Building Code Summary

Project Name: Pompano Beach City Hall Garage
Location: Pompano Beach,FL

Project Description: S-2 Single Use Open Parking Garage for the new Pompano Beach City Hall.

Height: 64'-6" (Ground Tier, 5 supported tiers and occupied roof)

Quantity of Parking Spaces: 612

Construction Type: IIB

Sprinklered: No.

APPLICABLE CODES

BUILDING: 2023 FLORIDA BUILDING CODE, BUILDING EIGHTH EDITION
ACCESSIBILITY: 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, EIGHTH EDITION
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
MECHANICAL: 2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
FUEL GAS: 2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
PLUMBING: 2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
LIFE SAFETY CODE: 2023 FLORIDA BUILDING CODE, FLORIDA FIRE PREVENTION CODE, EIGHTH EDITION
(2021 NFPA 101 LIFE SAFETY CODE, ADOPTED WITH AMENDMENTS)
FIRE CODE: FLORIDA FIRE PREVENTION CODE (FFPC), 8TH EDITION - FIRE CODE
(NFPA 1, 2021, ADOPTED WITH AMENDMENTS)
STANDARD FOR PARKING STRUCTURES
(NFPA 88A, 2019, ADOPTED WITH AMENDMENTS)
ELECTRICAL: FLORIDA ELECTRICAL CODE 2020 (NFPA 70, 2020, ADOPTED WITHOUT AMENDMENTS)
ENERGY CODE: FLORIDA BUILDING CODE 8TH EDITION (2023) - ENERGY CONSERVATION
(IECC 2021, ADOPTED WITH AMENDMENTS)
OTHER: 2023 FLORIDA BUILDING CODE, TEST PROTOCOLS FOR HIGH-VELOCITY HURRICANE ZONE, EIGHTH EDITION
FLORIDA FIRE SPRINKLER CODE 2019
ASTM: 2009 ASTM E1996: STANDARD SPECIFICATION FOR PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, DOORS, AND IMPACT PROTECTIVE SYSTEMS IMPACTED BY WINDBORNE DEBRIS IN HURRICANES

Occupancy Classification, Allowable Height and Area

Building Classification: Low-Hazard Storage Group S-2

The parking garage complies with the code definition of an open parking garage. See openess calculations for additional information.
1. 20% min. facade square foot openess distributed over 40% min. linear feet of the garage perimeter at each tier
2. 20% min. openness uniformly distributed at interior walls

ALLOWABLE HEIGHT AND AREA (TABLE 406.5.4)

	ALLOWED	DESIGNED
HEIGHT	8 Tiers	6 Tiers
AREA (SF)	50,000 SF	34,130 SF

Type of Construction Requirements

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (INCLUDING REDUCTIONS NOTED
Primary Structural Frame		0 HR	0 HR
Bearing Walls			
Exterior			
North	10'-0"	0 HR	0 HR
East	14'-5"	0 HR	0 HR
South	60'-0"	0 HR	0 HR
West	>10'-0"	0 HR	0 HR
Interior		0 HR	0 HR
Nonbearing Walls Exterior			
North	10'-0"	0 HR	0 HR
East	14'-5"	0 HR	0 HR
South	60'-0"	0 HR	0 HR
West	>10'-0"	0 HR	0 HR
Floor Construction		0 HR	0 HR
Roof Construction		0 HR	0 HR
Shaft Enclosures - Exits		0 HR	0 HR
Shaft Enclosures - Other than Exit		0 HR	0 HR
Occupancy Separation		N/A	N/A
Incidental Use Separation		N/A	N/A

PERCENTAGE OF ALLOWABLE OPENINGS (FBC TABLE 705.5)

LOCATION	FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENINGS PROTECTION	ALLOWABLE AREA (%)
North	10'-0"	Unprotected (UP) Non-sprinklered (NS)	UNLIMITED
East	14'-5"	Unprotected (UP) Non-sprinklered (NS)	UNLIMITED
South	60'-0"	Unprotected (UP) Non-sprinklered (NS)	UNLIMITED
West	> 10'-0"	Unprotected (UP) Non-sprinklered (NS)	UNLIMITED

Fire Protection Systems

Automatic Sprinkler Systems:
System is not provided. Group S-2 open parking garages not listed as requiring an automatic sprinkler system.

