



# CITY OF CERRITOS

DEC 20 2014

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## **LOS CERRITOS CENTER TENANT REQUIREMENTS**

**Please note that all carts and kiosks shall be approved by an authorized agent of the Macerich Company prior to submittal to the City of Cerritos and approved by the City of Cerritos Department of Community Development prior to installation.**

### **Following are requirements for all kiosks and carts:**

1. All carts shall have a UL label mounted at the same location on each cart and all kiosks shall be UL rated.
2. The application for the Cerritos business license and occupancy permit shall include:
  - a. The numerical address of the cart/kiosk.
  - b. A site plan showing the location of the subject cart/kiosk.
  - c. Complete, dimensioned drawings for any kiosk
3. Separate permits are required for the following:
  - a. All Signage
  - b. All kiosk structures
  - c. All electrical other than that provided for carts.

### **Setback Distances Between Kiosks, Carts, Mall Amenities and Storefronts:**

1. The minimum distance between Kiosks, Carts, mall amenities (including benches, pots, trash receptacles, etc.), and all storefronts shall be 15'-0" as required by the Cerritos Community Development Department, the Los Angeles County Building & Safety Department and the Los Angeles County Fire Department.
2. The minimum distance between fixed kiosks shall be 20'-0".
3. The minimum distance between kiosks and carts, or one cart and another cart shall be 10'-0".
4. Existing large palms in fixed locations shall remain at those locations.
5. Amenities shall be placed on rows perpendicular to the main aisles as much as possible to allow for clear pathways between main aisles.
6. A clear crossing width of at least 42 inches shall be continuously maintained for at least every 100 linear feet along the main aisles per the Fire Department requirements.
7. No permanent carts/ kiosks or any other displays (remaining more than 45 days) may encroach into the intersections of the main aisles. A distance of at least 15 feet shall be maintained between the cart/kiosk/display and the outside perimeter of all mall intersections.
8. No carts/kiosks of any type shall be placed outside the exterior doors of the mall area.
9. A minimum clear space of 30'-0" shall be continuously maintained at all main entrance doors to the mall as required by the Fire Department.

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## CHAPTER 4

# SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

### SECTION 401 SCOPE

**401.1 Detailed use and occupancy requirements.** In addition to the occupancy and construction requirements in this code, the provisions of this chapter apply to the special uses and occupancies described herein.

### SECTION 402 COVERED MALL BUILDINGS

**402.1 Scope.** The provisions of this section shall apply to buildings or structures defined herein as covered mall buildings not exceeding three floor levels at any point nor more than three stories above grade plane. Except as specifically required by this section, covered mall buildings shall meet applicable provisions of this code.

#### Exceptions:

1. Foyers and lobbies of Groups B, R-1 and R-2 are not required to comply with this section.
2. Buildings need not comply with the provisions of this section when they totally comply with other applicable provisions of this code.

**402.2 Definitions.** The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**ANCHOR BUILDING.** An exterior perimeter building of a group other than H having direct access to a covered mall building but having required means of egress independent of the mall.

**COVERED MALL BUILDING.** A single building enclosing a number of tenants and occupants such as retail stores, drinking and dining establishments, entertainment and amusement facilities, passenger transportation terminals, offices, and other similar uses wherein two or more tenants have a main entrance into one or more malls. For the purpose of this chapter, anchor buildings shall not be considered as a part of the covered mall building.

**FOOD COURT.** A public seating area located in the mall that serves adjacent food preparation tenant spaces.

**GROSS LEASABLE AREA.** The total floor area designed for tenant occupancy and exclusive use. The area of tenant occupancy is measured from the centerlines of joint partitions to the outside of the tenant walls. All tenant areas, including areas used for storage, shall be included in calculating gross leasable area.

**MALL.** A roofed or covered common pedestrian area within a covered mall building that serves as access for two or more tenants and not to exceed three levels that are open to each other.

**402.3 Lease plan.** Each covered mall building owner shall provide both the building and fire departments with a lease plan showing the location of each occupancy and its exits after the certificate of occupancy has been issued. No modifications or changes in occupancy or use shall be made from that shown on the lease plan without prior approval of the building official.

**402.4 Means of egress.** Each tenant space and the covered mall building shall be provided with means of egress as required by this section and this code. Where there is a conflict between the requirements of this code and the requirements of this section, the requirements of this section shall apply.

**402.4.1 Determination of occupant load.** The occupant load permitted in any individual tenant space in a covered mall building shall be determined as required by this code. Means of egress requirements for individual tenant spaces shall be based on the occupant load thus determined.

**402.4.1.1 Occupant formula.** In determining required means of egress of the mall, the number of occupants for whom means of egress are to be provided shall be based on gross leasable area of the covered mall building (excluding anchor buildings) and the occupant load factor as determined by the following equation.

$$OLF = (0.00007) (GLA) + 25 \quad \text{(Equation 4-1)}$$

where:

*OLF* = The occupant load factor (square feet per person).

