

780 CMR 6.00

TYPES OF CONSTRUCTION

780 CMR 601.0 GENERAL

601.1 Scope. The provisions of 780CMR 6.00 shall control the classification of buildings as to type of construction.

780 CMR 602.0 CONSTRUCTION CLASSIFICATION

602.1 General. 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 780 CMR 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 a fire-resistance rating not less than that specified in Table 602.

602.1.1 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.

602.2 Types I and II. Type I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials.

602.3 Type III. 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 780 CMR. Fire-retardant-treated wood framing complying with 780 CMR 2303.10 shall be permitted within exterior wall assemblies of a two-hour rating or less.

602.4 Type IV. Type IV construction (Heavy Timber, HT) is that type of construction 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 IV construction shall comply with the provisions of 780 CMR 602.0. Fire-retardant-treated wood framing complying with 780 CMR 2303.10 shall be permitted within exterior wall assemblies with a two-hour rating or less.

602.4.1 Columns. Wood columns shall be sawn or glued laminated and shall not be less than eight inches (203 mm), nominal, in any dimension where supporting floor loads and not less than six inches (152 mm) nominal in width and not less than eight inches (203 mm) nominal in depth where supporting roof and ceiling loads only. Columns shall be continuous or superimposed and connected in an approved manner.

602.4.2 Floor Framing. Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than six inches (152 mm) nominal in width and not less than ten inches (254 mm) nominal in depth. Framed sawn or glued-laminated timber arches, which spring from the floor line and support floor loads, shall be not less than eight inches (203 mm) nominal in any dimension. Framed timber trusses supporting floor loads shall have members of not less than eight inches (203 mm) nominal in any dimension.

602.4.3 Roof Framing. Wood-frame or glued-laminated arches for roof construction, which spring from the floor line or from grade and do not support floor loads, shall have members not less than six inches (152 mm) nominal in width and have less than eight inches (203 mm) nominal in depth for the lower half of the height and not less than six inches (152 mm) nominal in depth for the upper half. Framed or glued-laminated arches for roof construction that spring from the top of walls or wall abutments, framed timber trusses and other roof framing, which do not support floor loads, shall have members not less than four inches (102 mm) nominal in width and not less than six inches (152 mm) nominal in depth. Spaced members shall be permitted to be composed of two or more pieces not less than three inches (76 mm) nominal in thickness where blocked solidly throughout their intervening spaces or where spaces are tightly closed by a continuous wood cover plate of not less than two inches (51 mm) nominal in thickness secured to the underside of the members. Splice plates shall be not less than three inches (76 mm) nominal in thickness. Where protected by approved automatic sprinklers under the roof deck, framing members shall be not less than three inches (76 mm) nominal in width.

602.4.4 Floors. Floors shall be without concealed spaces. Wood floors shall be of sawn or glued-laminated planks, splined or tongue-and-groove, of not less than three inches (76 mm) nominal in thickness covered with one-inch (25 mm) nominal dimension tongue-and-groove flooring, laid crosswise or diagonally, or 0.5-inch (12.7 mm) particleboard or planks not less than four inches (102 mm) nominal in width set on edge close together and well spiked and covered with one-inch (25 mm) nominal dimension flooring or ¹⁵/₃₂-inch (12 mm) wood structural panel or 0.5-inch (12.7 mm) particleboard. The lumber shall be laid so that no continuous line of joints will occur except at points of support. Floors shall not extend closer than 0.5 inch (12.7

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mm) to walls. Such 0.5-inch (12.7 mm) space shall be covered by a molding fastened to the wall and so arranged that it will not obstruct the swelling or shrinkage movements of the floor. Corbeling of masonry walls under the floor shall be permitted to be used in place of molding.

602.4.5 Roofs. Roofs shall be without concealed spaces and wood roof decks shall be sawn or glued laminated, splined or tongue-and-groove plank, not less than two inches (51 mm) thick, 1½-inch-thick (32 mm) wood structural panel (exterior glue), or of planks not less than three inches (76 mm) nominal in width, set on edge close together and laid as required for floors. Other types of decking shall be permitted to be used if providing equivalent fire resistance and structural properties.

602.4.6 Partitions. Partitions shall be of solid wood construction formed by not less than two layers of one-inch (25 mm) matched boards or laminated construction four inches (102 mm) thick, or of one-hour fire-resistance-rated construction.

602.4.7 Exterior Structural Members. Where a horizontal separation of 20 feet (6096 mm) or more is provided, wood columns and arches conforming to heavy timber sizes shall be permitted to be used externally.

602.5 Type V. Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by 780 CMR.

780 CMR 603.0 COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION

603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with 780 CMR 603.1.1 through 603.1.3:

1. Fire-retardant-treated wood shall be permitted in:
 - 1.1. Nonbearing partitions where the required fire-resistance rating is 2 hours or less.
 - 1.2. Nonbearing exterior walls where no fire rating is required.
 - 1.3. Roof construction as permitted in Table 601, Note c., Item 3.
2. Thermal and acoustical insulation, other than foam plastics, having a flame spread index of not more than 25.

Exceptions:

1. Insulation placed between two layers of noncombustible materials without an intervening airspace shall be allowed to have a flame spread index of not more than 100.
2. Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a flame spread index of not more than 200.

