

Tenant Display Fixtures, Rack/Shelving/Storage Unit Requirements

- Tenant display fixtures in the retail space and rack/shelving/storage units in the stockroom must be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12 ft. and ceilings must be installed to provide at least 18 in. of clearance between the top of storage and sprinkler deflectors.
- Tenant displays or storage higher than 12 ft. are classified as “high piled storage”, which requires high hazard automatic (fire) sprinkler protection designed per FM Global Loss Prevention Data Sheet 8-9 and NFPA-13-Chapter 12 for the storage of “Group A Plastic” commodities. High piled storage also requires at least 36 in. of clearance between the top of storage and sprinkler deflectors.
- Tenant mobile (compact) storage systems should be constructed of wire mesh shelves. However, if constructed with solid shelves (steel, wood), the units must be equipped with 3 in. spacers to provide flue spaces at 4 ft. to 5 ft. maximum intervals.
- Tenants Architect/General Contractor must provide the following information to the Sprinkler Contractor regarding stock/storage area:
 - Type of storage units (Details of storage unit)
 - Type of shelving (wire mesh, solid, steel, wood, etc.)
 - Type of commodities (plastics, aerosol’s, clothing, etc.)
 - Elevation of highest shelf

Tenant shall be solely responsible for the display, installation and use of any display or storage system within the Premises in compliance with applicable fire codes and the requirements of any insurance rating bureaus. If anything done, omitted to be done or suffered to be done by Tenant in, upon or about the Premises in regard to such display or storage systems shall result in a fire code violation and Tenant fails to take corrective action and/or pay the associated fine, regardless of whether assessed against Tenant or Landlord, within the prescribed time period, then Tenant shall be liable for all costs and expenses resulting from such violation and Landlord shall have the right to correct any such condition at Tenant’s expense.