



Every occupied space is natural (402) or mechanical (403). A tight dwelling that meets IECC or ASHRAE 90.1 air-tightness does not get windows-only. Ambulatory care and Group I-2 jump to 407 on day one — do not size from 403.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 401.1–401.3. Confirm the adopted edition. Distinct from 402 natural, 403 table, and 407 healthcare. This is not a ventilation design.

- ☐ **401.1: Chapter 4 governs ventilation of occupied spaces. Systems listed in 502 (hazardous exhaust, dryer and cooking exhaust) must be mechanical.**
401.2: ventilate by natural means per 402 or mechanical means per 403. Dwellings that meet IECC or ASHRAE 90.1 air-tightness must use mechanical ventilation per 403.
- ☐ **Ambulatory care facilities and Group I-2 occupancies must follow 407.**
401.3: provide ventilation during the periods the room or space is occupied.
- ☐ **Tag each space NAT-402 or MECH-403. For NAT-402, Daily Code Talk's check is 4% of floor area in operable openings on the exterior.**
For MECH-403, show the outdoor-air route and design cfm. Tie OA enable to occupancy; state fan and damper positions for occupied, standby, and unoccupied.

The fail we see first

Tight envelope, windows only. Missing ventilation method and standard on M-001. Clinical spaces sized from 403 instead of 407.

What to send: whether this is a tight dwelling, I-2 / ambulatory care, or a natural-ventilation claim — plus M-001.

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.

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

Masterbuild provides engineering services under a written scope. Not a ventilation design. Confirm adopted 401.2. This is not legal advice.