



LAS VEGAS FIRE & RESCUE

Fire Prevention Division

Information Sheet



The items listed are basic information only. Please refer to adopted codes for specific details. Codes are subject to change. Additional requirements may apply.

Effective Date: January 5, 2026

Ordinance # 6918

Vacant Premises

Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with [Sections 311.1.1](#) through [311.6](#) . **IFC 311.1**

Buildings, structures and premises for which an *owner* cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered to be abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the [International Property Maintenance Code](#) and the [International Building Code](#). **IFC 311.1.1**

Exterior and interior openings open to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The *fire code official* is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety. **IFC 311.2.1**

Fire protection systems shall be maintained in an operable condition at all times.

Exceptions:

- A. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the *fire code official*, the type of construction, *fire separation distance* and security of the premises do not create a fire hazard.
- B. Where *approved* by the *fire code official*, buildings that will not be heated and where *fire protection systems* will be exposed to freezing temperatures, fire alarm and *automatic sprinkler systems* are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.
- C. Where *approved* by the *fire code official*, fire alarm and *automatic sprinkler systems* are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where *fire areas* do not exceed 12,000 square feet (1115 m²); and that do not store motor vehicles or hazardous materials **IFC 311.2.2**

Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.

Exceptions:

- A. Buildings or portions of buildings undergoing additions, *alterations*, repairs or change of occupancy in accordance with the *International Building Code*, where waste is controlled and removed as required by [Section 304](#).

B. Seasonally occupied buildings. **IFC 311.3**

Fire-resistance-rated partitions, *fire barriers* and *fire walls* separating vacant tenant spaces from the remainder of the building shall be maintained. Openings, joints and penetrations in *fire-resistance-rated* assemblies shall be protected in accordance with [Chapter 7](#). **IFC 311.2.3**

Where required by the fire code official, permittees shall apply for approval to permanently close a storage, use or handling facility. Such application shall be submitted not less than 30 days prior to the termination of the storage, use or handling of hazardous materials. The fire code official is authorized to require that the application be accompanied by an approved facility closure plan in accordance with Section 5001.6.3. **IFC 5001.5**

Facilities that are temporarily out of service shall continue to maintain a permit and be monitored and inspected. **IFC 5001.6.1**

Facilities for which a permit is not kept current or is not monitored and inspected on a regular basis shall be deemed to be permanently out of service and shall be closed in an *approved* manner. Where required by the *fire code official*, permittees shall apply for approval to close permanently storage, use or handling facilities. The *fire code official* is authorized to require that such application be accompanied by an *approved* facility closure plan in accordance with [Section 5001.6.3](#). **IFC 5001.6.2**

Where a facility closure plan is required in accordance with [Section 5001.5](#) to terminate storage, dispensing, handling or use of hazardous materials, it shall be submitted to the *fire code official* not less than 30 days prior to facility closure. The plan shall demonstrate that hazardous materials that are stored, dispensed, handled or used in the facility will be transported, disposed of or reused in a manner that eliminates the need for further maintenance and any threat to public health and safety. **IFC 5001.6.3**