*GLA* = The gross leasable area (square feet).

**402.4.1.2 OLF range.** The occupant load factor (*OLF*) is not required to be less than 30 and shall not exceed 50.

**402.4.1.3 Anchor buildings.** The occupant load of anchor buildings opening into the mall shall not be included in computing the total number of occupants for the mall.

**402.4.1.4 Food courts.** The occupant load of a food court shall be determined in accordance with Section 1004. For the purposes of determining the means of egress requirements for the mall, the food court occupant load shall be added to the occupant load of the covered mall building as calculated above.

**402.4.2 Number of means of egress.** Wherever the distance of travel to the mall from any location within a tenant space used by persons other than employees exceeds 75 feet (22 860 mm) or the tenant space has an occupant load of 50 or more, not less than two means of egress shall be provided.

**402.4.3 Arrangements of means of egress.** Assembly occupancies with an occupant load of 500 or more shall be so located in the covered mall building that their entrance will be immediately adjacent to a principal entrance to the

mall and shall have not less than one-half of their required means of egress opening directly to the exterior of the covered mall building.

**402.4.3.1 Anchor building means of egress.** Required means of egress for anchor buildings shall be provided independently from the mall means of egress system. The occupant load of anchor buildings opening into the mall shall not be included in determining means of egress requirements for the mall. The path of egress travel of malls shall not exit through anchor buildings. Malls terminating at an anchor building where no other means of egress has been provided shall be considered as a dead-end mall.

**402.4.4 Distance to exits.** Within each individual tenant space in a covered mall building, the maximum distance of travel from any point to an exit or entrance to the mall shall not exceed 200 feet (60 960 mm).

The maximum distance of travel from any point within a mall to an exit shall not exceed 200 feet (60 960 mm).

**402.4.5 Access to exits.** Where more than one exit is required, they shall be so arranged that it is possible to travel in either direction from any point in a mall to separate exits. The minimum width of an exit passageway or corridor from a mall shall be 66 inches (1676 mm).

**Exception:** Dead ends not exceeding a length equal to twice the width of the mall measured at the narrowest location within the dead-end portion of the mall.

**402.4.5.1 Exit passageways.** Where exit passageways provide a secondary means of egress from a tenant space, doorways to the exit passageway shall be protected by 1-hour fire door assemblies that are self- or automatic closing by smoke detection in accordance with Section 715.4.7.3.

**402.4.6 Service areas fronting on exit passageways.** Mechanical rooms, electrical rooms, building service areas and service elevators are permitted to open directly into exit passageways, provided the exit passageway is separated from such rooms with not less than 1-hour fire-resistance-rated fire barriers and 1-hour opening protectives.

**402.5 Mall width.** For the purpose of providing required egress, malls are permitted to be considered as corridors but need not comply with the requirements of Section 1005.1 of this code where the width of the mall is as specified in this section.

**402.5.1 Minimum width.** The minimum width of the mall shall be 20 feet (6096 mm). The mall width shall be sufficient to accommodate the occupant load served. There shall be a minimum of 10 feet (3048 mm) clear exit width to a height of 8 feet (2438 mm) between any projection of a tenant space bordering the mall and the nearest kiosk, vending machine, bench, display opening, food court or other obstruction to means of egress travel.

**402.6 Types of construction.** The area of any covered mall building, including anchor buildings, of Type I, II, III and IV construction, shall not be limited provided the covered mall

building and attached anchor buildings and parking garages are surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm) and the anchor buildings do not exceed three stories in height. The allowable height and area of anchor buildings greater than three stories in height shall comply with Section 503, as modified by Sections 504 and 506. The construction type of open parking garages and enclosed parking garages shall comply with Sections 406.3 and 406.4, respectively.

**402.7 Fire-resistance-rated separation.** Fire-resistance-rated separation is not required between tenant spaces and the mall. Fire-resistance-rated separation is not required between a food court and adjacent tenant spaces or the mall.

**402.7.1 Attached garage.** An attached garage for the storage of passenger vehicles having a capacity of not more than nine persons and open parking garages shall be considered as a separate building where it is separated from the covered mall building by a fire barrier having a fire-resistance rating of at least 2 hours.

**Exception:** Where an open parking garage or enclosed parking garage is separated from the covered mall building or anchor building a distance greater than 10 feet (3048 mm), the provisions of Table 602 shall apply. Pedestrian walkways and tunnels which attach the open parking garage or enclosed parking garage to the covered mall building or anchor building shall be constructed in accordance with Section 3104.

**402.7.2 Tenant separations.** Each tenant space shall be separated from other tenant spaces by a fire partition complying with Section 708. A tenant separation wall is not required between any tenant space and the mall.

