

General Comments

Chapter 3 provides for the classification of buildings, structures and parts thereof into occupancy groups based on the purpose or purposes for which they are used.

Section 302 identifies the occupancy groups into which all buildings, structures and parts thereof must be classified.

Sections 303 through 312 identify the occupancy characteristics of each group classification. In some sections, specific group classifications having requirements in common are collectively organized such that one term applies to all. For example, Groups A-1, A-2, A-3, A-4 and A-5 are individual groups. The general term Group A, however, includes each of these individual groups. For this reason, each specific assembly group classification is included in Section 303.

Definitions play a key role in determining the occupancy classification. All definitions are located in Chapter 2.

In the early years of building code development, the essence of regulatory safeguards from fire was to provide a reasonable level of protection to property. The idea was that if property was adequately protected from fire, then the building occupants would also be protected.

From this outlook on fire safety, the concept of equivalent risk has evolved in the code. This concept maintains that, in part, an acceptable level of risk against the damages of fire respective to a particular occupancy type (group) can be achieved by limiting the height and area of buildings containing such occupancies according to the building's construction type (i.e., its relative fire endurance).

The concept of equivalent risk involves three interdependent considerations:

1. The level of fire hazard associated with the specific occupancy of the facility.
2. The reduction of fire hazard by limiting the floor areas and the height of the building based on the fuel load (combustible contents and burnable building components).
3. The level of overall fire resistance provided by the type of construction used for the building.

The interdependence of these fire safety considerations can be seen by first looking at Tables 601 and 705.5, which show the fire-resistance ratings of the principal structural elements comprising a building in relation to the five classifications for types of construction. Type I construction is the classification that generally requires the highest fire-resistance ratings for structural elements, whereas Type V construction, which is designated as a combustible type of construction, generally requires the least amount of fire-resistance-rated structural elements. If one then looks at Tables 504.3, 504.4 and 506.2, the relationship among occupancy classification, allowable heights and areas, and types of construction becomes apparent. Respective to each occupancy classification, the greater the fire-resistance rating of structural elements, as represented by the type of construction, the greater the floor area and height allowances. The greater the potential fire hazards indicated as a function of the group, the lesser the height and area allowances for a particular construction type.

As a result of extensive research and advancements in fire technology, today's building codes are more comprehensive and complex regulatory instruments than they were in the earlier years of code development. While the principle of equivalent risk remains an important component in building codes, perspectives have changed, and life safety is now the paramount fire issue. Even so, occupancy classification still plays a key part in organizing and prescribing the appropriate protection measures. As such, threshold requirements for fire protection and means of egress systems are based on occupancy classification (see Chapters 9 and 10).

Other sections of the code also contain requirements respective to the classification of building groups. For example, Section 705 addresses requirements for exterior wall fire-resistance ratings that are tied to the occupancy classification of a building and Section 803.13 contains interior finish requirements that are dependent upon the occupancy classification.

Purpose

The purpose of this chapter is to classify a building, structure or part thereof into a group based on the specific purpose for which it is designed, occupied and used. Throughout the code, occupancy group classifications are considered a fundamental principle in organizing and prescribing the appropriate features of construction and occupant safety requirements for buildings, especially general building limitations, means of egress, fire protection systems and interior finishes.

SECTION 301—SCOPE

301.1 General. The provisions of this chapter shall control the classification of all *buildings* and *structures* as to occupancy and use. Different classifications of occupancy and use represent varying levels of hazard and risk to *building* occupants and adjacent properties.

C As used throughout the code, the classification of an occupancy into a group is established by the requirements of this chapter. The purpose of these provisions is to provide rational criteria for the classification of various occupancies into groups based on their relative fire hazard and life safety properties. This is necessary because the code utilizes group classification as a fundamental principle for differentiating requirements in other parts of the code related to fire and life safety protection.

