



## Core and Shell Buildings

A core and shell allow building owners to offer flexible spaces which are modified according to specific tenant requirements. Additionally, they allow tenants the ability to have customized spaces without having to develop an entire building. Generally, the future tenant is known or the future type of tenant is known and the building is designed for a specific use. A Certificate of Occupancy is not issued for a shell building permit. A future tenant must obtain and complete a separate Tenant Improvement (T.I./ core) permit in order to receive a Certificate of Occupancy for the building. The following are types of shell buildings:



### Speculative Shell Buildings

A type of shell building that is constructed by the owner/developer for an unknown tenant without all of the interior elements necessary for an occupiable building. Examples of common speculative shell buildings include strip malls, offices, warehouses, retail spaces and industrial buildings.

### Gray Shell

A Gray Shell typically refers to a completely unfinished space. They generally have bare stud walls, unfinished floors, and no plumbing or electric set up but with a point of connection for sewer within the space and a space for a new electrical service within the electrical room. The building may have HVAC, it may not have ductwork or controls set up, and it may have a sprinkler system installed but not yet dropped to finished ceiling height.

### Vanilla Shell Building

A type of shell building where the owner and/or contractor performs all of the work necessary for occupancy and generally knows the type of tenants(s) but does not have an actual tenant. The level of work associated with the finishes varies but typically includes all demising walls, toilet facilities and mechanical and electrical systems.

## General Requirements / Common Considerations

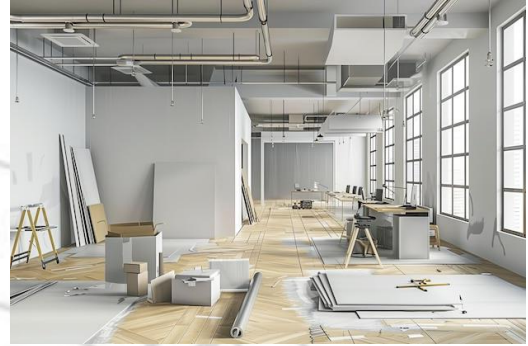
1. Gas and/or electrical meters will not be released until the T.I. (core) permit has been approved.
  - A. A house meter may be issued for utilities that serve the common areas (e.g. site lighting, landscaping irrigation, and exterior building lighting for security purposes, etc.).
2. Building permits and plans for shell spaces and must indicate "No occupancy allowed until tenant improvement permit is approved"
3. Plumbing and electrical permits issued for shell buildings space must indicate "Shell building, no meter release".
4. Plans for the T.I. shall clearly reference what work was done under the shell permit, in addition to the permit number.
5. When the T.I. permit is pulled, the permit number for the shell shall be referenced in the Permit Description.
6. A shell building cannot be occupied until a separate tenant improvement permit has been obtained and approved. Depending on the complexity and overall scale, a phasing plan may be required to be submitted with every subsequent phase of the development.
7. Construction type shall be based on the maximum allowable height and area provisions of the California Building Code (CBC). This calculation must be included in the code summary.

## Future Unlimited



In general, for a shell building to receive final inspections, the following items must be completed per code and approved plans:

1. Means of Egress
  - A. Means of Egress illumination (i.e., exit lighting, stairway)
  - B. Exit signage must be provided.
  - C. Occupant load for each area/space.
  - D. Exit access doors and exits must be provided to meet the maximum allowed travel distance and common path of travel criteria.
  - E. Exit stairways must be sized to accommodate the occupant's load.
2. Fire Protection Systems (fire sprinkler, fire alarm, standpipe).
3. Disabled access \*
4. Required restrooms
5. Parking requirements
6. California Energy Code (CEnc) and the California Green Building Standards Code (CGBC)
  - A. While some of the elements related to energy conservation may not be constructed yet, the shell/envelope of the building shall meet the requirements of the CEnc and the CGBC.



#### \*Disabled Access

Shell buildings shall comply with all applicable disabled access provisions. All site elements, including the route of travel from site arrival point(s), route of travel from all building entrances and ground floor exits, parking spaces and route of travel between accessible buildings and facilities on the site must be accessible. In addition, any elements within the building provided as a part of the shell including entrances, exterior ground floor exits, toilet and bathing facilities, elevators, corridors, lobbies, stairs and drinking fountains must be accessible.

#### Other Requirements

Mechanical, Electrical, Plumbing and Fire prevention systems will be reviewed for shell buildings based upon proposed occupancy classifications. Each of these items may be reviewed again during the tenant improvement submittal to ensure that the proposed design is adequate for the proposed uses.

*Future Unlimited*