



Building Code Clarifications - 4. Special Occupancy

4.1 (13-96-250) Private garage, one per Building

The code allows an attached private garage to be of a maximum 800 sq ft in size (600 sq ft for frame construction) on the grade or lower level of a building. Only one private attached garage is permitted per building, except in townhomes, rowhouses or in a similar condition where a dwelling unit occupies a portion of a building from the top to the bottom. The occupancy classification shall be a Class H-3 garage once this limit is exceeded.

Each building that is separated by a four (4) hour building separation wall as defined by the Section (15-8-010) shall be permitted to have one private garage.

4.2 (13-96-280) & (13-160-070) Access to a public-way from the rear exit for single family residences and multiple dwelling units

The rear exit of a single-family unit or of a multiple dwelling unit building shall have access to a street or public way by means of an unobstructed open path. That path shall not be less than 36 inches wide. A minimum 44 inches wide access (path) to a street or public way is required for the multiple dwelling unit buildings where the width of the rear exit stairway is required to be minimum 44 inches in accordance with the Section (13-160-220)(b).

4.3 (13-76-100)(4) Atriums

Atriums are permitted in fire resistive buildings that comply with the entire Chapter 13-76 (High Rise Code) as well as an Atrium Smoke Control System meeting national standard requirements (BOCA 1990) as follows: Not less than six air changes per hour shall be exhausted from an atrium with a volume of less than 600,000 cubic feet, and not less than four air changes when the volume is more than 600,000 cubic feet. The minimum exhaust is 40,000 cfm.

The Following information shall be provided on plans:

1. The total area and the total volume open to the atrium.
2. The opening sizes with the cfm and direction of flow (exhaust/ supply).
3. The supply openings are sized for 50% of the exhaust capacity.
4. The exhaust shall be at the top of the atrium and the intake at the bottom.
5. Smoke detectors are to be located at the ceiling of the atrium and at the perimeter of the atrium on each floor within 15 feet.

6. The atrium smoke control system must activate by any of the following: the activation of sprinkler system, or smoke detectors in atrium area, or the manual switch at fire alarm panel.

4.4 (13-76-030) Combined detection and voice communication

The voice communication circuits and the fire detection circuits of a High Rise Fire Alarm System can share the same conduit or approved raceway, and also utilize common control equipment and power supplies.

This ruling conforms with the requirements of the Article 760 of the Chicago Electrical Code. It facilitates the common use of the conduit system and eliminates the current requirement of redundant conduits and power supplies for voice communication and fire detection.

The maximum 40% conduit fill requirements per Section 18-27-760.82, and the two hour enclosure requirement of the voice communication risers per Section 13-76-080(f) are still required.

4.5 (13-96-260) Maximum height of private garages

Private garages are defined as Miscellaneous Buildings - Class J - with a maximum area of 800 square feet and only one story high per code section (13-96-260). Building code Chapter (13-48-020) *Application of Height Limitations* under section (13-48-020(b)) allows Zoning Ordinance regulations to further restrict height and area limitations.

Zoning code Section 17-9-0201-E limits the maximum height for accessory buildings at 15 feet. Private garages are considered accessory buildings for Zoning purposes. This is considered an actual maximum height. This height includes parapets at flat roofs and is to the top of the ridge for pitched roofs.

Section 17-17-0311 of the Zoning code measures the height of a building as the mean height between the eaves and the ridge. In consultation with the Zoning Administrator, this does not apply to accessory buildings. The height of accessory buildings is measured to the highest point of the structure. The maximum height of an accessory building is 15 feet.

4.6 (4-95-052) Massage parlors - Requirement for separate bathrooms

The Chicago Municipal Code requires that Massage Establishments with five or more patrons of different sexes are required to be provided with separate toilet facilities as stated below:

Toilet facilities shall be provided within the massage establishment. When five or more employees or patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. Lavatories shall be provided with

*both hot and cold running water and shall be installed in the toilet room.
Lavatories shall be provided with soap and a dispenser with sanitary towels.*

For additional information concerning the requirements for Massage Establishments see Chapter 4-92 (Massage Establishments and Services) of the Municipal Code.