

Types of Construction / Chapter 6 of the IBC Brief Explanation

Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Section 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have fire-resistance rating not less than that specified in Table 602.

Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type, which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction.

*****Note the following brief explanation of each Construction Type:

TYPE 1 and 2 Construction – are those types of construction in which the building elements listed in Table 601 are of noncombustible materials (ie, concrete and steel)

TYPE 3 Construction – is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

TYPE 4 Construction – is that type of construction (Heavy Timber, HT) in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. The details of Type 4 construction shall comply with the provisions of 602.4.1 through 602.4.7. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less.

TYPE 5 Construction – is that type of construction in which the structural elements, exterior walls and interior walls are of any material permitted by code. *(Most One and Two Family Dwellings in the Town of Vonore, TN are of this type of construction)*

A = Protected - Protected means that all structural members of a building or structure has an additional fire rated coating or cover by means of sheetrock, spray on, or other approved method. This additional fire rated coating or cover extends the fire resistance rating of structural members at least 1 hour.

B = Unprotected – Unprotected means that all structural members of a building or structure has no additional fire rated coating or cover. Exposed members are only fire resistant according to their natural ability and characteristics.

Sprinkled – A building or structure is fully installed / protected by a complete fire sprinkler system in accordance with NFPA 13 or NFPA 13 R. This system shall be maintained according to NFPA 25.

Unsprinkled – A building or structure that is not protected by a fire sprinkler system.