SECTION 302—OCCUPANCY CLASSIFICATION AND USE DESIGNATION

302.1 Occupancy classification. Occupancy classification is the formal designation of the primary purpose of the *building*, *structure* or portion thereof. *Structures* shall be classified into one or more of the occupancy groups specified in this section based on the nature of the hazards and risks to *building* occupants generally associated with the intended purpose of the *building* or *structure*. An area, room or space that is intended to be occupied at different times for different purposes shall comply with all applicable requirements associated with such potential multipurpose. *Structures* containing multiple occupancy groups shall comply with Section 508. Where a *structure* is proposed for a purpose that is not specified in this section, such *structure* shall be classified in the occupancy it most nearly resembles based on the fire safety and relative hazard. *Occupiable roofs* shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard, and shall comply with Section 503.1.4.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
2. Business (see Section 304): Group B.
3. Educational (see Section 305): Group E.
4. Factory and Industrial (see Section 306): Groups F-1 and F-2.
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5.
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4.
7. Mercantile (see Section 309): Group M.
8. Residential (see Section 310): Groups R-1, R-2, R-3 and R-4.
9. Storage (see Section 311): Groups S-1 and S-2.
10. Utility and Miscellaneous (see Section 312): Group U.

C This section requires all structures to be classified in one or more of the groups listed according to the structure's purpose and function (i.e., its occupancy). By organizing occupancies with similar fire hazard and life safety properties into groups, the code has incorporated the means to differentiate occupancies such that various fire protection and life safety requirements can be rationally organized and applied. Each specific group has an individual classification. Each represents a different characteristic and level of fire hazard that requires special code provisions to lessen the associated risks. There are some group classifications that are very closely related to other specific groups and, therefore, are collectively referred to as a single group (e.g., Group F applies to Groups F-1 and F-2). In these cases, there are requirements within the code that are common to each specific group classification. These common requirements are applicable based on the reference to the collective classification. For example, the automatic sprinkler system requirement of Section 903.2.8 applies to each specific group classification (R-1, R-2, R-3 and R-4) listed under the term "Group R." Although many requirements applicable to a general occupancy classification are the same for all of the subclassifications within the occupancy group, there are enough differences to warrant the division of the general category into two or more specific classifications.

Example: Both a restaurant (Group A-2) and a church (Group A-3) are included in Group A, but they have different specific group classifications. Both Groups A-2 and A-3 are subject to the same travel distance limitations (see Table 1017.2) and corridor fire-resistance ratings (see Table 1020.2) but have different thresholds for when automatic sprinkler systems are required (see Section 903).

Buildings that contain more than one occupancy group are mixed-occupancy buildings. Buildings with mixed occupancies must comply with one of the design options contained in Section 508 to establish the allowable height, number of stories and area of the building. Options established in Section 508 include the regulation of the mixed-occupancy conditions as accessory occupancies, nonseparated occupancies or separated occupancies.

