



**MACERICH**<sup>®</sup>



**SOUTH PLAINS  
MALL**

6002 Slide Road, Lubbock, TX 79414



## Tenant Design Criteria

Section **t** Technical Criteria  
Updated: April 2017



**ADDENDUM LOG**

*August, 2009*

*Full update to current layout*

*September, 2011*

*Waterproof membrane requirement added/updated*

*March, 2014*

*Distribution of utilities through exit corridors is prohibited with exception (t13)*

*July, 2014*

*The use of curb adaptors is prohibited (t11)*

*January, 2015*

*Language regarding the waterproofing membrane on page t6 revised. (t6)*

*March, 2015*

*Updated mall Logo*

*March, 2016*

*Added Electric / Water Sub-meter Requirements (t4)*

*April, 2016*

*Added Water Efficiency language (t7)*

*July, 2016*

*Updates to the Electric/Water Sub-Meter Requirements (t4)*

*Electrical Criteria changes (t5)*

*Plumbing Criteria changes (t7)*

*Fire Alarm System (t9)*

*HVAC System Criteria changes (t14)*

*January, 2017*

*Added statement in Fire Alarm as #6 (t6)*

*April, 2017*

*Removed language regarding Telephone Service (t5)*

*Replaced with language regarding Communications Services (t6)*



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## ELECTRIC / WATER SUB-METER REQUIREMENTS

Tenants do have individual electric meters.

Tenants do not have individual water meters.

### **Installation Requirements:**

Once the space has received its final electrical inspection, the utility provider (Lubbock Power & Light) will set the meter.



## ELECTRICAL CRITERIA

The Tenant will provide electrical system, and all equipment, fixtures and accessories for their space.

### **A. The Tenant will submit for Landlord approval Electrical Drawings including:**

1. Floor plan, including branch circuiting and all equipment locations
2. Reflected ceiling plan, including light fixture layout and Lighting fixture schedule
3. System one line diagram
4. Electrical load summary and Panel board schedules, showing the connected load on each circuit and the total connected load.

### **B. General Requirements:**

1. All wiring must be copper and in conduit. Low voltage wiring must be in conduit.
2. System ground is to be to building steel. Structure is designed with a "UFER" grounding system.
3. Transformers shall be installed below finished ceilings. They may not be anchored to or suspended from the existing Mall structure, exterior wall or demising walls.
4. Conduit is existing, or may be provided, by the Landlord from a point of distribution to the Tenant's demised premises.
5. The electrical circuit breaker (main breaker) for the Tenant will be furnished and installed by the Landlord at the Tenant's expense.
6. The Tenant is responsible for all electrical work within the Tenant's space.
7. The tenant provides wiring through the conduit from the Landlord's point of distribution to the Tenant's space.
8. The electrical service size requested by Tenant is subject to approval by the Landlord.

9. The Tenant will confirm the size of the existing electrical service and ensure that it is satisfactory for the Tenant's conditions before work commences.
10. If the Tenant's electrical requirements exceed the standard size provided by the Landlord, the Tenant will submit total load calculations to confirm their requirement.

### **C. Lighting Requirements:**

1. The Tenant is responsible for all lighting within the Tenant's space. The Tenant will not install any lighting outside the Tenant's space with the exception of mall required standard lighting at back doors. These fixtures shall be photo cell controlled.
2. Decorative fixtures for storefront illumination, such as luminous ceilings, chandeliers, pendant or wall units or clear type glitter strips are permitted if approved by Landlord. No strobe, spinner or chase type lighting shall be used.
3. Fluorescent or incandescent light fixtures in Tenant's public areas, other than decorative fixtures, shall be recessed. Fluorescent fixtures shall have deep cell parabolic louvers. Bare lamp fluorescent or incandescent fixtures may be used only in concealed areas and/or stockrooms.
4. Tenant shall provide emergency lighting per code to illuminate stock and/or sales areas and rear exit way during power outage. Emergency lighting shall be battery-operated, twinhead light pack(s) and/or fluorescent fixtures. In public areas, emergency lights shall be concealed.

