



DEPARTMENT OF RESOURCE MANAGEMENT

Building Division

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CONSTRUCTION TYPES - DEFINITIONS

(Rev: 06-23-20)

TYPE I-A Fire Resistive Non-combustible (Commonly found in high-rise buildings and Group I occupancies).

- 3 Hr. Exterior Walls*
- 3 Hr. Structural Frame
- 2 Hr. Floor/Ceiling Assembly
- 1 ½ Hr. Roof Protection

TYPE II-A Protected Non-Combustible (Commonly found in newer school buildings).

- 1 Hr. Exterior Walls*
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE III-A Protected Combustible (Also known as “ordinary” construction with brick or block walls and wooden roof or floor assembly which is 1 hour fire protected).

- 2 Hr. Exterior Walls*
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof Protection

TYPE IV Heavy Timber (also known as “mill” construction; to qualify all wooden members must have a minimum nominal dimension of 8 inches.)

- 2 Hr. Exterior Walls*
- 1 Hr. Structural Frame or Heavy Timber
- Heavy Timber Floor/Ceiling/Roof Assemblies

TYPE V-A Protected Wooden Frame (Commonly used in the construction of newer apartment buildings; there is no exposed wood visible.)

- 2 Hr. Exterior Walls*
- 1 Hr. Structural Frame
- 1 Hr. Floor/Ceiling/Roof

TYPE I-B Fire Resistive Non-Combustible (Commonly found in mid-rise office & Group R buildings).

- 2 Hr. Exterior Walls*
- 2 Hr. Structural Frame
- 2 Hr. Ceiling/Floor Separation
- 1 Hr. Ceiling/Roof Assembly

TYPE II-B Unprotected Non-Combustible (Mostly common type of non-combustible construction used in commercial buildings).

- Building constructed of non-combustible materials with no fire resistance.

TYPE III-B Unprotected Combustible (Also known as ordinary construction; has brick or block walls with a wooden roof or floor assembly which is not protected against fire. These buildings are frequently found in “warehouse” districts of older cities.)

- 2 Hr. Exterior Walls*
- No fire resistance for structural frame, floors, ceilings, or roofs.

TYPE V-B Unprotected Wood Frame (Examples of Type V-N construction are single family homes and garages; they often have exposed wood so there is no fire resistance).

* Note exceptions in the building code for fire resistance ratings of exterior walls and opening protection