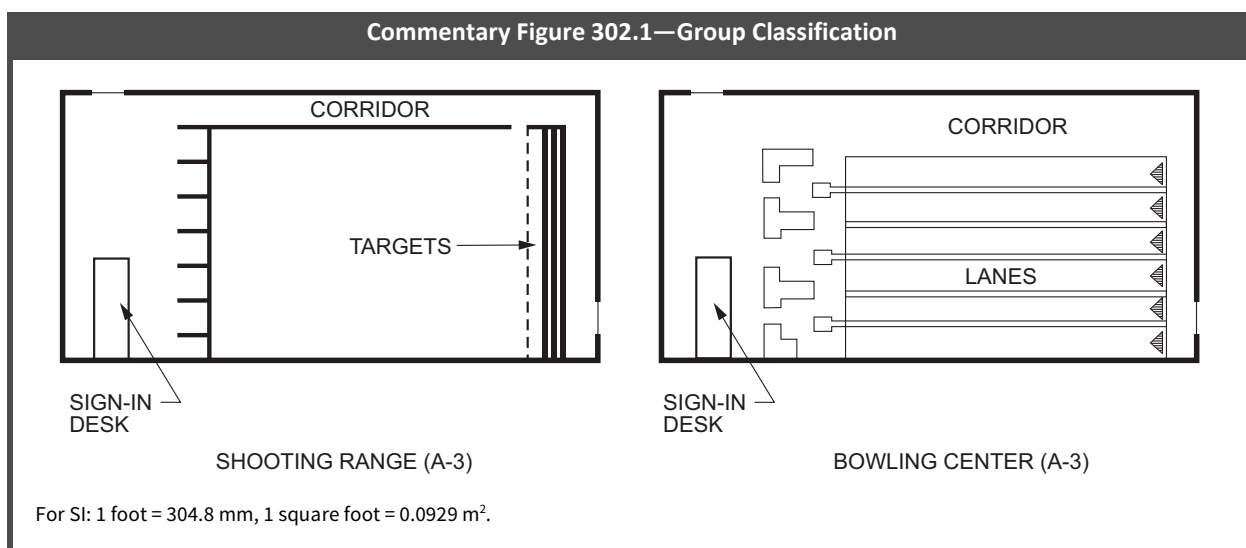
Occasionally, a building or space is intended to be occupied for completely different purposes at different times. For instance, a church hall might be used as a day care center during weekdays and as a reception hall for weddings and other similar events at other times. In these cases, the code provisions for each occupancy must be satisfied.

In cases where a structure has a purpose that is not specifically identified within any particular occupancy classification, that structure is to be classified in the group that it most closely resembles. Before an accurate classification can be made, however, a detailed description of the activities or processes taking place inside the building, the occupant load, and the materials and equipment used and stored therein must be submitted to the building official. The building official must then

compare this information to the various occupancy classifications, determine which one the building most closely resembles and classify the building as such.

Example: A designer presents the building official with a building needing an occupancy group classification. The building official is informed that the building is to be used as an indoor shooting gallery, open to the public but used mostly by police officers. After reviewing the code, the official cannot find a specific reference to a shooting gallery in Sections 303 through 312 or in the associated tables. The building official asks the designer for additional information about the activities to be conducted in the building and is told that there will be a small sign-in booth, patron waiting/viewing area and the actual shooting area. Based on this information, the building official can determine that the most logical classification of the building is Group A-3, assembly. This classification is based on the fact that the building is used for the congregation of people for recreation. If the occupant load of the building is less than 50 persons, the building could be classified as Group B (see Section 303.1.1). A shooting gallery is similar in many respects to a bowling center, which is classified as Group A-3 (see Commentary Figure 302.1).

The use of an occupiable roof must also be classified to the occupancy it most nearly resembles. Provisions in Section 503.1.4 specifically address the use of occupiable roofs.



302.2 Use designation. Occupancy groups contain subordinate uses having similar hazards and risks to *building* occupants. Uses include, but are not limited to, those functional designations specified within the occupancy group descriptions in Section 302.1. Certain uses require specific limitations and controls in accordance with the provisions of Chapter 4 and elsewhere in this code.

C The accumulation of similar uses in occupancy group classifications is useful in a broad perspective and allows the application of criteria to all uses in the group. However, there are times where uses within an occupancy are regulated by a distinct provision. For example, requirements specific to all Group I-2 occupancies are detailed in Section 407. Within Section 407, Section 407.2.6 specifically allows cooking facilities to open onto a corridor in a nursing home, but such would not be allowed in another Group I-2 occupancy use—hospitals. Within the broad group of uses classified as Group B are educational occupancies for students above the 12th grade. Such colleges or universities might have a scientific research laboratory where many substances are used, some of which might be classified as hazardous. Section 428 provides specific provisions for higher education laboratories.

