



TO: Development Services Customers
SUBJECT: **INFORMATION BULLETIN 208**
Tenant Demising Wall Construction Requirements
DATE: November 3, 2011/*Revised August 1, 2014*
CREATED BY: Field Services Division

PURPOSE:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 208 on tenant demising wall construction requirements. This bulletin has been updated to incorporate the department's new format for Information Bulletins.

DSD has developed this IB to clearly communicate the City's policy as to whether or not both sides of a tenant demising wall in a multi-tenant lease building must be constructed in order to obtain a Building Final Inspection approval to clear out and obtain a Certificate of Occupancy (C of O) for the initial tenant.

SCOPE:

Many times a customer (General Contractor, owner) requests to only install one-half of a required fire-resistance rated wall assembly between the initial tenant (Initial Tenant "A") and a currently vacant tenant space (Future Tenant "B"). See Section III below for example. The reason for this request is generally that the GC and/or overall building owner know that when a the adjacent tenant (Future Tenant B) starts their finish out construction, they will likely have to tear down their side of the wall (usually one or more layers of gypsum board) in order to install the necessary mechanical, electrical and/or plumbing systems within that wall to serve their space. The GC and/or building owner generally do not want to waste the time and money by installing gypsum board or other wall finish on the Future Tenant "B" side of the wall only to have to quickly come back and tear it down and re-do it for Future Tenant "B". However, the GC and/or building owner want to obtain a Building Final inspection approval to clear out and obtain a C of O for the initial tenant (Tenant A).

POLICY:

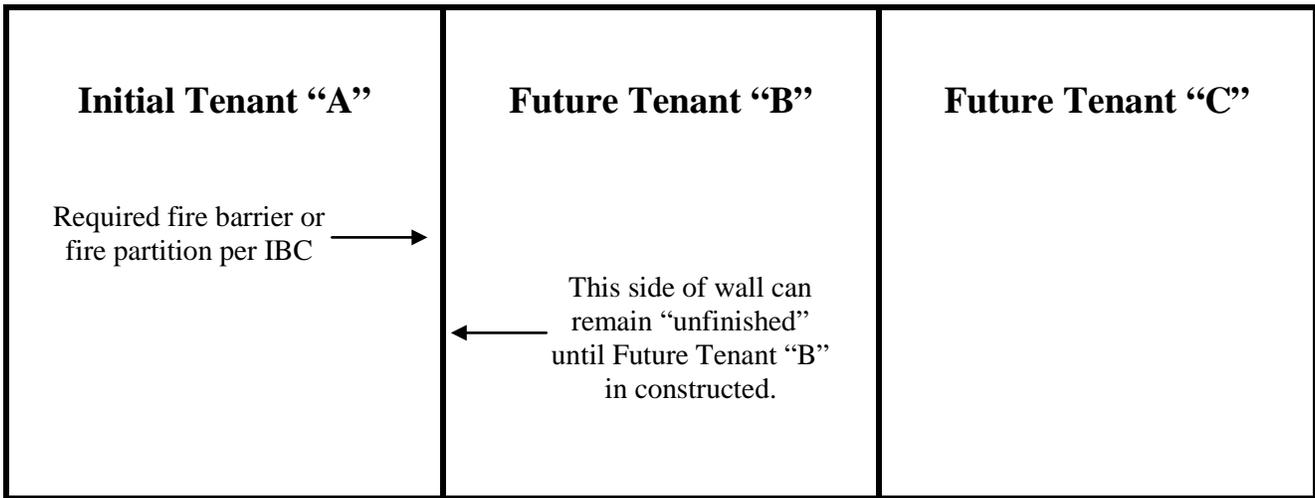
If the adjacent tenant space (Future Tenant "B") is vacant and the proposed separation wall is a required fire barrier or fire partition as defined per the *International Building Code (IBC)*, DSD will allow only one-side of the proposed fire-resistance rated wall to be installed in order to obtain a Building Final Inspection approval from DSD on the Initial Tenant "A" permit. The adjacent side of the fire barrier or fire partition separation shall be allowed to be completed during the permitting

and construction of the future adjacent tenant (Future Tenant “B”). The DSD Building Inspector shall approve this condition as part of their Building Final Inspection of the initial tenant space so that the initial tenant can obtain a C of O.

***Note that if the proposed demising wall is required to be a fire wall as defined in the IBC rather than a fire barrier or fire partition, the entire fire wall assembly shall be constructed at the time of the initial tenant.

EXAMPLE:

Multi-Tenant Lease Building



In order for Initial Tenant “A” to obtain Building Final Inspection approval and obtain C of O:

1. Only one side of the required fire barrier or fire partition is required to be installed.
2. The Future Tenant “B” side of the fire barrier or fire partition is not required to be installed at the time of the Initial Tenant “A”. The construction of the required fire barrier or fire partition shall be allowed to be completed with the construction of the Future Tenant “B”.
3. If the owner and/or GC choose to install both sides of the required fire barrier or fire partition at the time of the construction of Initial Tenant “A”, that is also acceptable.
4. If the separation wall is required to be a fire wall, rather than a fire barrier or fire partition, the entire fire wall assembly shall be required to be constructed as part of the Initial Tenant “A” construction in order for the Initial Tenant “A” to obtain a C of O.

If you have any questions regarding this issue, please contact the Building Inspections Supervisor at **(210) 207-8314**.

Summary:

This Information Bulletin is for informational purposes only.

Prepared by: Ramiro Carrillo, Building Inspections Supervisor

Reviewed by: Michael Constantino, Development Services Manager

Authorized by: Michael Shannon, PE, CBO, Assistant Director