

# **THE ORIGINAL IDEX CA PREP CLASS**

## **California Building Codes Types of Construction**

### **Types I and II**

- Most restrictive for all construction materials on the exterior and interior of the building
- All construction shall be of noncombustible materials or specific code-allowed combustible materials
  - i.e. concrete would qualify for exterior walls in a Type I office building
- Code restrictions include projections from walls such as cornices, eave overhangs, exterior balconies, etc.
- Type I is the minimum construction in high rise buildings
- TYPE I-A- Fire Resistive Non-combustible (Commonly found in high-rise buildings exceeding 2 stories in height and Group I occupancies)
- TYPE I-B - Fire Resistive Non-combustible (Commonly found in mid-rise office & Group R buildings)
- TYPE II-A - Protected Non-combustible (Commonly found in newer school buildings)
- TYPE II-B - Unprotected Non-Combustible (Most common type of non-combustible construction used in commercial buildings)

### **Type III**

- The exterior has noncombustible materials
- The interior building construction elements are of any material permitted by code for Type III
- TYPE III-A - Protected Combustible
  - Also known as "ordinary" construction with brick or block walls and a wooden roof or floor assembly which is 1-hour fire protected
- 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

### **Type IV**

- Exterior walls are of noncombustible materials
- Interior building elements are of solid or laminated wood without concealed spaces
- TYPE IV or Heavy Timber is also known as "mill" construction

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### Type V

- Structural elements, exterior walls and interior walls are of any materials permitted by code
- TYPE V-A - Protected Wood Frame
  - Commonly used in the construction of newer apartment buildings; there is no exposed wood visible
- TYPE V-B - Unprotected Wood Frame
  - Examples of Type V-B construction are single family homes and garages
  - They often have exposed wood so there is no fire resistance
  - Type V-B is the minimum type of construction for a single family residence of one or more stories