SECTION 303—ASSEMBLY GROUP A

303.1 Assembly Group A. Assembly Group A occupancy includes, among others, the use of a *building* or *structure*, or a portion thereof, for the gathering of *persons* for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation.

C Because of the arrangement and density of the occupant load associated with occupancies classified in the Group A assembly category, the potential for multiple fatalities and injuries from fire is comparatively high. For example, no other use listed in Section 302.1 contemplates occupant loads as dense as 5 square feet (0.46 m²) per person (see Table 1004.5). Darkened spaces in theaters, nightclubs and similar spaces serve to increase hazards. In sudden emergencies, the congestion caused by large numbers of people rushing to exits can cause panic conditions. For these and many other reasons, there is a relatively high degree of hazard to life safety in assembly facilities. The relative hazards of assembly occupancies are reflected in the height and area limitations specified in Tables 504.3, 504.4 and 506.2, which are, in comparison, generally more restrictive than for buildings in other group classifications.

A room or space with an occupant load of 50 or more persons should not be automatically classified as Group A. However, if a room or space is used for assembly purposes (i.e., gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption; or awaiting transportation per Section 303.1) and the occupant load is 50 or more, Group A is likely to be the appropriate designation. Other uses can have an occupant load of more than 50 in a space or room—for example, a large office space, a grocery store or the main floor of a major retail business—but these are not assembly occupancies.

There are five specific assembly group classifications, Groups A-1 through A-5, described in this section. Where used in the code, the general term “Group A” is intended to include all five classifications.

The fundamental characteristics of all assembly occupancies are identified in this section. Structures that are designed or occupied for assembly purposes must be placed in one of the assembly group classifications. There are buildings and spaces that are used for assembly purposes but are not classified as assembly occupancies. The “exceptions” to this rule include small assembly buildings, tenant spaces and assembly spaces in mixed-use buildings. These exceptions to the Group A classification are addressed in Sections 303.1.1 through 303.1.5.

303.1.1 Small buildings and tenant spaces. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.

C There are often small establishments that typically serve food and have a few seats that technically meet the definition of an assembly Group A occupancy but, due to the low occupant load, pose a lower risk than a typical assembly occupancy. These types of buildings and tenant spaces are to be considered as Group B occupancies when the occupant load is determined to be less than 50 persons. Examples of this include small “fast-food” establishments and small “mom-and-pop” cafés or coffee shops.

303.1.2 Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

C Assembly rooms or spaces within larger buildings that house other uses may be classified as other than Group A, depending on occupant load or the size of the space. Where the occupant load of the assembly space is less than 50, or where the floor area of the space used for assembly purposes is less than 750 square feet (70 m²), a classification of other than Group A is permitted. In both cases, the purpose of the assembly space must be accessory to the principal occupancy of the structure (i.e., the activities in the assembly space are subordinate and secondary to the primary occupancy). If either the maximum occupant load or floor area limit requirement is satisfied and the purpose of the assembly space is accessory to the principal occupancy, the space is permitted to be classified as either a Group B occupancy or as part of the principal occupancy. Although the term “accessory” is used in describing the relationship of the uses, the intent of the term here is that the use of the space is related to, or part of, the main use of the space. In either case, Section 508.2 does not apply to this section; these assembly spaces (individually or in aggregation) are not required to be less than 10 percent of the area of the story on which they are located (IBC Interpretation No. 20-04).

The allowances given to assembly spaces in buildings containing multiple uses reflect a practical code consideration that permits a mixed-use condition to exist without requiring compliance with the provisions for mixed occupancies (see Section 508).

Example 1: An office building, classified as a Group B occupancy, has a conference room used for staff meetings with an occupant load of 40 [see Commentary Figure 303.1.2(1)]. The occupancy classification of a conference room is generally considered a Group A-3 occupancy. Since the occupant load of the conference room is less than 50 and its function is clearly accessory to the business area, the room is permitted to be classified the same as the main occupancy, Group B.