### **D. Temporary Power:**

1. The Landlord may provide temporary electrical service to the Tenant at a one-time charge of \$1 per square foot of gross leasable area of the demised premises, This is a chargeback to General Contractor.
2. Temporary wiring needed to work in the space should be connected to the Tenant's electrical service and not common area outlets.



## ELECTRICAL CRITERIA (cont'd.)

### **E. Reuse of Existing Electrical Systems:**

1. The Tenant will submit a letter to the Landlord from the Tenant's electrical engineer stating that the existing electrical system is not being altered.
2. The Tenant's electrical engineer will be licensed in the state in which the work is being performed

### **Communications Services**

1. Landlord has installed a high-speed fiber infrastructure at the Center for purposes of providing voice and data access throughout the Center. All access for Tenant's voice and data services must be sourced through Landlord's designated provider which is currently Granite Telecommunications or such alternative provider as designated by Landlord. The vendor contact for voice and data services can be found in the Tenant Criteria Package under General Information.
2. For all wiring needs in common electrical rooms, a required vendor must be used to maintain the integrity of the electrical room. The vendor contact for low voltage wiring needs can be found in the Tenant Criteria Package under General Information.



## PLUMBING CRITERIA

1. The plumbing system shall be installed in accordance with governing building codes and shopping center requirements.
2. Waterproofing must be installed in all “wet areas” such as kitchens, restrooms, mop sinks, drinking fountains, etc. The waterproof membrane must extend 4” vertically on all demising walls. This membrane will be water tested by the General Contractor and inspected and signed off by Mall Personnel. If the membrane fails the water test, it must be replaced.
3. Tenants do not have individually metered water meters.
4. **Water Efficiency**
  - The Tenant is required to install waterless urinals in tenant restrooms when urinals are used.
  - Low-Flow water closets using 1.6 GPF or less gallons per flush will be installed in all tenant spaces.
  - Operation sensors and low-flow heads using 0.5 GPM or less in lavatories.
5. Low flow plumbing fixtures are required for water conservation.
6. A floor drain is required to be installed in all toilet rooms.
7. Water piping shall be copper with sweat type fittings. Sanitary pipe shall be PVC.
8. Use lead jackets, (8” or higher), for roof vents only.
9. Any plumbing or fixtures that receive hair, as in pet shops and hair styling shops, etc., are required to install a lint and hair trap within the Tenant space.
10. All waste piping designed and installed for the discharge of material from kitchen equipment, except dishwashers, shall discharge through a grease interceptor provided and installed by Tenant prior to connection to Landlord’s sanitary system. Grease interceptors shall be contained completely within the demised premises and

below grade or in other Landlord approved location.

11. All photographic film processing equipment must have an approved reduced pressure principal backflow prevention assembly installed at the water service connection (inside store, after meter).
12. Tenant shall provide a main water shut off valve located at eye level in a wall behind a labelled access door. Locate in or near employee restroom as designated by Landlord.



## FIRE PROTECTION/SPRINKLER SYSTEM

### A. Drawings:

1. Fire Protection /Sprinkler Drawings shall include a reflected ceiling plan, with revised sprinkler head locations.
2. Required sprinkler contractor shall design the Tenant's system.

### B. Procedures:

All work on the Sprinkler Fire System must be done between the hours of 7:00 A.M. and 4:00 P.M. Monday through Friday, so the fire system can be filled and tested by 5:00 P.M. A cost of \$300.00 for each shut down of the system is required to be paid before the system is drained. The Mall staff or approved contractor will drain and fill the system.

