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403.11 Special Uses

403.11 Special uses. Special uses shall be in accordance with Sections 403.11.1 through 403.11.5.

403.11.1 Covered and open mall buildings. Covered and open mall buildings shall comply with the requirements of Sections 403.11.1.1 through 403.11.1.6.

403.11.1.1 Malls and mall buildings exceeding 50,000 square feet. An approved fire safety and evacuation plan in accordance with Section 404 shall be pre-

pared and maintained for covered malls exceeding

50,000 square feet (4645 m²) in aggregate floor area and for open mall buildings exceeding 50,000 square feet (4645 m²) in aggregate area within the perimeter line.

403.11.1.2 Lease plan. In addition to the requirements of Section 404.2.2, a lease plan that includes the following information shall be prepared for each covered and open mall building:

1. Each occupancy, including identification of tenant.
2. Exits from each tenant space.



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3. Fire protection features, including the following:
 - ï Fire department connections.
 - ï Fire command center.
 - ï Smoke management system controls.
 - ï Elevators, elevator machine rooms and controls.
 - ï Hose valve outlets.
 - ï Sprinkler and standpipe control valves.
 - ï Automatic fire-extinguishing system areas.
 - ï Automatic fire detector zones.
 - ï Fire barriers.

Lease plan approval. The lease plan shall be submitted to the fire code official for approval, and shall be maintained on site for immediate reference by responding fire service personnel.

Lease plan revisions. The lease plans shall be revised annually or as often as necessary to keep them current. Modifications or changes in tenants or occupancies shall not be made without prior approval of the fire code official and building official.



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Tenant identification. Tenant identification shall be provided for secondary exits from occupied tenant spaces that lead to an exit corridor or directly to the exterior of the building. Tenant identification shall be posted on the exterior side of the exit or exit access door and shall identify the business name and address using plainly legible letters and numbers that contrast with their background.

Exception: Tenant identification is not required for anchor stores.

Unoccupied tenant spaces. The fire safety and evacuation plan shall provide for compliance with the requirements for unoccupied tenant spaces in Section 311.

High-rise buildings. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for high-rise buildings.

Underground buildings. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for underground buildings.

Buildings using occupant evacuation elevators. In buildings using occupant evacuation elevators in accordance with Section 3008 of the International Building Code, the fire safety and evacuation plan and the training required



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by Sections 404 and 406, respectively, shall incorporate specific procedures for the occupants using such elevators.

Buildings with high-piled storage. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared for buildings with high-piled combustible storage in any of the following situations:

The high-piled storage area exceeds 500,000 square feet (46 450 m²) for Class I-IV commodities.

The high-piled storage area exceeds 300,000 square feet (27 870 m²) for high-hazard commodities.

The high-piled storage is located in a Group H occupancy.

The high-piled storage is located in a Group F occupancy with an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.

The high-piled storage is located in a Group M occupancy with an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.



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Where required by the fire code official for other high-piled storage areas.

Special requirements for public safety. Special requirements for public safety shall be in accordance with Sections 403.12.1 through 403.12.3.3.

Fire watch personnel. Where, in the opinion of the fire code official, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the owner, agent or lessee shall provide one or more fire watch personnel, as required and approved. Fire watch personnel shall comply with Sections 403.12.1.1 and 403.12.1.2.

1. Duty times. Fire watch personnel shall remain on duty while places requiring a fire watch are open to the public, or when an activity requiring a fire watch is being conducted.
2. Duties. On-duty fire watch personnel shall have the following responsibilities:
 - i Keep diligent watch for fires, obstructions to means of egress and other hazards.



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- ï Take prompt measures for remediation of hazards and extinguishment of fires that occur.
- ï Take prompt measures to assist in the evacuation of the public from the structures.

Public safety plan for gatherings. Where the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of or prescribe a public safety plan that provides an approved level of public safety and addresses the following items:

1. Emergency vehicle ingress and egress.
2. Fire protection.
3. Emergency egress or escape routes.
4. Emergency medical services.
5. Public assembly areas.
6. The directing of both attendees and vehicles, including the parking of vehicles.
7. Vendor and food concession distribution.



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- 8. The need for the presence of law enforcement.
- 9. The need for fire and emergency medical services personnel.
- 10. The need for a weather monitoring person.

Next Month: Crowd Managers, 403.12.3

Page 101



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