

ARTICLE 4. CLASSIFICATIONS

Sub-Article 1. Classification by Occupancy

(3.1). §C26-235.0 General.-For the purposes of this title all structures shall be classified, with respect to occupancy, as follows:

(3.1.1). a. **Public Buildings.**-Public buildings are structures or parts of structures in which persons congregate for civic, political, educational, religious or recreational purposes, or in which persons are harbored to receive medical, charitable or other care of treatment, or in which persons are held or detained by reason of public or civic duty, or for correctional purposes, including among others, court houses, schools, colleges, libraries, museums, exhibition buildings, lecture halls, churches, assembly halls, lodge rooms, club houses with more than five sleeping rooms, dance halls, theatres, bath houses, hospitals, asylums, armories, fire houses, police stations, jails and passenger depots.

(3.1.2). b. **Residence Buildings.**-Residence buildings are structures or parts of structures in which sleeping accommodations are provided, except such as may for other reasons be classed as public buildings, including multiple dwellings as defined in the multiple dwelling law.

(3.1.3). c. **Commercial Buildings.**-

1. Commercial buildings are structures or parts of structures which are not public buildings or residence buildings, including among others, office buildings, factory buildings, salesrooms (stores), markets, restaurants, warehouses, freight depots, car barns, stables, garages, motor vehicle repair shops, factories, laboratories, smoke houses, grain elevators, coal pockets, central station power plants and electric sub-stations,

2. Nothing in this section shall be interpreted in any manner in conflict with the building zone resolution in so far as permitted occupancies in the various use districts are concerned.

(3.1.4). §C26-236.0 Doubtful Classification.-In case any structure is not specifically provided for, or where there is any uncertainty as to its classification, its status shall be determined by the superintendent.

(3.1.5). §C26-237.0 Mixed Occupancy.-In case a structure is occupied or used for different purposes in different parts, the provisions of this title applying to each class of occupancy shall apply to such parts of the structure as come within that class; and if there should be conflicting provisions, the requirements securing the greater safety shall apply as may be determined by the superintendent.

Sub-Article 2. Classification of Structures by Type of Construction

(3.2). §C26-238.0 General.-For the purposes of this title all structures shall be classified, with respect to type of construction, as follows:

Class 1-Fireproof Structures;

Class 2-Fire-protected Structures;

Class 3-Non-fireproofed Structures;

Class 4-Wood Frame Structures;

Class 5-Metal Structures;

Class 6-Heavy Timber Structures.

(3.2.1). §C26-239.0 Class 1-Fireproof Structures.-Class 1-Fireproof structures are those in which the walls and structural members are made of incombustible material or assemblies with

the following minimum fire resistive ratings: four hours for exterior walls (except panel walls, and exterior bearing walls in private dwellings thirty-five feet or less in height), fire walls, party walls, piers, columns, other structural members which carry walls (except lintels) and girders carrying columns; three hours for other girders, fire partitions, floors including the beams and girders, beams, roofs and floor fillings, and required stairway enclosures other than in schools and schools and structures less than one hundred feet in height; two hours for exterior panel walls in all structures and exterior bearing walls in private dwellings thirty-five feet or less in height and required stairway enclosures in schools and structures less than one hundred feet in height. Permanent interior partitions shall be constructed of incombustible materials. The degree of fire resistance of other construction features in fireproof structures and the materials acceptable for the purpose shall be in accordance with the provisions of article eleven of this title.

(3.2.2). §C26-240.0 Class 2.-Fire-protected structures are those in which the walls and structural members are made of incombustible materials or assemblies with the following minimum fire resistive ratings: three hours for bearing walls and exterior walls (except panel walls and bearing walls in residence structures not exceeding 35 feet in height), structural members in walls or which support walls or columns, interior columns in public and commercial structures, shafts (except as otherwise provided in this section and section C26-646.0), and the floor above the cellar or basement (except in residence structures not exceeding 35 feet in height); two hours for all required stairway enclosures, for interior columns in residence structures, for shaft enclosures in residence structures less than 50 feet in height (except as otherwise provided in section C26-646.0) and for bearing walls in residence structures not exceeding 35 feet in height; one and one-half hours for the roof and all floors other than that above the cellar or basement, except that in residence structures not exceeding 35 feet in height all floors and the roof may be one hour; one hour for exterior panel walls, except that in structures other than private dwellings where openings are required to be protected, the fire resistive rating of exterior panel walls shall be two hours. Permanent interior partitions shall be constructed of materials or assemblies having a fire resistive rating of one hour. The degree of fire resistance of other construction features in fire-protected structures and the materials acceptable for the purpose shall be in accordance with article eleven, fire resistive construction.

