



Occupancies in a Public Corridor (Mall)

No.: PERMITS-22

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Purpose:

- To inform owners, management companies and operators, of the City's requirements for locating an occupancy in a public corridor of a shopping mall.

Background:

- The Building Approvals Department has noticed an ever increasing occupancy of the public corridors in shopping malls.
- To ensure FIRE and LIFE SAFETY issues are adequately addressed, a guide has been developed to assist owners, management companies, and operators.

Implementation:

- Effective immediately, the following guide will apply to all occupancies located in a public corridor of a shopping mall, provided the corridor is sprinklered and at least 9 m in width:
 - A) A building permit is required for an occupancy from which a person operates a business.
 - The following information must be submitted:
 - Key plan to show the location of the occupancy in the mall.
 - Minimum 3 m clear pedestrian path adjacent to and parallel to the storefronts.
 - Minimum 3 m clear between occupancies.
 - Floor plan to indicate the configuration and size of the occupancy.
 - Occupancies are not permitted to have a solid ceiling, or construction that could affect the sprinkler spray pattern.
 - Elevation of the occupancy to show the materials of construction (maximum flame spread rating of 150). The construction materials, and contents of the occupancy, must be closely monitored by the owner to ensure that the fire load in the mall does not exceed what the sprinkler system was designed to accommodate.
 - The mall is permitted to be occupied to a maximum of 15% of the corridor in question. It will be the responsibility of the owner to monitor, and provide this information to the Building Inspector. For the purposes of determining this percentage, the area of all the uses in the mall corridor shall be included, benches, planters, information boards, pop machines, photo booths, kiddie rides, tables/chairs, in addition to occupancies from which a business is run.
 - Sidewalk sales/special events set ups must be pre-approved by the Richmond Fire-Rescue Division.
 - The building Fire Safety Plan to be up-dated as required.
 - Business licences are required for all occupancies from which a business is run.
 - Should you have any questions regarding this bulletin, please contact the Supervisor, Permits at 604-276-4278.