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Building Newsletter 3-4

Types of Construction for Service Stations

Interpretations of State and Local Building Codes
1994 Uniform Building Code: Chapter 3
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Although Section 311.2.3.2 of the Uniform Building Code states that “motor vehicle fuel-dispensing stations including canopies and supports over pumps shall be of noncombustible fire-retardant-treated wood or of one-hour fire-resistive construction,” this provision should not be interpreted to require that all motor vehicle service stations must be housed in buildings of Type II One-hour, II-N or Type V One-hour construction. Table No. 5-B clearly indicates that a Group S Division 3 Occupancy may be housed in a building of Type V-N construction.

I. Permissible Types of Construction

Since the provisions of Section 311.2.3.2 must still be observed, however, the following types of construction are permitted for motor vehicle service stations within the limits prescribed in Table No. 5-A and Chapter 6:

A. Type II-N or better construction.

B. Type V One-hour construction.

C. Type V-N construction consisting of one or any combination of the following:

1. Unprotected, noncombustible material which precludes classification of the building as Type V One-hour construction.
2. One-hour fire-protected combustible material which precludes classification of the building as Type II construction.
3. Unprotected fire-retardant-treated wood.

II. Restrictions

If the building is to be Type V-N construction, it should be noted that combustible exterior walls must be of one-hour construction without exception, and that noncombustible exterior walls must be of one-hour construction where located within 20 feet of a property line.