

Construction Types

All buildings are classified according to their construction type (Chapter 6 of the International Building Code). Type I is least combustible and Type V is most combustible. The more combustible a building is and the more hazardous the use is, the more the maximum allowable area is limited (in table 503). All construction types and use groups are allowed to have increased areas by using sprinklers.

Type I

I-A or I-B

Typically these are concrete frame buildings made of noncombustible materials. All of the building elements (structural frame, bearing walls, floors and roofs) are fire resistance rated according to Tables 601 and 602.

Type II

II-A or II-B

These buildings are constructed of noncombustible materials. Typically these are masonry bearing walls structures with steel studs for walls and steel bar joists for floor and roof structures. IIA has fire rated building elements (structural frame, bearing walls, floors and roofs). IIB is the most common construction type for commercial buildings because the building elements are not required to be fire resistance rated but still must be non-combustible.

Type III

III-A or III-B

Type III 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 the code (combustible or non-combustible). This is typical of buildings with masonry bearing walls and wood roofs or floors.

Type IV

IV-A or IV-B

This is Heavy Timber construction which is not common in Snowflake except perhaps in some worship facilities, lodges, barns, and residential structures.

Type V

V-A or V-B

Type V construction is typically wood frame construction. V-A requires fire rated assemblies for all building elements (structural frame, bearing walls, floors and roofs); this is often seen in older construction that predates sprinklers but still not commonly used. V-B is very common because it does not require any fire rating.