### C. Equipment:

1. Standard sprinkler heads in areas without ceilings will be quick response upright bronze heads.
2. Standard sprinkler heads in areas with finished ceilings will be quick response semi-recessed chrome heads.
3. Flush mounted heads are required at Tenant's front bulkhead.
4. The Tenant should contact the local or state fire marshal for specific requirements relating to quantity and location of fire extinguishers.
5. If required, Tenants will furnish and install their own complete fire alarm system that is compatible with the landlord's system. Tenant is responsible for any devices and connection costs as may be required to interface with the landlord's system with all work performed at the Tenant's expense for any portion of the monitoring system, whether inside or outside the Tenant premises.
6. Contractor shall notify the Landlord in writing at least 24 hours in advance of making any modifications to the sprinkler systems. Security will complete paperwork and notify fire department and any alarm monitoring company for verification that the system is fully drained. The contractor must notify Security when the system

is back on line.

7. In order to clear alarms, contractor shall contact security or mall maintenance supervisor at least 24 hours prior to any drain down. Contractor shall remain for one hour after the system has been refilled to check for leaks or other problems.
8. No system will be left to drain over night. All systems have to be charged and operational when workers leave for the night.
9. Keep all piping as close to walls and as high to underside of roof





## FIRE ALARM SYSTEM

### CURRENT MALL FIRE ALARM SYSTEM

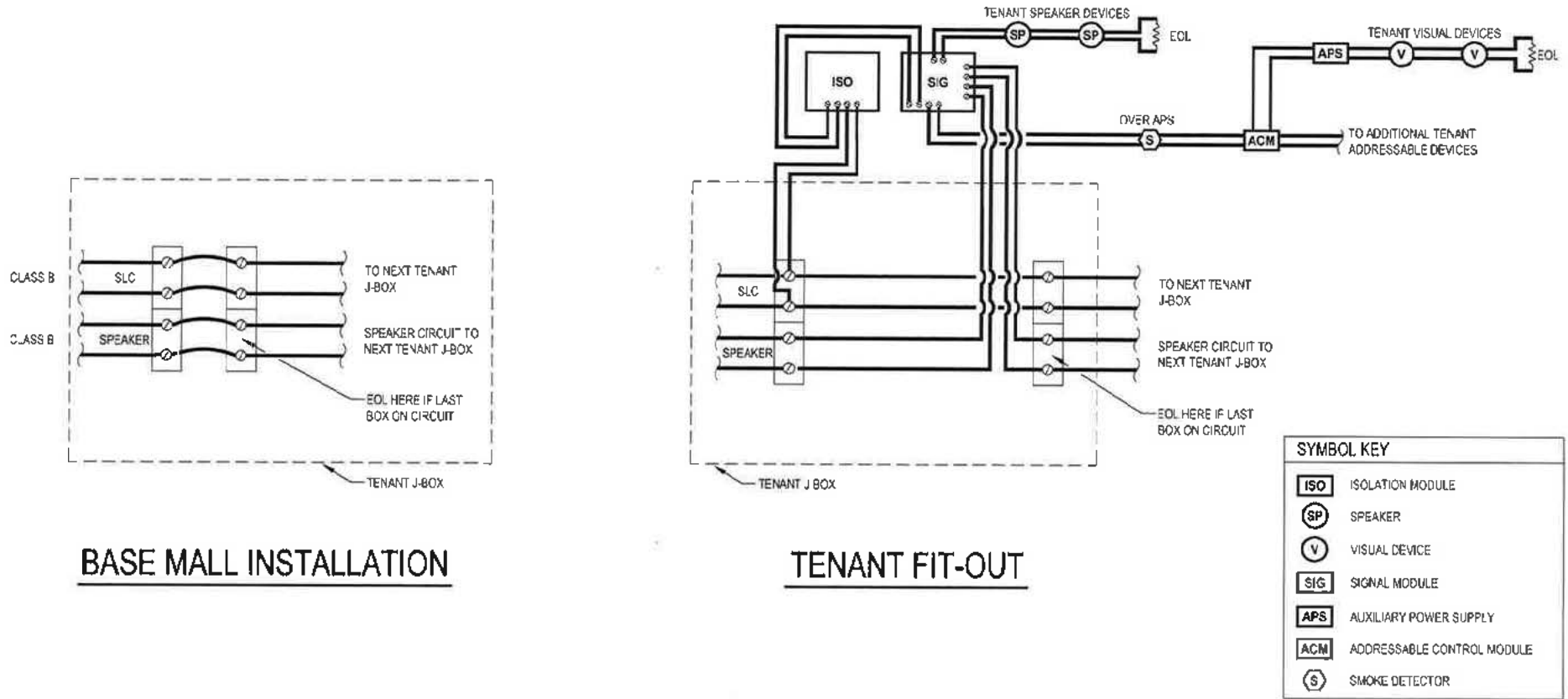
Notifier 3030 with Voice Capabilities

### BASE STRATEGY

The base tenant system presented below matches the base mall system. The following are the base tenant system:

1. The base mall system will have a junction box installed at each tenant line. The junction box will have terminal strips and jumpers to accommodate the tenant connections (see junction box drawing). The junction box will have:
  - a. A signaling line circuit (SLC)
  - b. A speaker circuit
2. The Tenant will be responsible for installing the following:
  - a. An isolation module
  - b. Speakers for the voice system
  - c. Auxiliary power supplies and strobes to comply with ADA
  - d. Smoke detector over the auxiliary power supply
  - e. Duct Detector required on Tenant HVAC systems
  - f. Tenant music shut down
  - g. Kitchen Hood Systems
  - h. Any other fire alarm device required by code or Tenant requirements.
3. The Tenant's contractor shall make connections to the mall system through the terminal strips.
4. The tenant spaces will be designated as Acoustically Distinguishable Spaces (ADS) and will require the Tenants to meet intelligibility requirements.
5. The Tenants will be directly responsible for the cost of installation of the wiring and devices.
6. For the design, purchase, and installation of the system the tenant and/or contractor is required to hire the mall's required vendor.

**MALL TENANT JUNCTION BOX WIRING DETAIL**



**BASE MALL INSTALLATION**

**TENANT FIT-OUT**



## HVAC SYSTEM CRITERIA

framing as possible.

### A. General Requirements

1. Landlord's roofing contractor will perform all roof-related work at the Center at the Tenants direct and sole cost.
2. The Tenant's contractor shall coordinate with the Landlord's approved roofing contractor all cutting and drilling necessary for the proper installation of equipment. The Landlord's approved roofing contractor shall do all repairs of damage to work under other headings caused by the work under this heading, at the direct and sole cost of the Tenant.
