



Public garages: mount appliances 8 ft or higher above the floor. If vehicles pass below, meet the manufacturer's installation instructions and set the unit 1 ft above the tallest garage-door opening. The exception is impact protection plus 304.3, and NFPA 30A on the public-garage path. Private garages and carports: 6 ft or higher — or impact protection plus 304.3. A note that says “per manufacturer” with no height is the comment.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 304.6–304.7. Confirm the adopted edition. Distinct from 304.1–304.4 listing / 18-in ignition / FVIR and from 404 garage ventilation. This is not a mounting design and not a bollard design.

☐ **Public garage: pick one path and write it. 8 ft above the floor. Or vehicles-pass-below: manufacturer clearances and +1 ft**

Private garage / carport: 6 ft above the floor, or impact protection + 304.3. Rooms that open to a private garage are still garage for 304.3.

☐ **Dimension the height on the plan. “High enough” is not a dimension.**

304.12: if the appliance serves rooms beyond the one it sits in, mark it permanently (unique ID + area served) on the unit and in the schedule.

☐ **On the set: mounting height, which of the three public paths you took, impact protection if used, and the manufacturer path**

A unit over a drive lane without the +1 ft door dimension is the redline.

The fail we see first

A condensing unit at 5 ft over the parking stall. Or a water heater on the private-garage slab with no FVIR listing and no 6-ft mount. 404 fans do not set the mounting height. Impact protection is a drawn path, not a hope that the column is close enough.

What to send: public or private garage (or carport), how high the appliance sits, whether vehicles pass under it, and whether impact protection is drawn — not only specified.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

masterbuildconsulting.com/send/

+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Not a mounting design. Confirm adopted 304.6. This is not legal advice.