

CHAPTER 4

SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

User note:

About this chapter: Chapter 4 provides detailed criteria for special uses and occupancies. The unique characteristics of a live/work unit as opposed to a 30-story high-rise building call for specific standards for each. Twenty-seven sections address covered and open mall buildings, atriums, hospitals, stages, buildings where hazardous materials are used and stored, jails and prisons, ambulatory care facilities and storm shelters, among other special occupancy issues.

SECTION 401 SCOPE

401.1 Detailed occupancy and use requirements. In addition to the occupancy and construction requirements in this code, the provisions of this chapter apply to the occupancies and use described herein.

SECTION 402 COVERED MALL AND OPEN MALL BUILDINGS

402.1 Applicability. The provisions of this section shall apply to buildings or structures defined herein as *covered or open mall buildings* not exceeding three floor levels at any point nor more than three stories above grade plane. Except as specifically required by this section, *covered and open mall buildings* shall meet applicable provisions of this code.

Exceptions:

1. Foyers and lobbies of Groups B, R-1 and R-2 are not required to comply with this section.
2. Buildings need not comply with the provisions of this section where they totally comply with other applicable provisions of this code.

402.1.1 Open mall building perimeter line. For the purpose of this code, a perimeter line shall be established. The perimeter line shall encircle all buildings and structures that comprise the *open mall building* and shall encompass any open-air interior walkways, open-air courtyards or similar open-air spaces. The perimeter line shall define the extent of the *open mall building*. *Anchor buildings* and parking structures shall be outside of the perimeter line and are not considered as part of the *open mall building*.

402.2 Open space. A *covered mall building* and attached *anchor buildings* and parking garages shall be surrounded on all sides by a permanent open space or not less than 60 feet (18 288 mm). An *open mall building* and *anchor buildings* and parking garages adjoining the perimeter line shall be surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm).

Exception: The permanent open space of 60 feet (18 288 mm) shall be permitted to be reduced to not less than 40

feet (12 192 mm), provided that the following requirements are met:

1. The reduced open space shall not be allowed for more than 75 percent of the perimeter of the *covered or open mall building* and *anchor buildings*.
2. The *exterior wall* facing the reduced open space shall have a *fire-resistance rating* of not less than 3 hours.
3. Openings in the *exterior wall* facing the reduced open space shall have opening protectives with a *fire protection rating* of not less than 3 hours.
4. Group E, H, I or R occupancies are not located within the *covered or open mall building* or *anchor buildings*.

402.3 Lease plan. Each owner of a *covered mall building* or of an *open mall building* shall provide both the building and fire departments with a lease plan showing the location of each occupancy and its *exits* after the certificate of occupancy has been issued. Modifications or changes in occupancy or use from that shown on the lease plan shall not be made without prior approval of the *building official*.

402.4 Construction. The construction of *covered and open mall buildings*, *anchor buildings* and parking garages associated with a *mall building* shall comply with Sections 402.4.1 through 402.4.3.

402.4.1 Area and types of construction. The *building area* and type of construction of *covered mall* or *open mall buildings*, *anchor buildings* and parking garages shall comply with this section.

402.4.1.1 Covered and open mall buildings. The *building area* of any *covered mall* or *open mall building* shall not be limited provided that the *covered mall* or *open mall building* does not exceed three floor levels at any point nor three stories above grade plane, and is of Type I, II, III or IV construction.

402.4.1.2 Anchor buildings. The *building area* and *building height* of any *anchor building* shall be based on the type of construction as required by Section 503 as modified by Sections 504 and 506.

Exception: The *building area* of any *anchor building* shall not be limited provided that the *anchor*