3. All mechanical equipment including housings, coils, fins and tubes, must be coated to withstand corrosion. In lieu of coating the tubes and fins, Tenant may use copper tubes and fins.
4. Any new HVAC unit or replacement of an existing HVAC unit or the modification of any structure or substructure supporting the unit(s) shall be designed, engineered and installed at Tenants' sole cost and expense. Tenant shall provide structural engineering calculations and drawings from a licensed structural engineer (Registered in the State of the Center where the work is located) to Landlord for review and approval prior to installation of any unit. All equipment is to be installed over structural members that can support the weight of the equipment in areas designated by Landlord. All recommendations of design and verification of completion shall have the structural engineer's embossed seal from the state.
5. Vibration isolators are required to be installed on all HVAC equipment, whether on the roof or within the Tenants space.
6. All HVAC units shall be bottom fed for supply and return air.
7. All HVAC units shall be equipped with a 120 volt outlet from the Tenant's electrical service mounted to the unit on the rooftop.
8. Roof penetration for the condensate line must be between 12" to 18" away from the curb. All piping will be copper Type M
9. All HVAC condensate draw lines will be piped back into the Tenant's space.
10. Roofer will put a walk pad around the HVAC unit.
11. Tenant must provide welding blankets to protect Landlords roof during any welding on the roof level. Tenant may be required to use a Deputy Inspector to inspect all welds at the sole cost and expense of the Tenant. All materials, welds, connections, etc. installed by Tenant for the HVAC system must be coated to withstand corrosion.
12. No improvements will be installed during inclement weather. Tie-in of flashing materials to moist or dusty surfaces should not be attempted. Existing materials, as well as all metal or concrete surfaces, should be cleaned prior to application of new materials.
13. All electrical conduit, metal pipe, or plastic piping should be restrained to appropriate sized wood blocking set into roofing cement. Attachment to blocking should allow for movement due to thermal expansion and contraction.
14. Platforms, curbs, and sleepers are to be tied into the existing roof membrane by the landlord's approved roofing contractor, at the sole cost of the Tenant, in a manner acceptable to the roofing manufacturer and the Landlord.
15. Provide new prefabricated lead or metal pipe sleeve flashing to seal any new pipe penetrations through the roof. Flashing flanges should be sealed in a manner acceptable to the Landlord's roofing contractor and the roofing manufacturer.
16. At areas where electrical conduits or other roof penetrations are removed, the roof deck must be repaired by the Landlord's roofing contractor, to an "as-new" condition.
17. The improvements shall in no way diminish or interfere with the structural integrity of the building, roof structure, or with roof drainage.
18. Workmen prior to their leaving the premises should remove all debris, materials, unused parts, etc.
19. Ladders will not be permitted on the side of the building for roof access. Roof access may be obtained by checking in at the Management Office, at which time Security will escort workers



