POLICY NUMBER: 21-3
APPROVAL DATE: July 9, 2015

SUBJECT: Multifamily Structures – TYPE III FRT Exterior Wall Framing

This guideline is developed by the Tri-Chapter Uniform Code Committee and is intended to enhance regional consistency in application and enforcement of the Building Code. Please verify acceptance of this guideline with your local building department prior to its application.

CODE REFERENCE(S):

2013 California Building Code

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 this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

ISSUE(S):

The above code section permits fire-retardant-treated wood framing within Type III construction exterior wall assemblies of a 2-hour rating or less. Which elements within a typical Type III exterior wall assembly are considered as wood framing that require fire-retardant-treatment (FRT) per Section 602.3? And what is an acceptable construction joint of an exterior wall assembly at floor/roof assembly?

PROPOSED GUIDELINE:

Instead of using noncombustible materials, Section 602.3 permits FRT wood framing in exterior wall assemblies of a 2-hour rating or less. Therefore, ALL wood elements within a typical Type III construction exterior wall assembly shall be FRT wood.

An acceptable detail for a typical joint of exterior wall and floor/roof is shown on the following diagram, such that:

1. All wood elements within the exterior wall assembly, such as studs, top plates, wall and floor sheathings, bottom plates, rim joists, or blockings, shall be FRT wood.
2. Non-FRT wood floor/roof framing members shall not enter the wall assembly. These floor/roof framing members can be supported by a continuous FRT wood beam member within the wall assembly.
3. The floor/roof sheathing within the exterior wall assembly and with a minimum of 24” extension beyond the wall assembly shall be FRT wood sheathing.