Example 2: A 749-square-foot (70 m²) assembly area is located adjacent to a mercantile floor area of 5,000 square feet (465 m²) [see Commentary Figure 303.1.2(2)]. Although the assembly use area occupies 15 percent of the 5,000-square-foot (465 m²) floor area, it does not exceed 750 square feet (70 m²) and, as such, is permitted to be classified as part of the Group M occupancy.

General Comments

The provisions of Chapter 4 are supplemental to the remainder of the code. Chapter 4 contains provisions that may alter requirements found elsewhere in the code; however, the general requirements of the code still apply unless modified within the chapter. For example, the height and area limitations established in Chapter 5 apply to all special occupancies unless Chapter 4 contains height and area limitations. In this case, the limitations in Chapter 4 supersede those in other sections. An example of this is the height and area limitations given in Section 406.5.4, which supersede the limitations given in Tables 504.3, 504.4 and 506.2 for open parking garages.

The *International Fire Code*® (IFC®) contains provisions applicable to the storage, handling and use of hazardous substances, materials or devices and, therefore, must also be complied with where addressing such occupancies as those involving flammable and combustible liquids. Similarly, the *International Mechanical Code*® (IMC®) and the *International Plumbing Code*® (IPC®) include provisions for specific applications, such as hazardous exhaust systems and hazardous material piping.

In some instances, it may not be necessary to apply the provisions of Chapter 4. For example, where a covered mall building complies with the provisions of the code for the occupancies within the building, then Section 402 does not apply. However, other sections that address a use, process or operation must be applied to that specific occupancy, such as Sections 410, 411 and 414.

Purpose

The purpose of Chapter 4 is to combine in one chapter the provisions of the code applicable to specific uses and occupancies. Hazardous materials and operations may occur in more than one group; therefore, the applicable provisions for the specific hazardous occupancy or operation apply to multiple groups. Also, while the provisions for all structures are interrelated to form an overall protection system, by providing requirements for specific occupancies in Chapter 4, the package of protection features is more easily identified.

Chapter 4 contains the requirements for protecting uses and occupancies. The provisions in this chapter reflect those occupancies and groups that require special consideration and are not addressed elsewhere in the code. The chapter includes requirements for buildings and conditions that apply to one or more groups, such as high-rise buildings or atriums. Special uses may also imply specific occupancies and operations, such as for Groups H-1, H-2, H-3, H-4 and H-5; application of flammable finishes; combustible storage; or a specific occupancy within a much larger occupancy, such as covered mall buildings, motor-vehicle-related occupancies, special amusement buildings and aircraft-related occupancies. Finally, in order that the overall package of protection features can be easily understood, occupancies such as Groups I-2 and I-3, live/work units and underground buildings are addressed.

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.

C This section provides guidance on how Chapter 4 is to be applied with respect to other sections of the code. Section 401.1 indicates that all other provisions of the code apply except as modified by Chapter 4.

The requirements contained in Chapter 4 are intended to apply to special uses and occupancies, as well as special construction features as defined in various sections in this chapter. These requirements are applicable in addition to other chapters of the code.

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 Group B, R-1 and R-2 occupancies 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.

C This section primarily addresses shopping centers with a maximum of three levels that consist of one or more sizeable businesses, typically department stores, known as anchor buildings, and numerous smaller retail stores, all of which are interconnected by means of a mall or common pedestrian way. See Commentary Figure 402.1. The mall may be covered, providing a climate-controlled environment, or open to the sky. The complex may include movie theaters, bowling lanes, ice arenas, offices, and dining and drinking establishments. Historically, anchor buildings were large department stores, and malls remain attached to department stores, but under this section, anchor buildings can contain any occupancy with the exception of a Group H. The complex may also include single- or multiple-level buildings, with a vast majority of shopping centers being one or two levels, and with an occasional mezzanine. Many malls contain large food courts with a variety of food vendors surrounding a common seating area.