**HVAC SYSTEM CRITERIA (cont'd.)**

to the access point. All workers are required to check out at the Management Office when finished.

**GENERAL NOTES:**

1. Tenant may not reuse an HVAC unit 5 years old or over. If the existing unit is in excess of 5 years old, a new unit shall be installed in accordance with the Landlord's criteria, at the sole cost of the Tenant.
2. When reusing an existing HVAC system the Tenant is in no way relieved of the responsibility to conform to the Landlords criteria governing the HVAC.
3. The Tenant may not alter the existing HVAC system in any way without first submitting plans for approval.
4. Prior to opening, the Tenant will submit the following documentation; (i) a letter from the HVAC Contractor asserting that the HVAC unit is operating in "like-new" condition, (ii) a copy of the maintenance agreement for the unit(s) to the Landlord, (iii) the Tenant's HVAC maintenance contractor must provide photographs of the existing unit(s).

**B. Conditions for HVAC Systems**

1. Tenant will provide the Landlord with engineering calculations, which assure the adequacy of the HVAC system the Tenant is providing. Tenants are required to install a split system. Heat, if required by Tenant, to be provided by Electric Heat. HVAC must be fully electric.
2. Design conditions - heating of the Tenant's demised premises:
  - a. Inside design dry bulb temperature - 72°F
  - b. Outside bulb temperature per Ashrae Guide for location.

3. Design Conditions - cooling of the Tenant's demised premises:
  - a. Total air circulated will be based on internal sensible heat load at peak requirements but not less than code requirements.
  - b. Tenant's HVAC system shall provide outside air for ventilation at a minimum rate of 0.1 CFM per square foot of lease area but not less than code requirements, should same be greater. Outside air shall flow through the air conditioning unit only.
  - c. Exhaust systems will be based on code and Tenant's use requirements. Only exhaust systems will be permitted. All exhaust must be discharged directly to the outside.
4. Split systems will be allowed in areas where a roof top package is not suitable.
5. Duct work and air distribution devices must conform to the latest editions of the ASHRAE Guide and the SMACNA standards. Please note the following items:
  - a. Fiberglass ducts are not permitted for HVAC trunk lines. Flex duct is permitted for run outs within the Tenant premises and is limited to a maximum distance of 4'-0".
  - b. All return air is to be ducted from the finished ceiling back to the HVAC unit.
  - c. Fire damper assemblies, (including sleeves and installation procedures) must be UL listed and approved by the building inspector preceding installation. Install duct and ceiling access to fire dampers.
  - d. Smoke detectors may be required in all return air or exhaust ductwork. The detectors will over ride and shutdown the air handling equipment when smoke is discovered.
  - e. Exposed ductwork is not allowed on the roof.
6. Balancing of the air conditioning system will be performed by an independent test and balancing agency at the sole cost and