Standpipe System:
Class I manual dry system provided with locations as required per Class II system for parking garages. See FBC-905.3.1. and FBC-905.4.6 and Code Plan Diagrams.

Portable Fire Extinguishers:
Fire extinguishers shall be specified to address Class A, B and C fires. 4(A) x 1,000 sf = 4,000 sf per extinguisher. 34,130 sf/tier / 4,000 sf = 9 extinguishers min. per tier. 4-A:80-B:C extinguishers provided and located within 50 feet max. travel distance. See Code Plan Diagrams for locations.

Life Safety and Means of Egress

Accessible Means of Egress Required:
Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required from any accessible space, each portion shall not be served by not less than two accessible means of egress. A minimum two accessible means of egress provided per parking garage tier.

Elevator Required:
At least one accessible elevator is required as a result of an accessible floor four or more stories above the level of exit discharge. Accessible elevator is provided including signaling and standby power requirements.

NUMBER AND ARRANGEMENT OF EXITS (FBC 1006.2.1)

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS		TRAVEL DISTANCE		REMOTENESS OF EXITS OR EXIT ACCESS DOORWAYS	
	REQUIRED	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE	PROVIDED TRAVEL DISTANCE	REQ'D DISTANCE BETWEEN EXITS	PROVIDED EXIT DISTANCE
Top Tier	2	2	300 FT	Less than 300 FT See Code Plan Diagrams	See Code Plan Diagrams	See Code Plan Diagrams
Sixth Tier	2	2	300 FT			
Fifth Tier	2	2	300 FT			
Fourth Tier	2	2	300 FT			
Third Tier	2	2	300 FT			
Second Tier	2	2	300 FT			
Ground Tier	2	2	300 FT			

OCCUPANT LOAD CALCULATIONS (FBC TABLE 1004.5)

USER GROUP OR SPACE DESCRIPTION	AREA (Sq Ft) (a)	AREA PER OCCUPANT (b)	CALCULATED OCCUPANT LOAD (a/b)
TOP TIER			
ELEVATOR LOBBY	Not Placed	200 SF	
ELEVATOR LOBBY	Not Placed	200 SF	
GARAGE	31,095 SF	200 SF	156
	31,095 SF		**156**
6TH TIER			
ELECTRICAL ROOM	164 SF	300 SF	1
ELEVATOR CONTROL ROOM	104 SF	300 SF	1
GARAGE	30,830 SF	200 SF	155
UTILITY ROOM	142 SF	300 SF	1
	31,240 SF		**158**
5TH TIER			
GARAGE	31,098 SF	200 SF	156
UTILITY ROOM	248 SF	300 SF	1
	31,346 SF		**157**
4TH TIER			
ELECTRICAL ROOM	164 SF	300 SF	1
GARAGE	30,934 SF	200 SF	155
UTILITY ROOM	248 SF	300 SF	1
	31,346 SF		**157**
3RD TIER			
GARAGE	30,934 SF	200 SF	155
UTILITY ROOM	142 SF	300 SF	1
UTILITY ROOM	164 SF	300 SF	1
	31,240 SF		**157**
2ND TIER			
ELECTRICAL ROOM	164 SF	300 SF	1
GARAGE	30,934 SF	200 SF	155
UTILITY ROOM	142 SF	300 SF	1
	31,240 SF		**157**
GROUND TIER			
ELECTRICAL ROOM	218 SF	300 SF	1
ELECTRICAL ROOM	138 SF	300 SF	1
GARAGE	30,606 SF	200 SF	154
IT ROOM	135 SF	300 SF	1
UTILITY ROOM	Not Enclosed	300 SF	
	31,098 SF		**157**

MEANS OF EGRESS SIZING (FBC 1005.3.1 and 1005.3.2)

GARAGE TIER	CALCULATED OCCUPANT LOAD (a/b)	EGRESS WIDTH PER OCCUPANT		CALCULATED EGRESS WIDTH REQUIRED (in.)		EGRESS WIDTH PROVIDED (in.)	
		STAIR	OTHER	STAIR	OTHER	STAIR	OTHER
TOP TIER	156	0.3	0.2	46.8	31.2	0.0	0.0
6TH TIER	158	0.3	0.2	47.4	31.6	0.0	0.0
5TH TIER	157	0.3	0.2	47.1	31.4	0.0	0.0
4TH TIER	157	0.3	0.2	47.1	31.4	0.0	0.0
3RD TIER	157	0.3	0.2	47.1	31.4	0.0	0.0
2ND TIER	157	0.3	0.2	47.1	31.4	0.0	0.0
GROUND TIER	157	0.3	0.2	47.1	31.4	0.0	0.0