**402.7.3 Anchor building separation.** An anchor building shall be separated from the covered mall building by fire walls complying with Section 705.

**Exception:** Anchor buildings of not more than three stories above grade plane that have an occupancy classification the same as that permitted for tenants of the covered mall building shall be separated by 2-hour fire-resistive fire barriers complying with Section 706.

**402.7.3.1 Openings between anchor building and mall.** Except for the separation between Group R-1 sleeping units and the mall, openings between anchor buildings of Type IA, IB, IIA and IIB construction and the mall need not be protected.

**[F] 402.8 Automatic sprinkler system.** The covered mall building and buildings connected shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, which shall comply with the following:

1. The automatic sprinkler system shall be complete and operative throughout occupied space in the covered mall building prior to occupancy of any of the tenant spaces. Unoccupied tenant spaces shall be similarly protected unless provided with approved alternate protection.
2. Sprinkler protection for the mall shall be independent from that provided for tenant spaces or anchors. Where

tenant spaces are supplied by the same system, they shall be independently controlled.

**Exception:** An automatic sprinkler system shall not be required in spaces or areas of open parking garages constructed in accordance with Section 406.2.

**[F] 402.8.1 Standpipe system.** The covered mall building shall be equipped throughout with a standpipe system as required by Section 905.3.3.

**402.9 Smoke control.** A smoke control system shall be provided where required for atriums in Section 404.

**402.10 Kiosks.** Kiosks and similar structures (temporary or permanent) shall meet the following requirements:

1. Combustible kiosks or other structures shall not be located within the mall unless constructed of any of the following materials:
  - 1.1. Fire-retardant-treated wood complying with Section 2303.2.
  - 1.2. Foam plastics having a maximum heat release rate not greater than 100kW (105 Btu/h) when tested in accordance with the exhibit booth protocol in UL 1975.
  - 1.3. Aluminum composite material (ACM) having a flame spread index of not more than 25 and a smoke-developed index of not more than 450 when tested as an assembly in the maximum thickness intended for use in accordance with ASTM E 84.
2. Kiosks or similar structures located within the mall shall be provided with approved fire suppression and detection devices.
3. The minimum horizontal separation between kiosks or groupings thereof and other structures within the mall shall be 20 feet (6096 mm).
4. Each kiosk or similar structure or groupings thereof shall have a maximum area of 300 square feet (28 m<sup>2</sup>).

**402.11 Children's playground structures.** Structures intended as children's playgrounds that exceed 10 feet (3048 mm) in height and 150 square feet (14 m<sup>2</sup>) in area shall comply with the following.

**402.11.1 Materials.** Children's playground structures shall be constructed of noncombustible materials or of combustible materials that comply with the following:

1. Fire-retardant-treated wood.
2. Light-transmitting plastics complying with Section 2606.
3. Foam plastics (including the pipe foam used in soft-contained play equipment structures) having a maximum heat-release rate not greater than 100 kW when tested in accordance with UL 1975.
4. Aluminum composite material (ACM) meeting the requirements of Class A interior finish in accordance with Chapter 8 when tested as an assembly in the maximum thickness intended for use.
5. Textiles and films complying with the flame propagation performance criteria contained in NFPA 701.

6. Plastic materials used to construct rigid components of soft-contained play equipment structures (such as tubes, windows, panels, junction boxes, pipes, slides and decks) meeting the UL 94 V-2 classification when tested in accordance with UL 94.

7. Ball pool balls, used in soft-contained play equipment structures, having a maximum heat release rate not greater than 100 kW when tested in accordance with UL 1975. The minimum specimen test size shall be 36 inches by 36 inches (914 mm by 914 mm) by an average of 21 inches (533 mm) deep, and the balls shall be held in a box constructed of galvanized steel poultry netting wire mesh.

8. Foam plastics shall be covered by a fabric, coating or film meeting the flame propagation performance criteria of NFPA 701.

9. The floor covering placed under the children's playground structure shall exhibit a Class I interior floor finish classification, as described in Section 804, when tested in accordance with NFPA 253.

**402.11.2 Fire protection.** Children's playground structures located within the mall shall be provided with the same level of approved fire suppression and detection devices required for kiosks and similar structures.

**402.11.3 Separation.** Children's playground structures shall have a minimum horizontal separation from other structures within the mall of 20 feet (6090 mm).

**402.11.4 Area limits.** Children's playground structures shall not exceed 300 square feet (28 m<sup>2</sup>) in area, unless a special investigation has demonstrated adequate fire safety.

