



VIRTUAL/TELECONFERENCE
MASS TIMBER TASK FORCE
Virtual, 4822 Madison Yards Way, Madison
Contact: Brad Wojciechowski (608) 266-2112
June 10, 2025

The following agenda describes the issues that the Task Force plans to consider at the meeting. At the time of the meeting, items may be removed from the agenda. Please consult the meeting minutes for a record of the actions of the Task Force.

AGENDA

9:00 A.M.

OPEN SESSION – CALL TO ORDER – ROLL CALL

- A. Adoption of Agenda (1)**
- B. Approval of Minutes of March 4, 2025 (2-3)**
- C. Introductions, Announcements and Recognition**
- D. Reminders: Scheduling Concerns**
- E. Administrative Matters**
 - 1) Department, Staff and Task Force Updates
- F. Administrative Rules Matters – Discussion and Consideration**
- G. Alternative Procedures for Design of Mass Timber Tall Buildings – Discussion and Consideration (4-26)**
 - 1) Developing Content for Alternative Procedures for Mass Timber Guidebook
 - 2) ICC Performance Code for Buildings and Facilities Review
 - 3) Relating Mass Timber to Other Alternative Building Procedures
- H. Public Comments**

ADJOURNMENT

NEXT MEETING: SEPTEMBER 9, 2025

MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC, AND MAY BE CANCELLED WITHOUT NOTICE.

Times listed for meeting items are approximate and depend on the length of discussion and voting. All meetings are held virtually unless otherwise indicated. In-person meetings are typically conducted at 4822 Madison Yards Way, Madison, Wisconsin, unless an alternative location is listed on the meeting notice. In order to confirm a meeting or to request a complete copy of the board's agenda, please visit the Department website at <https://dsps.wi.gov>. The board may also consider materials or items filed after the transmission of this notice. Times listed for the commencement of any agenda item may be changed by the board for the convenience of the parties. The person credentialed by the board has the right to demand that the meeting at which final action may be taken against the credential be held in open session. Requests for interpreters for the hard of hearing, or other accommodations, are considered upon request by contacting the Affirmative Action Officer or reach the Meeting Staff by calling 608-267-7213.

**VIRTUAL/TELECONFERENCE
MASS TIMBER TASK FORCE
MEETING MINUTES
MARCH 4, 2025**

PRESENT: Laura Hasburgh, Justin Gavin (*arrived at 9:13 a.m.*), Jordan Komp (*arrived at 9:03 a.m.*), Jason Korb, Marco Lo Ricco, Richard Paur, Erich Roden (*excused at 10:05 a.m.*)

EXCUSED: Michael Mazmanian, Alexander Timmer

STAFF: Brad Wojciechowski, Executive Director; Joseph Ricker, Legal Counsel; Brenda Taylor, Board Services Supervisor; and other Department Staff

CALL TO ORDER

Richard Paur, Chairperson, called the meeting to order at 9:02 a.m. A quorum was confirmed with five (5) members present.

ADOPTION OF AGENDA

MOTION: Laura Hasburgh moved, seconded by Jason Korb, to adopt the Agenda as published. Motion carried unanimously.

APPROVAL OF MINUTES OF DECEMBER 3, 2024

Jordan Komp arrived at 9:03

MOTION: Erich Roden moved, seconded by Laura Hasburgh, to approve the Minutes of December 3, 2024 as published. Motion carried unanimously.

ADMINISTRATIVE MATTERS

Elections

Chairperson

NOMINATION: Laura Hasburgh nominated Richard Paur for the Office of Chairperson. Richard Paur accepted the nomination.

Brad Wojciechowski, Executive Director, called for nominations three (3) times.

Richard Paur was elected as Chairperson by unanimous voice vote.

2025 OFFICER	
Chairperson	Richard Paur

Justin Gavin arrived at 9:13 a.m.

Erich Roden excused 10:05 a.m.

ADJOURNMENT

MOTION: Jason Korb moved, seconded by Laura Hasburgh, to adjourn the meeting.
Motion carried unanimously.

The meeting adjourned at 10:06 a.m.

DRAFT

**State of Wisconsin
Department of Safety & Professional Services**

AGENDA REQUEST FORM

1) Name and title of person submitting the request: Brad Wojciechowski, Executive Director		2) Date when request submitted: 6/4/2025 Items will be considered late if submitted after 12:00 p.m. on the deadline date which is 8 business days before the meeting	
3) Name of Board, Committee, Council, Sections: Choose an item. Mass Timber Task Force			
4) Meeting Date: 6/10/2025	5) Attachments: ☒ Yes ☐ No	6) How should the item be titled on the agenda page? Alternative Procedures for Design of Mass Timber Tall Buildings – Discussion and Consideration 1) Developing Content for Alternative Procedures for Mass Timber Guidebook 2) ICC Performance Code for Buildings and Facilities Review 3) Relating Mass Timber to Other Alternative Building Procedures	
7) Place Item in: ☒ Open Session ☐ Closed Session	8) Is an appearance before the Board being scheduled? <i>(If yes, please complete Appearance Request for Non-DSPS Staff)</i> ☐ Yes <Appearance Name(s)> ☐ No	9) Name of Case Advisor(s), if applicable: <Click Here to Add Case Advisor Name or N/A>	
10) Describe the issue and action that should be addressed: <Click Here to Add Description>			
11) Authorization  Signature of person making this request 6/4/2025 Date Supervisor (Only required for post agenda deadline items) Date Executive Director signature (Indicates approval for post agenda deadline items) Date			
Directions for including supporting documents: 1. This form should be saved with any other documents submitted to the Agenda Items folders. 2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director. 3. If necessary, provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting.			

An Alternate Procedure for the Design and Permitting of (Tall) Mass Timber Buildings
2025 Edition

DRAFT

A consensus document developed by the Wisconsin Mass Timber Task Force

Task Force Active Members:

Richard Paur, Chairperson

Justin Gavin - Wisconsin Department of Safety and Professional Services Representative

Laura E. Hasburgh, P.E. – Materials Research Engineer, US Forest Service

Jordan T. Komp, P.E., S.E. – Thornton Tomasetti

Jason P. Korb, AIA, NCARB – Korb Architecture

Marco T. Lo Ricco, Research General Engineer – Forest Products Laboratory

Michael C. Mazmanian, AIA, LEED AP – Deputy Commissioner – City of Milwaukee Department of Neighborhood Services

Erich J. Roden – Deputy Chief, Milwaukee Fire Department

Alexander R. Timmer – University of Wisconsin-Milwaukee

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About the Mass Timber Task Force

The Mass Timber Task Force was created under Wis. Stat. § 227.13 to advise the Department and the Commercial Building Code Council on matters relating to development of mass timber guidelines.

The agency utilized informal conferences and consultations to obtain the viewpoint and advice of interested persons and stakeholders with respect to contemplated rule making. The agency appointed a committee of experts, interested persons or representatives of the public to advise it with respect to any contemplated rule making. The committee shall have advisory powers only.

Chapter I — Intent, Scope, and Justification

Commented [BW1]: Should intent be changed to "Purpose" to reflect continuity of other code references?

1.01 Intent.

The intent of the guidebook is to provide a framework for design professionals to work with permitting officials to facilitate the approval of (tall) