Types of Parking

Detached Garage

Detached garages are parking areas that are separate from the risk. The parking areas have private entrances such as garage doors. A detached garage must have solid walls on all sides.

Habitation over Garage (HOG)

Habitation Over Garage parking areas are often located in townhouses and apartment buildings. The parking area is located in a first floor and has living space constructed above. There is a wall constructed between the two garages for privacy and a degree of stability.
Tuck Under Parking

Tuck under parking is distinguished by its open configuration. Most Tuck Under areas have living space behind the rear wall of the parking area.

Support columns are used to compensate for the lack of shear. A high quality tuck under parking area will have support poles between each parking space and two columns between the opening and the rear wall.

If more than one wall is open, the parking area is considered soft first floor parking.

Subterranean

Garages located underneath the risk and have perimeter walls that are below grade are called subterranean parking areas. The perimeter walls are usually constructed of either joined masonry block or poured in place concrete. The ceiling of the area is constructed of concrete and supported by concrete columns.

Access to the parking area is via concrete ramps that lead down from the street level. Subterranean areas can be multi-level.
Carports

Carports are stand-alone structures that cover vehicles. Carports are configured with open perimeters but could have shear walls on the perimeter. Carports are usually constructed of lightweight materials, and may or may not be attached to the risk.

Soft First Floor Parking

Soft First Floor Parking is similar to first floor parking in configuration and location. However, the construction feature that delineates it from first floor is the absence of perimeter load bearing walls.

The two photographs to the left show perimeter walls consisting of open space with support columns.
First Floor Parking

First Floor Parking is a parking area on the first floor of a structure. To qualify the parking area must:

1. Have at least three walls that provide shear strength
2. The fourth wall must have either a garage door or garage door size opening for vehicle access
3. No large openings in the wall (i.e. exhaust venting areas)