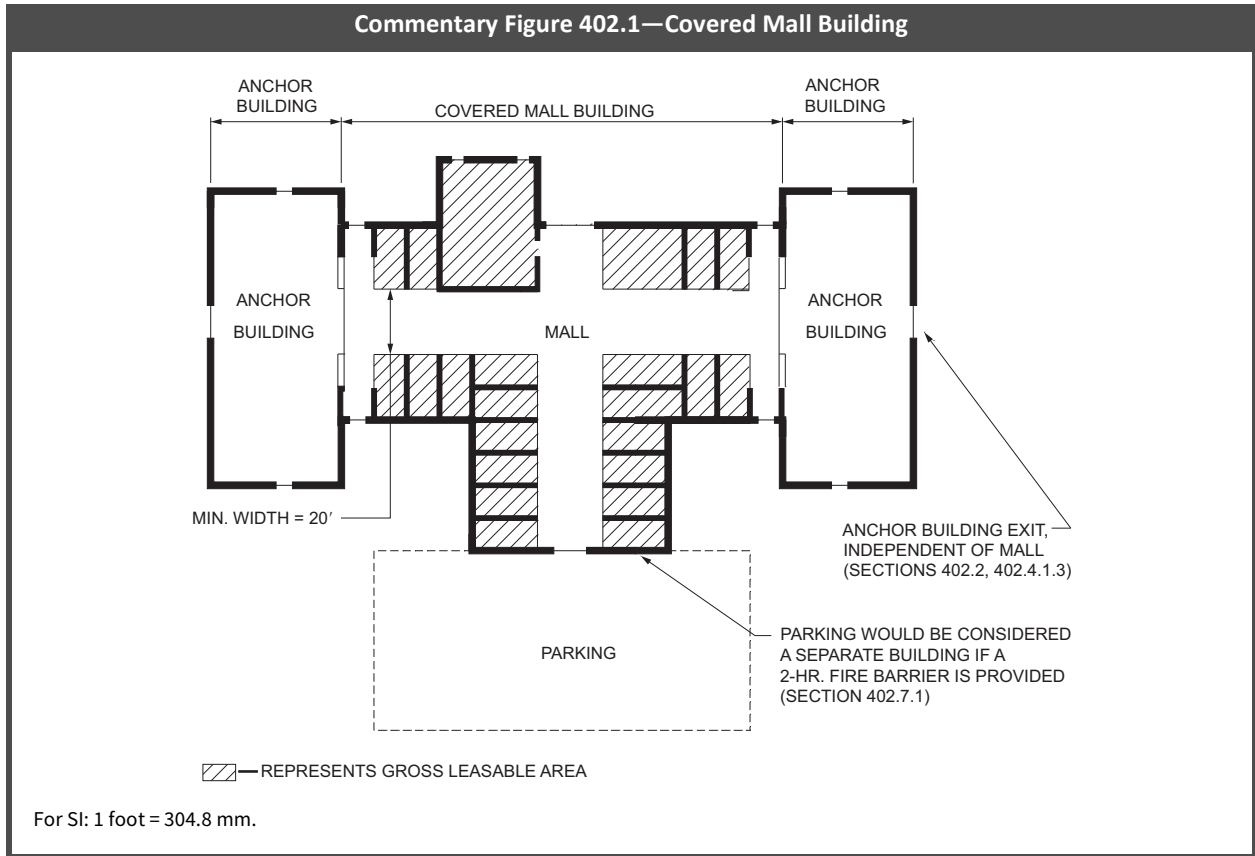
This section addresses the special considerations associated with covered or open mall buildings, including construction, egress and fire protection systems. It does not, in general, apply to the anchor buildings around the perimeter of the covered or open mall building. To be considered an anchor building for purposes of applying the code, the building must have complete egress facilities, including the required number and capacity of exits, independent of the covered or open mall building.

