

**Types of Construction based on the NJ Uniform Construction Code, N.J.A.C. 5:23**

There are Five (5) major types of construction. Four (4) of these types are also classified as protected or unprotected. Protected construction refers to buildings where additional fire resistance is afforded in accordance with the code. Type VB, Unprotected Wood Frame is the most common construction type for one and two family homes.

Common Name	Type	Designation	Basic Tabular Ratings in Hours					Floor	Roof
			Structural Frame	Exterior Bearing Wall	Interior Bearing Wall	Non Bearing Wall			
Fire Resistive	IA	Protected	3 Supporting Roof Only 2	3	3 Supporting Roof Only 2	0	2	1.5 Only if Roof is less than 20 feet to floor below or in F1,H, M, S1	
Fire Resistive	IB	Unprotected	2 Supporting Roof Only 1	2	2 Supporting Roof Only 1	0	2	1 Only if Roof is less than 20 feet to floor below or in F1,H, M, S1	
Non Combustible	IIA	Protected	1 With NFPA 13 Sprinkler System 0	1	1 With NFPA 13 Sprinkler System 0	0	1	1 Only if Roof is less than 20 feet to floor below or in F1,H, M, S1	
Non Combustible	IIB	Unprotected	0	0	0	0	0	0	
Ordinary	IIIA	Protected	1 With NFPA 13 Sprinkler System 0	2	1 With NFPA 13 Sprinkler System 0	0	1	1 Only if Roof is less than 20 feet to floor below or in F1,H, M, S1	
Ordinary	IIIB	Unprotected	0	2	0	0	0	0	
Heavy Timber	IV	HT	HT	2	1/HT	1	HT	HT	
Wood Frame	VA	Protected	1 With NFPA 13 Sprinkler System 0	1	1 With NFPA 13 Sprinkler System 0	0	1	1 Only if Roof is less than 20 feet to floor below or in F1,H, M, S1	
Wood Frame	VB	Unprotected	0	0	0	0	0	0	

NOT FOR CONSTRUCTION OR CODE ENFORCEMENT USE

Note NJ- Supervised 13R Sprinkler Systems permitted for 3 Story Unprotected Wood Frame (VB) One and Two Family Dwellings & Townhouses