3. Foam plastics in accordance with 780 CMR 26.00
4. Roof coverings that have an A, B or C classification.
5. Interior floor finish and interior finish, trim and millwork such as doors, door frames, window sashes and frames.
6. Where not installed over 15 feet (4572 mm) above grade, show windows, nailing or furring strips, wooden bulkheads below show windows, their frames, aprons and show cases.
7. Finished flooring applied directly to the floor slab or to wood sleepers that are fire-stopped in accordance with 780 CMR 717.2.7.
8. Partitions dividing portions of stores, offices or similar places occupied by one tenant only and which do not establish a corridor serving an occupant load of 30 or more shall be permitted to be constructed of fire-retardant-treated wood, one-hour fire-resistance-rated construction or of wood panels or similar light construction up to six feet (1829 mm) in height.
9. Platforms as permitted in 780 CMR 410.0.
10. Combustible exterior wall coverings, balconies, bay or oriel windows, or similar appendages in accordance with 780 CMR 14.00.
11. Blocking such as for handrails, millwork, cabinets, and window and door frames.
12. Light-transmitting plastics as permitted by 780 CMR 26.00
13. Mastics and caulking materials applied to provide flexible seals between components of exterior wall construction.
14. Exterior plastic veneer installed in accordance with 780 CMR 2605.2.
15. Nailing or furring strips as permitted by 780 CMR 803.4.
16. Heavy timber as permitted by Note c, Item 2, to Table 601 and 780 CMR 602.4.7 and 1406.3.
17. Aggregates, component materials and admixtures as permitted by 780 CMR 703.2.2.
18. Sprayed cementitious and mineral fiber fire-resistance-rated materials installed to comply with 780 CMR 1705.0.
19. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with 780 CMR 712.0.
20. Materials used to protect joints in fire-resistance-rated assemblies in accordance with 780 CMR 713.0.
21. Materials allowed in the concealed spaces of buildings of Type I and II construction in accordance with 780 CMR 717.5.
22. Materials exposed within plenums complying with the *International Mechanical Code*, section 602.

603.1.1 Ducts. The use of nonmetallic ducts shall be permitted when installed in accordance with the limitations of the *International Mechanical Code*.

603.1.2 Piping. *The use of combustible piping materials shall be permitted when installed in accordance with the limitations of the International Mechanical Code or the*

Massachusetts Fuel Gas and Plumbing Code (248 CMR), when applicable.

603.1.3 Electrical. *The use of electrical wiring methods with combustible insulation, tubing, raceways and related components shall be permitted when installed in accordance with the limitations of the Massachusetts Electrical Code (527 CMR 12).*

**TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A ^d	B	A ^d	B	HT	A ^d	B
Structural frame ^a Including columns, girders, trusses	3 ^b	2 ^b	1	0	1	0	HT	1	0
Bearing walls Exterior ^f Interior	3 3 ^b	2 2 ^b	11	0	21	20	2 1/HT	11	0
Nonbearing walls and partitions Exterior	See Table 602								
Nonbearing walls and partitions Interior ^e	0	0	0	0	0	0	See 780 CMR 602.4.6	0	0
Floor construction Including supporting beams and joists	2	2	1	0	1	0	HT	1	0
Roof construction Including supporting beams and joists	1½ ^c	1 ^c	1 ^c	0 ^c	1 ^c	0	HT	1 ^c	0

- For SI: 1 foot = 304.8 mm.
- a. The structural frame shall be considered to be the columns and the girders, beams, trusses and spandrels having direct connections to the columns and bracing members designed to carry gravity loads. The members of floor or roof panels which have no connection to the columns shall be considered secondary members and not a part of the structural frame.
 - b. Roof supports: Fire-resistance ratings of structural frame and bearing walls are permitted to be reduced by one hour where supporting a roof only.
 - c. 1. Except in Factory-Industrial (F-1), Hazardous (H), Mercantile (M) and Moderate-Hazard Storage (S-1) occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
2. In all occupancies, heavy timber shall be allowed where a one-hour or less fire-resistance rating is required.
3. In Type I and II construction, fire-retardant-treated wood shall be allowed in buildings including girders and trusses as part of the roof construction when the building is:
 - i. Two stories or less in height;
 - ii. Type II construction over two stories; or
 - iii. Type I construction over two stories and the vertical distance from the upper floor to the roof is 20 feet or more.
 - d. An approved automatic sprinkler system in accordance with 780 CMR 903.3.1.1 shall be allowed to be substituted for one-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of 780 CMR or used for an allowable area increase in accordance with 780 CMR 506.3 or an allowable height increase in accordance with 780 CMR 504.2. The one-hour substitution for the fire resistance of exterior walls shall not be permitted.
 - e. Not less than the fire-resistance rating required by other sections of 780 CMR.
 - f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS
BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, I, R ^b , S-2, U
< 5 ^c	All	3	2	1
≥ 5	IA	3	2	1
< 1	Others	2	1	1
≥ 10	IA, IB	2	1	1
< 30	IIB, VB	1	0	0
	Others	1	1	1
≥ 30	All	0	0	0

- For SI: 1 foot = 304.8 mm.
- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
 - b. Group R-3 and Group U when used as accessory to Group R-3, as applicable in 780 CMR 101.2 shall not be required to have a fire-resistance rating where the fire separation distance is three feet or more.
 - c. See 780 CMR 503.2 for party walls.