### HVAC SYSTEM CRITERIA (cont'd.)

expense of the Tenant. The Air Balance report is to be provided to the Center office prior to the store opening. The mechanical contractor shall cooperate with the selected balance agency in the following manner:

- a. Provide sufficient time before final completion date so that testing and balancing can be accomplished.
  - b. Provide immediate labor and tools to make corrections when required without undue delay. Install balancing dampers as required by test and balance agency.
  - c. The contractor shall put all heating, ventilating and air conditioning systems and equipment into full operation and shall continue the operation during each working day of testing and balancing.
  - d. Testing and balancing agency shall be kept informed on any major changes made to system during construction and shall be provided with a complete set of as built drawings.
7. The Tenant must contract with an outside HVAC contractor for regular repair and maintenance of the system and provide proof of such contract to the Landlord prior to the store opening.

#### C. Structural Considerations:

- 1. The Tenant must retain a Structural Engineer, registered in the state in which the work is being performed.
- 2. The Tenant's structural engineer must examine the existing structure and determine the location for roof top equipment placement.
- 3. The Tenant's engineer will provide the Landlord with a recommendation for the support of roof top equipment.
- 4. Locate roof top equipment over major structural elements.
- 5. Reinforce the roof system to adequately support the weight of any equipment added.

- 6. No structural or miscellaneous bridging, blocking, etc., may be removed.
- 7. The Landlord must approve any modifications required before work begins.
- 8. Upon completion, the Tenant's structural engineer shall submit a letter stating that the roof top equipment has been installed in accordance with the engineer's recommended design.
- 9. Existing rooftop equipment that is not being used by the Tenant shall be removed and disposed of at the Tenant's expense.

#### D. Location & Installation of Roof Top Equipment

- 1. Locate all roof top equipment as far from side walls as possible. Roof top equipment will not be visible from the parking lot or adjacent streets.
  - a. Distance between Fresh Air Intake and Exhaust units shall be a minimum of 15'-0"
  - b. It is the sole responsibility to design and locate the distance such that Tenant's exhaust cannot be drawn into the Fresh Air Intake of ANY existing roof top equipment.
- 2. Factory curbs are required for the installation of all roof top equipment. Curbs must be a minimum of eight inches high.
- 3. Roof penetrations may not be located so close to one another that they interfere with proper flashing, or be installed in any roof waterway or area of the roof which ponds water. If placement of any curb or platform causes restriction of water flow and/or creates a pounding situation, a cricket will be constructed at the up-slope side of the curb. Crickets can be formed from Perlite roof insulation to provide a minimum slope of 1/4" per foot.
- 4. Roof penetration for control and electrical wiring shall be made through the equipment curb or a square pitch-pan located within 12" to 18" of the curb.
- 5. The distance between the new improvements and parapet walls, existing equipment curbs, or any rooftop projection, should be no



**HVAC SYSTEM CRITERIA (cont'd.)**

less than 24" to allow for proper flashing and sealing of the roof membrane.

- 6. The Tenant's name and suite number will be stenciled on the HVAC unit as designated by Mall Management Office.

**E. Criteria for Reuse of Existing HVAC Roof Top Units**

- 1. The lease may allow some Tenant's to reuse an existing HVAC system located in their Tenant space. In such cases the Tenant will proceed as follows:
  - a. The Tenant must establish that the existing HVAC installation conforms to the Landlords criteria.
  - b. Should the Tenant choose to reuse an existing HVAC unit and the Landlord determines that a new unit is required for any reason, at any time during the term of the lease, the Tenant must install a new unit conforming to the Landlord's criteria.
  - c. The Tenant will submit plans for approval prior to the alteration of the existing HVAC system.
  - d. The use of curb adaptors is prohibited.

