



CITY OF MILPITAS

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TYPE III FRT EXTERIOR WALL FRAMING

Policy:**BDP-BLG43**

Effective Date:

1/1/2014

Proposed by:

TUCC/BYC

Last Reviewed/
Revised:

3/7/2023

Reviewed/
Revised by:

JDS

Approved By:

Building Official

CODE REFERENCE:

2022 CBC Section 602.3

ISSUE:

2022 CBC Section 602.3 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? When parapet wall is provided but not required per CBC Section 705.11 Exception 6, is the parapet wall framing required to be FRT?

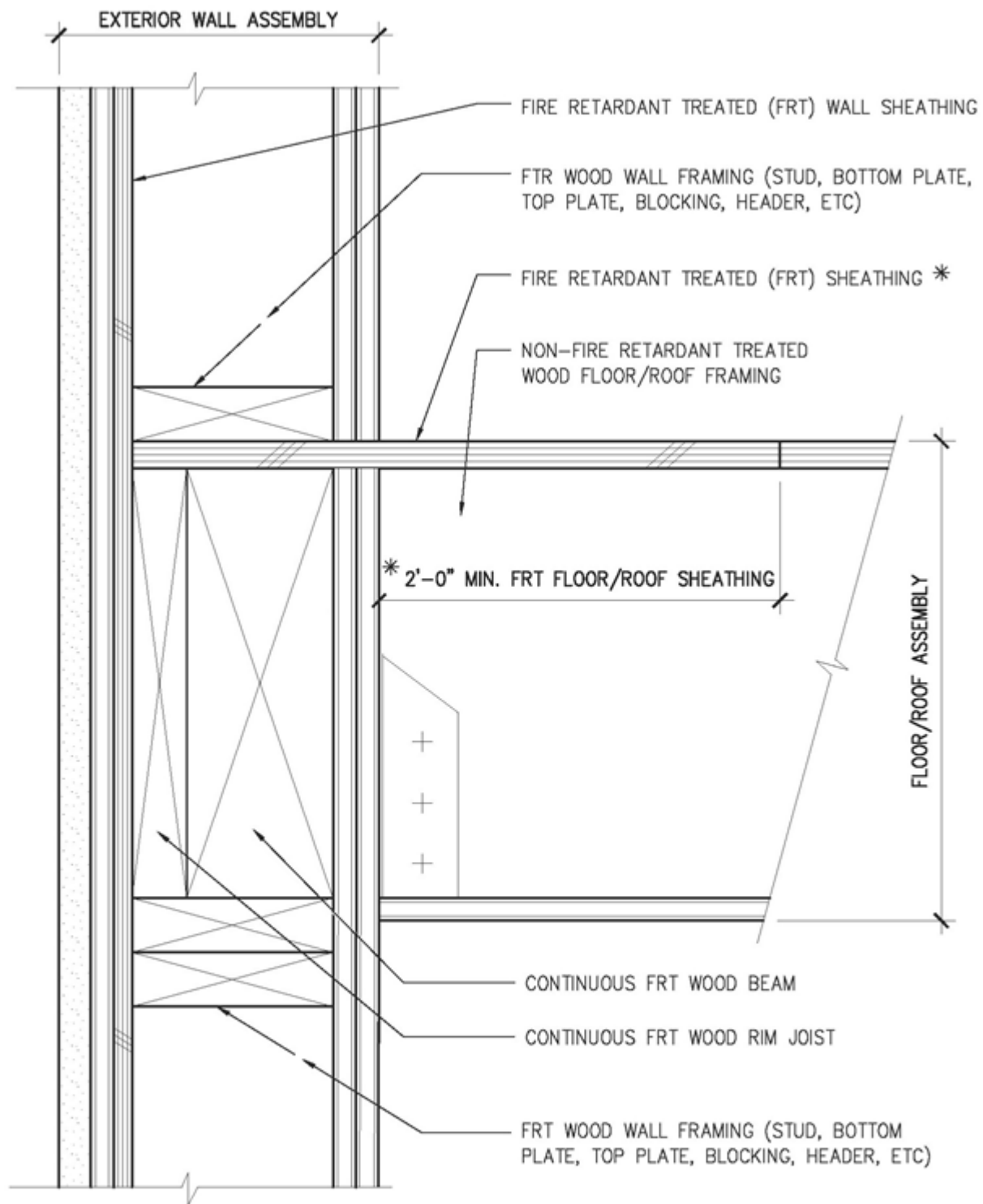
POLICY:

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

Exception: FRT wood wall assembly may terminate at the bottom of roof framing if parapet wall is not provided. When parapet wall is provided, it is considered part of the exterior wall and the parapet wall assembly, including any diagonal brace, is required to be FRT even when the parapet wall is not required per the exceptions of CBC Section 705.11. The roof assembly is not required to be FRT but any elements of the parapet framing extending within the roof assembly shall be FRT.



FIRE RETARDANT TREATED WOOD IN TYPE III

POLICY NUMBER: 21-3 MULTIFAMILY STRUCTURES, APPROVED 7/9/2015