GROSS BUILDING AREA

TOP TIER	32,560 SF
6TH TIER	32,560 SF
5TH TIER	32,560 SF
4TH TIER	32,560 SF
3RD TIER	32,560 SF
2ND TIER	32,560 SF
GROUND TIER	30,127 SF
GROSS TOTAL	**225,488 SF**

ACCESSIBLE PARKING SPACES

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES PROVIDED	TYPICAL ACCESSIBLE SPACES		VAN ACCESSIBLE SPACES		TOTAL ACCESSIBLE SPACES
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
Nested Fleet Vehicles	462	7	7	2	2	9
Nested Public Parking	150	4	4	1	1	5
Total	612	11	11	3	3	14

Accessibility

Accessible Parking:
Total spaces required Per FBC Accessibility Table 208.2 for the nested parking areas for Pompano City Hall Fleet and Public.
9 ADA Parking Spaces for Fleet (4 ADA Spaces and 1 USAB Space for the Fleet nested area are located on the Ground Tier)
5 ADA Parking Spaces for Public

For every six or fraction thereof of each nested area at least one shall be van-accessible.

OPENNESS CALCULATIONS

	OPEN AREA CALCULATIONS				DISTRIBUTION OF OPENINGS CALCULATIONS			
	TOTAL WALL AREA (SF)	REQ'D SF OPEN (20% OF TOTAL)	PROVIDED SF OPEN	MEETS OPENNESS	TOTAL LEVEL PERIMETER	REQ'D LN FT OPEN (40% OF TOTAL)	TOTAL LEVEL PERIMETER	MEETS OPENNESS
6TH TIER	6,865 SF	1,373 SF	1,638 SF	YES	675'-3"	270'-1"	409'-0"	YES
5TH TIER	7,841 SF	1,568 SF	1,766 SF	YES	771'-3"	308'-6"	442'-0"	YES
4TH TIER	7,841 SF	1,568 SF	1,699 SF	YES	771'-3"	308'-6"	425'-1"	YES
3RD TIER	7,841 SF	1,568 SF	1,801 SF	YES	771'-3"	308'-6"	444'-1"	YES
2ND TIER	7,841 SF	1,568 SF	1,693 SF	YES	771'-3"	308'-6"	423'-8"	YES
GROUND TIER	8,612 SF	1,722 SF	2,518 SF	YES	771'-3"	308'-6"	414'-8"	YES

