



Natural ventilation is openable area, not “there are windows.” Four percent of the floor area. Occupants have to be able to operate it. Managed buildings that keep windows locked are not a 402 strategy.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 402. Confirm the adopted edition and energy-code override. This is not a ventilation design.

- ☐ **402.1: windows, doors, louvers, or other outdoor openings. Operating mechanisms readily accessible to occupants.**
402.2: openable area not less than four percent of the floor area served. Put the math next to the room — do not make the reviewer derive it from the A-sheets.
- ☐ **402.3 adjoining room: unobstructed opening not less than eight percent of the interior-room floor area and not less than 20 ft².**
Sunroom/patio-cover exception: eight percent and not less than 20 ft².
- ☐ **402.4 below grade: outdoor horizontal clear space at least 1½ times the opening depth (average adjacent grade to bottom).**
Use free area of the grille/transom, not the nominal frame size. Keep operable openings away from exhaust outlets the same way you would an outdoor-air intake.

The fail we see first

Windows on one wall, no table. Total 4% on the same wall is not a documented airflow path. Energy code that requires windows locked is not a 402 path — that building needs 403 mechanical outdoor air.

What to send: floor area by room, which openings actually operate, and whether the owner’s policy is to keep windows closed.

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 402. This is not legal advice.