

City of Newport Beach - Building Department

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
August 16, 2005	Compartment Separation Wall Within Tenant Space	UBC 1004.3.4.3 <i>(Replaces rescinded policy 1005.7)</i>

An office tenant space containing more than 10,000 square feet (100 occupants) may be divided with a compartment wall to benefit from exceptions #4 and #5 to section 1004.3.4.3 of the 2001 California Building Code. The compartment wall shall be one hour rated and extends from slab to slab or to roof sheathing. All mechanical penetrations through the compartment wall shall be protected with a fire/smoke damper. All openings must be protected by one hour rated door assemblies with automatic closers and a magnetic hold open devices. Each compartment shall comply with UBC requirements for exits independent from the other compartment.

Jay Elbettar, Building Director