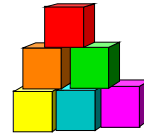


# BUILDING BLOCKS



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## SHELL BUILDINGS

Effective September 1, 2001

A shell building shall consist of exterior walls and a roof structure with the interior build-out being permitted separately. There will be no slab, electrical, air conditioning or plumbing located in a shell building. **No revisions will be made to a permit for a shell building except as relates to the superstructure.**

Only one-story buildings shall be permitted as shell buildings. These one-story buildings may be permitted as one large building or, if the number of units is known at time of permit submittal, each unit may be permitted as a shell with separate permits for each unit under one set of plans. A tenant improvement permit can be pulled only by the General Contractor, which is doing the shell. No other tenant improvement permits will be **issued** before the Certificate of Completion is **issued** for the **shell** permit. No Certificate of Occupancy will be **issued** for a tenant improvement permit until the Certificate of Completion is **issued** for the shell building.

There will be **NO** multi-story shell buildings.

The design professional shall indicate occupancy classification for purpose of review.

When a shell building is required to have additional life safety items, i.e.: fire sprinklers, fire alarm system or fire monitoring system, the additional life safety items shall be applied for and approved prior to the shell building permit.

When a shell building requires a sprinkler system it shall have electricity for monitoring only but the electric lateral shall be of the adequate size to handle the whole building. The minimum requirement shall be at least 4.5 watts per square foot times 125% of the required ac/ht load.

When shell building is designed with roof drains they shall be in place at time of shell construction. Additional piping/ drains may be required at time of tenant build out.

**Date: 8/21/01**

**9/05/01 revised**

**B-40 Revised**