase (not applicable for Groups H-1, H-2 and H-3).
- See IBC Section 506.1.1 for allowable area limitations for basements.
- For allowable area of mixed-occupancy buildings, see IBC Sections 508.3.1.2, 508.3.2.2 and 508.3.3.2.
- Fire walls are to be constructed in accordance with IBC Section 705. See IBC Section 705.1.1 for party walls.
- Based on IBC Table 602, nonbearing exterior walls having a fire separation distance of at least 30 feet do not require a fire-resistance rating.
- See IBC Section 704.5 for fire resistance-rated construction requirements for exterior walls when considering fire separation distance.
- For protection of projections from exterior walls, see IBC Sections 704.2 and 1406.3. For parapet requirements, see IBC Section 704.11.
- For protection of projections from exterior walls, see IBC Sections 704.2 and 1406.3. For parapet requirements, see IBC Section 704.11.
- For exterior wall requirements for buildings on the same lot, see IBC Section 704.3.
- Fire protection of roof structural members shall not be required, including protection of roof framing and decking, where every part of the roof construction is 20 feet or more above any floor immediately below (excludes Groups F-1, H, M and S-1). Fire retardant-treated wood members shall be permitted to be used for such unprotected members (see IBC Note c, Table 601).
- A shaft enclosure is not required in fully sprinklered buildings at openings for escalators and non-required stairways meeting specified conditions (see IBC Section 707.2, Exception 2).
- See IBC Section 707.4 for shaft enclosure fire-resistance requirements. For exceptions to shaft enclosure provisions see IBC Section 707.2.
- In other than Group I-2 and I-3 occupancies, a shaft enclosure is not required for openings that comply with the seven conditions of Exception 7 of IBC Section 707.2.
- See IBC Table 508.2 for separation of incidental use areas.
In mixed-occupancy buildings regulated as non-separated occupancies, the most restrictive type of construction shall apply to the entire building (see IBC Section 508.3.2.1).

In a mixed-occupancy building where the provisions of IBC Section 508.3.3 for separated occupancies are utilized, the occupancies shall be separated in accordance with Table 508.3.3.

Where dividing a building into multiple fire areas so as not to exceed the limits of IBC Section 903.2 for required sprinkler systems, see IBC Section 706.3.

See Note “I” to IBC Table 704.8 for permitted unlimited unprotected openings in building whose exterior walls are not required to be fire-resistance-rated by Tables 601 and 602.

Where a fire wall also separates occupancies that are required to be separated by a fire barrier, the most restrictive requirements of each separation shall apply (see IBC Section 705.1).

In other than Group R-3 and U occupancies, an automatic sprinkler system shall be provided on windowless stories as set forth in IBC Section 903.2.10.

An automatic sprinkler system shall be installed in all buildings with a floor level having an occupant load of 30 or more located 55 feet or more above the lowest level of fire department vehicle access (see IBC Section 903.2.10.3). See exceptions for airport control towers, open parking garages and Group F-2 occupancies.