



Enclosed parking garages are an exhaust-and-control problem. Copying occupancy-table outdoor air onto a garage is how occupied floors pick up vehicle exhaust.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 404.1–404.2. Confirm the adopted edition. Distinct from 502.13 pit exhaust and 403 occupancy outdoor air. This is not a garage design. Louvers and “plenty of air” do not make an enclosed garage open.

- ☐ **404.1 automatic systems cycle between Full-On ≥ 0.75 cfm/ft² and Standby ≥ 0.05 cfm/ft² of the floor area served.**

Continuous at 0.75 cfm/ft² is a different system than CO/NO_x-automatic. Do not mix the two.

- ☐ **CO (and where required, NO_x) detection, setpoints, and what happens on sensor failure have to be on the controls diagram.**

The most common 404 rejection: a fan sized for continuous 0.75 on a CO-automatic sequence — or vice versa.

- ☐ **Accessory rooms positive to the garage. Makeup / relief so the garage does not pull from stairs, corridors, or dwelling units.**

Outlet locations versus intakes and adjacent occupancies. Fire-alarm interface when the garage sits under a residential podium.

The fail we see first

Open-garage assumptions on a Miami podium. The building-code definition, not the marketing rendering, controls. Standby 0.05 cfm/ft² not proven (no low-speed path).

What to send: section, openings, and whether this is new, a conversion, or a CO-system replacement.

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 garage design. Confirm adopted 404. This is not legal advice.