**402.12 Security grilles and doors.** Horizontal sliding or vertical security grilles or doors that are a part of a required means of egress shall conform to the following:

1. They shall remain in the full open position during the period of occupancy by the general public.
2. Doors or grilles shall not be brought to the closed position when there are 10 or more persons occupying spaces served by a single exit or 50 or more persons occupying spaces served by more than one exit.
3. The doors or grilles shall be openable from within without the use of any special knowledge or effort where the space is occupied.
4. Where two or more exits are required, not more than one-half of the exits shall be permitted to include either a horizontal sliding or vertical rolling grille or door.

**[F] 402.13 Standby power.** Covered mall buildings exceeding 50,000 square feet (4645 m<sup>2</sup>) shall be provided with standby power systems that are capable of operating the emergency voice/alarm communication system.

**[F] 402.14 Emergency voice/alarm communication system.** Covered mall buildings exceeding 50,000 square feet (4645 m<sup>2</sup>) in total floor area shall be provided with an emergency voice/alarm communication system. Emergency voice/alarm communication systems serving a mall, required or otherwise, shall be accessible to the fire department. The system shall be provided in accordance with Section 907.2.12.2.

**402.15 Plastic signs.** Plastic signs affixed to the storefront of any tenant space facing the mall shall be limited as specified in Sections 402.15.1 through 402.15.5.2.

**402.15.1 Area.** Plastic signs shall not exceed 20 percent of the wall area facing the mall.

**402.15.2 Height and width.** Plastic signs shall not exceed a height of 36 inches (914 mm), except if the sign is vertical, the height shall not exceed 96 inches (2438 mm) and the width shall not exceed 36 inches (914 mm).

**402.15.3 Location.** Plastic signs shall be located a minimum distance of 18 inches (457 mm) from adjacent tenants.

**402.15.4 Plastics other than foam plastics.** Plastics other than foam plastics used in signs shall be light-transmitting plastics complying with Section 2606.4 or shall have a self-ignition temperature of 650°F (343°C) or greater when tested in accordance with ASTM D 1929, and a flame spread index not greater than 75 and smoke-developed index not greater than 450 when tested in the manner intended for use in accordance with ASTM E 84 or meet the acceptance criteria of Section 803.2.1 when tested in accordance with NFPA 286.

**402.15.4.1 Encasement.** Edges and backs of plastic signs in the mall shall be fully encased in metal.

**402.15.5 Foam plastics.** Foam plastics used in signs shall have flame-retardant characteristics such that the sign has a maximum heat-release rate of 150 kilowatts when tested in accordance with UL 1975 and the foam plastics shall have the physical characteristics specified in this section. Foam plastics used in signs installed in accordance with Section 402.14 shall not be required to comply with the flame spread and smoke-developed indexes specified in Section 2603.3.

**402.15.5.1 Density.** The minimum density of foam plastics used in signs shall not be less than 20 pounds per cubic foot (pcf) (320 kg/m<sup>3</sup>).

**402.15.5.2 Thickness.** The thickness of foam plastic signs shall not be greater than 1/2 inch (12.7 mm).

[F] **402.16 Fire department access to equipment.** Rooms or areas containing controls for air-conditioning systems, automatic fire-extinguishing systems or other detection, suppression or control elements shall be identified for use by the fire department.

## SECTION 403 HIGH-RISE BUILDINGS

**403.1 Applicability.** The provisions of this section shall apply to new high-rise buildings.

**Exception:** The provisions of this section shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.

2. Open parking garages in accordance with Section 406.3.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1.
4. Low-hazard special industrial occupancies in accordance with Section 503.1.1.
5. Buildings with an occupancy in Group H-1, H-2 or H-3 in accordance with Section 415.
6. Hospitals as defined in Section 1250 of the Health and Safety Code.
7. Buildings such as power plants, lookout towers, steeples, grain houses and similar structures with noncontinuous human occupancy, when so determined by the enforcing agency.
8. Buildings used exclusively for jails and prisons.

For existing high-rise buildings, see Section 3412 for R occupancies and see Section 3411.13.

[SFM] For the purpose of this section, in determining the level from which the highest occupied floor is to be measured, the enforcing agency should exercise reasonable judgment, including consideration of overall accessibility to the building by fire department personnel and vehicular equipment. When a building is located on sloping terrain and there is building access on more than one level, the enforcing agency may select the level that provides the most logical and adequate fire department access.

**403.1.1** "New building" shall mean a high-rise structure, the construction of which is commenced on or after July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Unless all provisions of this section have been met, the construction of such buildings shall commence on or before January 1, 1976.

**403.1.2** For the purposes of this section, "building access" shall mean an exterior door opening conforming to all of the following:

1. Suitable and available for fire department use.
2. Located not more than 2 feet (610 mm) above the adjacent ground level.
3. Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.
4. Designed to permit penetration through the use of fire department forcible-entry tools and equipment unless other approved arrangements have been made with the fire authority having jurisdiction.

[F] **403.2 Automatic sprinkler system.** Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 903.3.5.2. A sprinkler water-flow alarm-initiating device and a control valve with a