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May 15, 1996

Gary S. Oelze
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RE: MECHANICAL VENTILATION IN PARKING GARAGES

Mr. Gary S. Oelze

This is in response to your letter requesting a letter of clarification for Section 91.1202.2.7 [91.0705(b)2] of the Los Angeles Building Code and, more specifically, ventilation requirements for the S Occupancy (parking Garage). Please be advised of the following:

Section 91.1202.2.1 requires in general that all enclosed portions of Groups A, B, E, F, H, I, M Occupancies and the S Occupancy (parking Garage) customarily occupied by human beings, shall be provided with natural ventilation by means of openable exterior openings with an area not less than $\frac{1}{20}$ of the total floor area or shall be provided with a mechanically operated ventilation system. Such exterior openings shall open directly onto a public way or a yard or court as set forth in U.B.C. Section 1203.4. Such mechanically operated ventilation system shall be capable of supplying a minimum of 15 cubic feet per minute (7 L/s) of outside air per occupant in all portions of the building during such time as the building is occupied.

Section 1202.2.7 states that: for Group S, Division 3 parking garages ventilation shall be provided and shall be capable of exhausting a minimum of 1.5 cubic feet per minute (cfm) per square foot (0.71 L/s) of gross floor area. The building official may approve an alternate ventilation system designed to exhaust a minimum of 14,000 cfm (6608 L/s) for each operating vehicle. Such system shall be based on the anticipated instantaneous movement rate of vehicles, but not less than 2.5 percent (or one vehicle) of the garage capacity. Automatic carbon monoxide-sensing devices may be employed to modulate the ventilation system to maintain a maximum average concentration of carbon monoxide of 50 parts per million during any eight-hour period, with a maximum concentration not greater than 200 parts per million for a period not exceeding one hour. Connecting offices, waiting rooms, ticket booths and similar uses shall be supplied with conditioned air under positive pressure.

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Pursuant to Section 91.1202.2.1 (general requirements), the mechanically operated ventilation system shall be capable of supplying outside air in all portions of the building and operating during such time as the building is occupied by human beings. However, an automatic carbon monoxide-sensing devices may be employed to modulate the ventilation system to maintain a maximum average concentration of carbon monoxide of 50 parts per million during any eight-hour period. This sensing-device modulates the ventilation system by turning the system on when the average concentration of carbon monoxide reached a level of 50 parts per million and turns the system off when the level falls below 50 parts per million.

The Building Code information noted is per the 1996 Los Angeles Building Code.


HECTOR BUITRAGO,
Zoning Engineer