(3.2.3). §C26-241.0 Class 3-Non-fireproof Structures.-

a. Class 3, non-fireproof structures are those which are made of incombustible materials or assemblies of materials inadequate to meet the fire resistive rating requirements of class 1 or class 2 structures, or in which the exterior walls are of masonry or reinforced concrete and the interior framing is partly or wholly of wood or unprotected iron or steel. The exterior walls of such structures shall be made of incombustible materials or assemblies of materials with a fire resistive rating of at least one hour when walls are nonbearing, two hours when walls are non-bearing and protection of openings is required and three hours when they are bearing walls; the floor above the cellar or basement and columns below such floors shall be constructed of incombustible materials or assemblies of materials having a fire resistive rating of three hours (except in residence structures three stories and basement or less in height and in other structures not over four stories or forty feet in height); shafts and required stairway enclosures shall be made of incombustible materials or assemblies having a fire resistive rating of at least two hours (except that in structures not over four stories or forty feet in height such shafts and required stairway enclosures may be made of incombustible

materials or assemblies having a fire resistive rating of at least one hour). The exterior walls if of masonry shall be as provided in sections C26-412.0 through C26-467.0.

b. This section shall not be construed as applying to private dwellings of forty feet and four stories or less in height (except as to exterior walls).

c. Exterior walls of private dwellings of class 3, non-fireproof construction may be constructed of incombustible material having a fire resistive rating of at least one hour, provided, the building does not exceed one story in height and that the building is separated by at least four feet from any lot line and from any other building.

Exterior walls of central station power generating plants where located at least 30 feet distant from common lot line may be of incombustible materials without specified fire resistive and may have interior steel without fireproofing.

(3.2.4). §C26-242.0 Class 4-Wood Frame Structures.-Class 4-Wood frame structures are those structures in which the structural parts and materials are of wood or other combustible materials, or are dependent upon a wood frame for support, including construction having an incombustible veneer or an incombustible covering such as corrugated iron or corrugated asbestos cement composition sheets. All columns, footings or other supports of the first floor framing shall be of incombustible materials.

(3.2.5). §C26-243.0 Class 5-Metal or Fireproofed (fire-retardant pressure impregnated) Wood Structures.-Class 5-Metal or fireproofed (fire-retardant pressure impregnated) wood structures are those structures in which the structural frame work is of metal or fireproofed (fire-retardant pressure impregnated) wood and in which the walls are of metal, flat or corrugated cement asbestos composition sheets or of incombustible material other than masonry, and which are without sufficient fire resistive protection to withstand the fire tests required for the other classes of structures, and in which the roofs are of incombustible material or of fireproofed (fire-retardant pressure impregnated) wood.

Fireproofed (fire-retardant pressure impregnated) wood must meet the performance test requirements as specified in paragraph C26-331.0 to C26-339.0 inclusive.

All fireproofed (fire-retardant pressure impregnated) wood shall be clearly identified by impressing on both faces the type and grade of treatment and name of manufacturer.

The thickness of fireproofed structural lumber shall be the same as that specified for untreated lumber. Fireproofed wood shall not be exposed to the weather.

(3.2.6). §C26-244.0 Class 6-Heavy Timber Construction.-

a. Class 6-Heavy timber construction structures are those structures in which: the exterior walls are of masonry or reinforced concrete with a fire resistive rating of at least three hours and the interior framing above grade floor is of wood structural members having no beam or girder less than six inches in the least dimension and not less than ten inches in depth and wood posts or columns not less than eight inches in any dimension; floors are of splined or tongued and grooved plank not less than three inches in thickness covered with one inch flooring laid crosswise or diagonal or of planks at least four inches thick set on edge close together with broken joints and spiked at intervals of not more than eighteen inches.

b. Shafts and required stairways shall be enclosed in materials or assemblies having a fire resistive rating of at least two hours.

c. Wherever structural steel is used, it shall be protected as prescribed for similar uses under section C26-240.0.

d. The construction of the floor immediately over the basement or cellar and all floor construction below it, including columns, shall be as prescribed in section C26-240.0.

e. Wooden structural members supported by masonry or reinforced concrete walls shall have at least eight inches of masonry between the end of the member and the outer face of the wall or, in the case of two wood structural members from opposite sides, at least eight inches of masonry between the ends of the beams.

f. Roofs shall be the same as floors, except that planks shall be at least two and one-half inches thick and beams supporting the roof shall be at least six inches in smallest dimension.

(3.2.7). §C26-245.0 Mixed Construction.-No building nor portion thereof shall be required to conform to the details of a type of construction higher than that type which meets the requirements of this title based upon occupancy, size and location even though portions of the construction materials or assemblies in the building conform to a higher type of construction.