Construction Types

Building: sheltered enclosures with walk-in access for the purpose of housing persons, machinery, equipment, or supplies & typically including all construction of such structures, installation of utilities/equip (both above/below grade level) as well as incidental grading, utilities & paving, unless there is an established area practice to the contrary

Residential: single family houses or apt bldgs of 4 stories or less & typically including incidental items (site work, parking areas, utilities, streets/sidewalks) unless there is a conflicting area practice

Highway: construction, alteration, or repair of roads, streets, highways, runways, taxiways, alleys, parking areas, and other similar projects that are not incidental to “building,” “residential,” or “heavy” construction.

Heavy: catch-all grouping that includes projs not properly classified under the other three construction types

Mixed Construction: Projects containing 2 or more construction types are considered mixed construction. Each type of construction within this “mix” must have a total value of at least 1 million dollars and/or each type should be at least 20% of the total project cost, before the qualified survey-type portion may be considered for use in a particular survey. These projects will have to be called on to obtain a breakdown of funding and dates for each construction type to see if there is a match to relevant survey dates and project value criteria.

Example: If the cost of a parking lot in a project is less than 20% of the total project value, it is incidental. However, if the cost of the parking lot is either more than 20% of the project or more than $1 mil, it would actually be considered a project on its own. (paraphrased from “Conducting Surveys for Davis-Bacon Construction Wage Determinations: Resource Book” - US DOL WHD, 1989)

Specific examples of each construction type are listed below, compiled from various DOL references including:

Building:
- Alterations/additions to nonresidential buildings
- Apartment buildings 5 stories and above
- Assisted living complexes with central dining & nursing areas
- Arenas, enclosed
- Auditoriums
- Automobile parking garages
- Banks & financial institutions
- Barns
- Barracks (without kitchen/bath for each occupant)
- Churches
- City Halls
- Civic Centers
- Commercial buildings
- Court houses
- Detention facilities
- Dormitories (includes student housing without kitchen/bath for each occupant)
- Farm buildings
- Fire stations
- Hospitals
- Hotels
- Industrial buildings
- Institutional buildings
- Libraries
- Mausoleums
- Motels
- Museums
- Nursing & convalescent facilities
- Office buildings
- Outpatient buildings
- Parking garage
- Parking decks add a story(ies) to a building
- Passenger & freight terminal buildings
- Police stations
- Pools (indoor =Building, outdoor =Heavy)
- Post offices
- Power plants
- Prefabricated buildings
- Remodeling buildings
- Renovating buildings
- Repairing buildings
- Restaurants
- Schools
- Service stations
- Shopping centers
- Stores
- Subway stations
- Theaters
- Warehouses
- Water & sewage treatment plants (the building part only)
- Wind Farm buildings (not associated turbines/structures)

Residential:
- Town or Row houses
- Apartment buildings 4 stories or less
- Assisted living complexes 4 stories or less w/o central dining/nursing areas
- Mobile home developments
- Multi-family housing
- Single Family houses
- Student housing with kitchen/bath for each occupant
- [Parking decks add a story(ies) to a residence]

Highway:
- Alleys
- Base courses
- Bituminous (paving) treatments
- Bridle paths
- Resurfacing streets & highways
- Roadbeds
- Roadways
- Shoulders
Concrete pavement | Stabilizing courses
---|---
Curbs | Storm sewers incidental to road construction
Excavation & embankment for road construction | Street paving
Fencing, hwy | Surface courses
Grade crossing elimination, overpass or underpass | Taxiways
Parking lots | Trails
Parkways

**Heavy:**
Antenna towers (also referred to as ‘cell/communication’ towers; doesn’t include associated bldgs housing equipment, etc.)

Bridges *(major/designed for commercial navigation unless workers are paid hwy wages)*

Breakwaters

Caissons *(a structure used in underwater work, consisting of an airtight chamber, open at the bottom and containing air under sufficient pressure to exclude the water OR a boatlike structure used as a gate for a dock or the like)* other than building or hwy

Canals

Cell/communication towers *(but NOT including any associated bldgs housing equipment, etc.; those bldgs fall under Building construction)*

Channels

Channel cut-offs

Chemical complexes or facilities other than buildings

Cofferdams *(a watertight enclosure placed or constructed in waterlogged soil or under water and pumped dry so that construction or repairs can proceed under normal conditions)*

Coke ovens

Demolition not incidental to construction

Dikes

Docks

Drainage projects

Dredging projects

Electrification projects, outdoor

Flood control projects

Industrial incinerators other than building

Irrigation projects

Jetties

Kilns

Land drainage not incidental to other construction

Land leveling not incidental to other construction

Land reclamation

Levees

Locks, waterways

Oil refineries

Pipelines

Ponds

Pools *(indoor =Building, outdoor =Heavy)*

Pumping stations *(prefabricated drop-in units)*

When there is a question regarding the distinction between “residential” and “building”, the following criteria apply to determine a residential building height:

**First Story (First Floor)**
- primarily above exterior grade on one or more sides, and contains at least 50% living accommodations or related nonresidential uses (laundry space, recreation/hobby rooms, commercial use, and/or corridor space).
- without regard to a percentage test: primarily above ground on two or more sides.
- contains a main entrance to the building
- without regard to exterior grade if it is used for apartment space in a way substantially similar to the upper floors.

**Basement:** stories below grade used for storage, parking, mechanical systems/equipment, etc – not used in determining a building’s height

**Attic:** an unfinished space located immediately below the roof – not used in determining a building’s height

**Half-Story:** as story finished as living accommodations wholly or partially within the room frame with floor space at least half as large as the story below.
- A half story over the building’s fourth story = Building/not Residential
- Space with less than 5ft clear headroom is not considered a floor area.

**Top Story:** when not finished for living accommodations, between the uppermost floor & the ceiling or roof above, with floor space as large as the story below, is considered a story for purposes of determining a building’s height.

*updated 13-Jan-2012*