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Issued February 10, 2026

BBRS interpretation 2026-02 on Applicability of Section 406 Motor Vehicle Related Occupancies to Factory Occupancies with Grade-Level Overhead Doors

IBC Section 406 Motor Vehicle Related Occupancies

Question: *Does the inclusion of a non-code-required grade-level overhead door in a building designed and classified as a Factory or Industrial Occupancy trigger the requirement to comply with Section 406, Motor Vehicle Related Occupancies, of the Base Code, in the absence of any motor vehicle storage, parking, fueling, or servicing use?*

Code Section:

IBC Chapter 4 Section 406

Response:

Section 406 does not apply to elective inclusion of grade-level overhead doors in a factory or industrial occupancy that is not a motor-vehicle-related occupancy. Building Officials do not have the authority to preemptively avoid an undocumented change to a future motor-vehicle-related use and must rely on the occupancy and use information as stated in the permit application