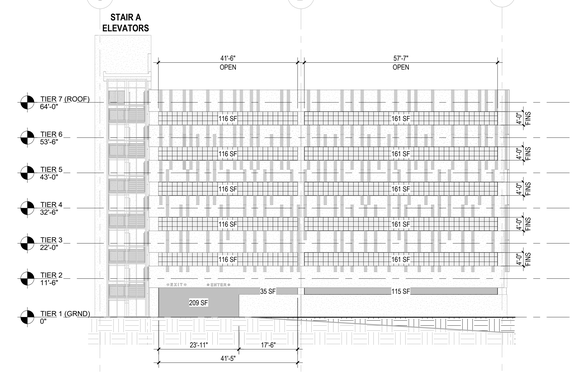
= NO INFILL: 100% OPEN

= FINS: 70% OPEN

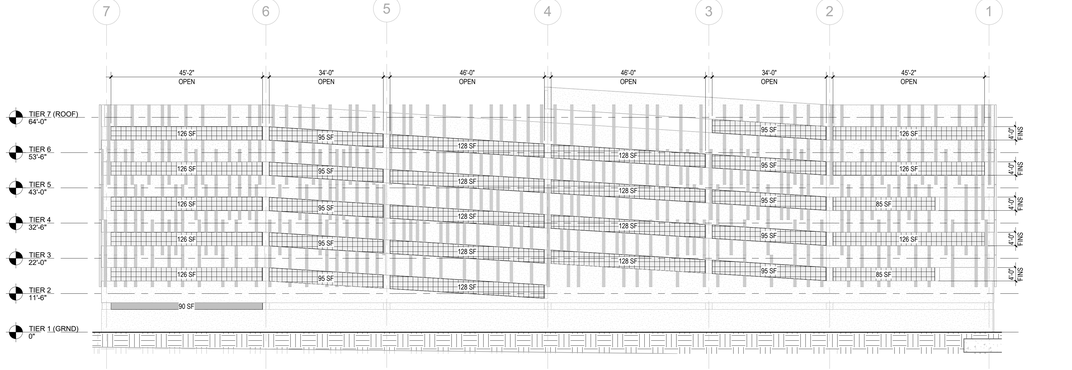
NOTES:

FINS ARE CALCULATED AT 70% AREA OPENNESS AND 70% LINEAR OPENNESS.
(OR A MAXIMUM OF 3 FINS PER EACH 10'-0" FACADE)

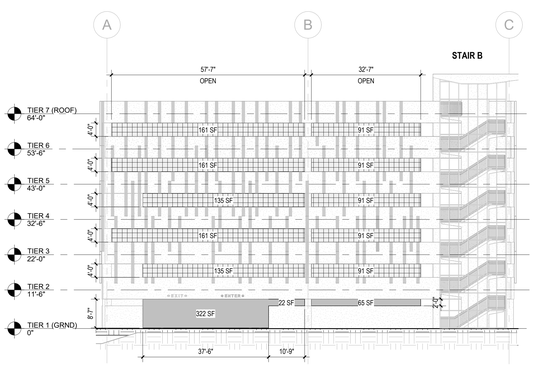
OPEN AREAS SHOWN ON THIS SHEET ELEVATIONS ARE NOT REDUCED BY THE OPENNESS %



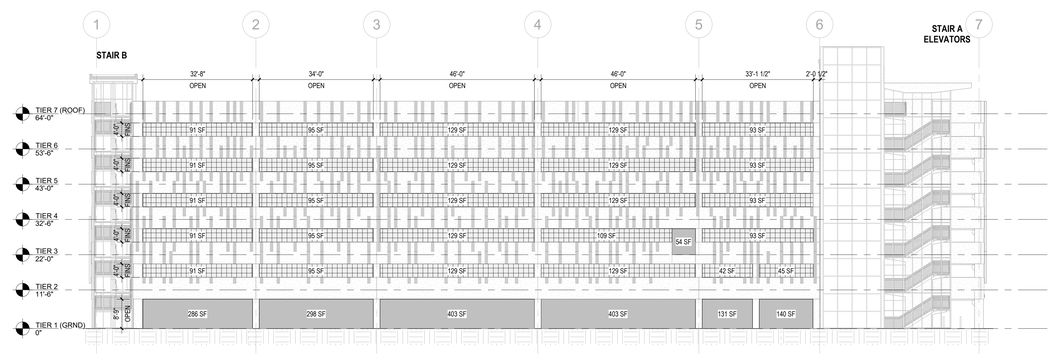
1 PA001 EAST ELEVATION - OPENNESS ANALYSIS
1/16" = 1'-0"



2 PA001 NORTH ELEVATION - OPENNESS ANALYSIS
1/16" = 1'-0"



4 PA001 WEST ELEVATION - OPENNESS ANALYSIS
1/16" = 1'-0"



3 PA001 SOUTH ELEVATION - OPENNESS ANALYSIS
1/16" = 1'-0"

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Key Plan

Professional Seals

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Contact Info: 305-987-0803

NOT FOR CONSTRUCTION

No.	Description	Date
	100% SCHEMATIC DESIGN	11/21/2025
	50% DESIGN DEVELOPMENT	01/23/2026
	100% DESIGN DEVELOPMENT	03/09/2026
	DRC SUBMISSION	03/11/2026
	AAC SUBMISSION	04/06/2026
	DRC RESUBMISSION	04/08/2026

Project No. MIA25107.00

Drawing Title
BUILDING CODE SUMMARY - OPENNESS ANALYSIS

Original is 48 x 36. Not to scale contents of this drawing.

Sheet Number
PA001

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05/27/2026

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