Originally, the provisions of this section applied to the typical covered mall building: a one- to three-level structure consisting primarily of retail space and a covered pedestrian way. More recently, other types of buildings, such as airport passenger terminals and office centers, have also been constructed in accordance with this section.

Malls with an unroofed common pedestrian way, or open malls, are becoming common in the “sun belt” areas of the country and in similar climates around the world. The code includes open malls within the broader definition of covered mall building and allows the same benefits of the covered mall provisions because an open-to-the-sky mall provides equivalent or better life safety and property protection. The key to the open mall concept is to have everything a covered mall building would have, except for the roof over the mall area. Without a roof over the mall area and with required openings from the grade level to the sky above, natural ventilation is provided and mechanical smoke control is no longer necessary in the mall area and adjoining tenant spaces.

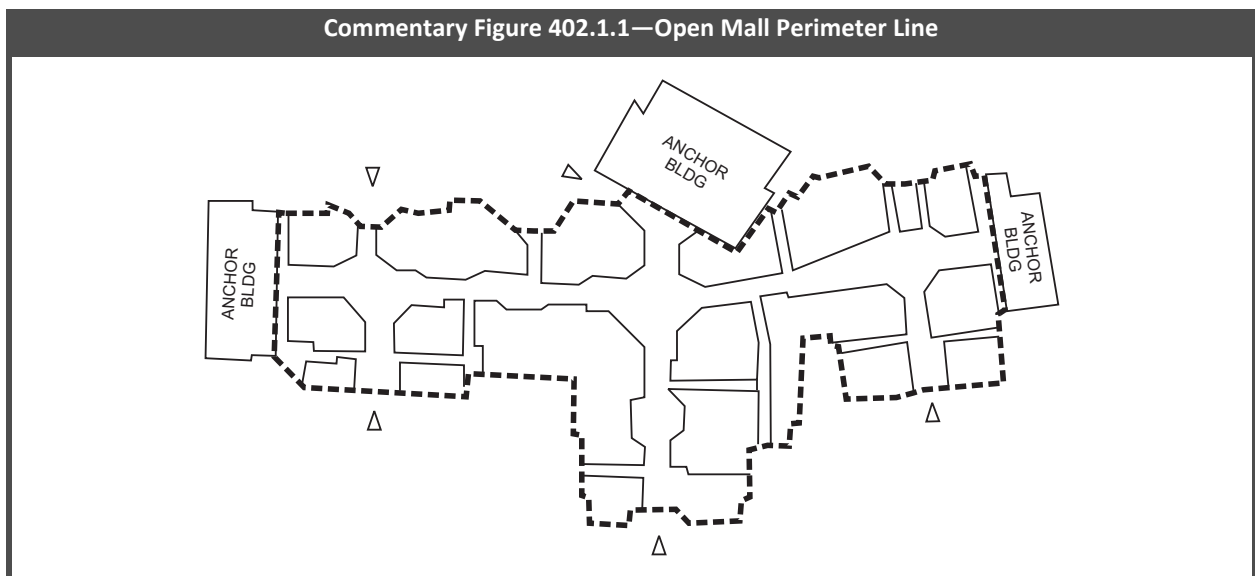
This section is not intended to apply to the foyers and lobbies of business and residential occupancies that may contain retail spaces, small restaurants and offices unrelated to the use of upper stories. Where these lobbies have multiple levels open to each other, the provisions of Section 404, Atriums, may apply. In all such cases, the provisions for mixed occupancies found in Section 508 would apply. This section is also not intended to apply to large-footprint retail buildings, which may include smaller retail spaces, such as banks, florists or coffee stands, around the perimeter of a central sales area. These buildings do not provide the intended concept of a central pedestrian mall that is distinct from the surrounding tenant spaces.