**F. Odor Producing Tenants**

- 1. The following special requirements apply to odor producing Tenants, (including but not limited to hairstyle shops, pet-shops, restaurants or fast food use shops, and any other at Landlords discretion).
  - a. Odor producing area - Tenant is required to furnish and install the necessary equipment to remove any odors. This work will be approved in writing by the Landlord and at the sole expense of the Tenant. Examples of such Tenant's include; hair or nail shops, pet shops, and food preparation shops.
  - b. The Tenant, as required by special conditions such as grills, restaurant exhaust systems, etc., will provide special makeup air.

- c. Use motor driven and factory curb Supreme upblast roof ventilator model installed at a minimum of 40" from roof membrane to discharge. Use a gauge welded exhaust duct. Provide makeup air as noted below, but not less than 85% of amount of exhaust.

- 2. The evaporative cooler unit shall be used for makeup air only.
  - a. Tenant shall operate HVAC System between 5 and 10% negative pressure and shall provide air balance report prior to opening, and on a yearly basis as requested by Mall Management.
  - b. All installations shall comply with governing codes and be approved by the fire marshal.
- 3. Along with the HVAC unit, the Tenant may use an evaporative cooler (Essick or Landlord approved equal).
- 4. The unit must be commercial grade and makeup air shall be an integral part of the exhaust hood.
- 5. All exhaust ductwork must be installed in conformance with NFPA bulletin 96, and the Uniform Mechanical Code. Location of exhaust duct work and roof exhaust fans must have the approval of the Landlord.
- 6. Absolutely no exposed ductwork shall be allowed on the roof



**HVAC SYSTEM CRITERIA (cont'd.)**

running on a horizontal plane.

- 7. Smoke detectors may be required in all return air or exhaust ductwork to over ride the air handling equipment and provide shutdown when smoke reaches the equipment.

**G. Exhaust Systems**

- 1. Exhaust systems will be designed in accordance with these criteria, governing code and the Tenant's use requirements.
  - a. All exhaust must be discharged directly to the outside.
  - b. All exhaust ductwork will conform to NFPA bulletin 96, and the Uniform Mechanical Code. Location of exhaust duct work and roof exhaust fans must have the approval of the Landlord.
  - c. Toilet room exhaust must provide one complete change of air every 5 minutes, and be connected to the light switch.
  - d. Relief air, (excess air), may be relieved directly into the Tenant space if the Tenant space is not odor producing. The Tenant will provide mechanical exhaust as required by code.

**H. Cutting & Patching**

The following conditions shall apply for the execution of cutting and patching of roofs, floors and surfaces throughout the mall:

- 1. Landlord's roofing contractor will perform all roof-related work at the Center at the Tenants direct and sole cost.
  - a. Provide patching adequate to give building both security and weather protection, where applicable.
  - b. Tenant's contractor shall verify and check all areas to be cut and patched, and shall coordinate the work of the various trades involved with the Landlord.
  - c. Unless specifically designated otherwise, existing work cut, altered, or revised to accommodate new work shall be patched to duplicate undisturbed adjacent finishes, colors, textures, and profiles. Any new work in the existing portions shall also

be finished to match adjacent existing work unless noted otherwise.

- d. Tenant is not allowed to core drill floors without approval from Landlord. Any floor penetration removed is Tenant's responsibility to patch in a Landlord approved manner.

**I. Natural Gas**

Food Tenants only for the preparation of food. Water heater and HVAC for a food tenant must be electric. Natural gas service may be available on the site. Each Tenant shall arrange for their own gas service from the local Gas Company. The Tenant will be responsible for obtaining their own meter from the gas company and, after approval from the Landlord, shall run their own service line from the central meter header into their space.



## EXIT CORRIDORS

Distribution of utilities through a newly constructed or an altered exit passageway is prohibited except for equipment and ductwork specifically serving the exit passageway, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit passageway.

## EXISTING FIRE RATED WALLS

Contractors are required to maintain the fire rating at any existing fire rated walls that require penetrations. If a penetration is necessary in a fire rated wall, the contractor is required to coordinate with the design professional on the project to obtain a detail on how to properly penetrate the wall and seal the wall back up as to maintain the original fire rating. A penetration in the wall requires inspection and documentation from the mall operations manager as well as the city official(s).