

**NC Department of Insurance  
Office of the State Fire Marshal - Engineering Division  
1202 Mail Service Center, Raleigh, NC 27699-1202  
919-647-0000**

**Prefabricated Metal Buildings of Type III Construction**

**Code:** 2018 Building Code  
**Section:** 602.3

**Date:** September 6, 2018

**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