Covered or open mall buildings that comply with all other applicable provisions of the code need not comply with the provisions of this section; however, covered or open mall buildings that are designed and constructed to comply with the provisions of this section must also comply with the provisions of the code that are not otherwise modified in this section. For example, the egress provisions in Section 402.8 are applicable to covered or open mall buildings designed in accordance with this section. The provisions in Chapter 10 related to door swing and stairways are also applicable, since Section 402 contains no similar provisions.



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*.

C Where the intent is to apply the open mall building provisions of Section 402, it is necessary to establish a building perimeter line that can be used for the application of various special requirements, such as those regarding travel distance in Section 402.8.5. As shown in Commentary Figure 402.1.1, the perimeter line encloses all portions of the open mall building, including open-air walkways and spaces, but does not enclose any anchor buildings or parking garages adjacent to the open mall building. The designer has the discretion as to the relative location of the perimeter line, similar to the discretion they have to place an assumed imaginary line between two buildings located on the same lot. But even with that discretion, it is anticipated that the perimeter line will, in essence, enclose the same space as exterior walls would in a covered 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*.

C One fundamental aspect of the covered mall building concept is that significant open space be provided around the perimeter of the entire building. The open space serves two key roles: separation of these buildings from other buildings and ample space on all sides for firefighting operations. The required minimum open space of 60 feet (18 288 mm) must also be provided at any anchor buildings and parking garages attached to the covered mall building. In all cases the open space can occur either within public ways surrounding the site, or by yards provided on the lot between the covered mall building and the lot lines, or a combination of yards and public ways. Where a yard is used to achieve the open space, it must be on the same lot as the building receiving the benefit. With respect to the 60-foot (18 288 mm) requirement, the entire width of the public way can be included. The open space must be provided in all directions around the perimeter of the building, not just measured at right angles to the building (see Commentary Figure 507.2). A similar degree of open space is required to surround open mall buildings and any adjacent anchor buildings and parking garages.

The exception allows covered or open mall buildings to reduce the required open space around the building in the same manner as unlimited area buildings regulated in Section 507. Where permitted in Section 507, unlimited area buildings require an open space around the building of 60 feet (18 288 mm) to prevent exposure fire spread. Section 507.2.1 permits five of the nine categories of unlimited area buildings to have a reduced open space of only 40 feet (12 192 mm). This reduction is permitted in these locations where the exterior wall in the required space area is rated for not less than 3 hours and does not include more than 75 percent of the building perimeter. A significant majority of the uses described in Section 507 are found in the definition of a covered or open mall building. Therefore, it can be assumed that the fire load within a mall is similar to the fire load permitted in a code-compliant unlimited area building. Since the intent of the open space requirement is to prevent fire spread from one building to another and the fire loads are similar, allowing covered or open mall buildings to be subject to the same separation requirements as other unlimited area buildings does not reduce the level of fire protection afforded. The fourth requirement of the exception aligns this section with the occupancies permitted to use the unlimited area provisions of Section 507.2.1. Groups E, H, I and R occupancies are not prohibited from being within a covered or open mall building or an anchor store, but the exception would prohibit the use of reduced open space where one of these occupancies was a part of the covered or open mall building or anchor building.

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*.

C The required lease plan can be submitted after the certificate of occupancy has been issued because many times the developer does not have the information at the time of construction. The location of tenant separations may not be known until leases are negotiated with prospective tenants. This may occur after the mall has opened.

During initial construction, it is anticipated that the building department will require tenant improvements to be submitted through the building permit process. After tenant spaces are prepared for occupancy and the lease plan is developed, subsequent modifications and changes must be submitted for approval prior to commencing construction or changing the use. It is important that the fire department receives copies of current lease plans, since not only does this help the fire department while performing fire prevention inspections, the lease plans also assist in fire department response to an emergency.

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.

C A number of construction-related provisions are specific to covered and open mall buildings, anchor buildings and associated parking garages. Such buildings are regulated in this section for allowable floor area and height, type of construction, and fire-resistance-rated separations. The various requirements in these code sections are illustrated in Commentary Figure 402.4.