



CITY OF MILPITAS

Office of Building Safety
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.milpitas.gov

DEMISING WALL IN COVERED MALL

Policy:**BDP-BLG14**

Effective Date:

6/11/13

Proposed by:

BYC

Last Reviewed/
Revised:

3/1/2023

Reviewed/
Revised by:

JDS

Approved By:

Building Official

CODE REFERENCES:

2022 CBC Section 708.1 #2, 708.4

ISSUES:

CBC section 708.1 requires demising walls separating tenant spaces in covered mall buildings to be 1-hr fire-rated partitions 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 proposes 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.