



**City of Milpitas
Building And Safety Department**

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**DEMISING WALL IN
COVERED MALL**

Policy:	BDP-BLG14
Effective Date:	6/11/13
Proposed by:	BYC
Last Reviewed/ Revised:	12/16/14
Reviewed/ Revised by:	KI/LS/BK
Approved By:	Keyvan Irannejad P.E. Chief Building Official



CODE REFERENCES:

2013 CBC Section 708.1 & 708.4

ISSUES:

CBC section 709.1 requires demising walls separating tenant spaces in covered mall buildings to be 1-hr fire-rated partition and CBC sec.708.4, Exception 4, allows the fire-rated partition to terminate at the underside of a ceiling that is not part of a fire-resistance-rated assembly. In an existing covered mall building, when the tenant on one side of the demising wall propose to remove the ceiling to expose the roof structure or raise the ceiling height, the continuity of the fire-rated partition will be compromised.

POLICY:

When the tenant on one side of the demising wall in covered mall removes the ceiling to expose the roof structure or raises the ceiling height, the 5/8” Type X gypsum board on the tenant’s side is required to extend to the new ceiling or to the underside of the roof deck. All joints shall be fire taped. Smoke seal shall be provided at the joint to the roof deck.