Prefabricated Metal Buildings of Type III Construction

Code: 2018 Building Code  Date: September 6, 2018
Section: 602.3

Question:
Can a prefabricated metal building that would normally be Type II construction be classified as Type III construction if it has combustible interior walls?

Answer:
Yes, if the structural elements in the exterior walls are 2-hour rated as required by Section 704.10, Item #3. If the structural elements in the exterior walls are less than 2-hour rated the Construction Type is V (there could be exceptions to this on a case-by-case basis).

Additional Information:
If nonloadbearing walls are constructed on the interior side of the exterior walls, as might be constructed to attach a wall finish, those walls shall be considered part of the exterior wall assembly and shall be constructed of noncombustible material or fire-retardant-treated wood as is allowed by Section 602.3 for wall assemblies with a fire-resistance-rating of 2-hour or less.

Nonloadbearing exterior walls must also meet the rating requirements of Table 602 for fire separation distance.

Termite control may have been omitted for a Type II structure of all noncombustible material with slab-on-grade. The addition of wood to the building structure will require termite control.

Keywords:
steel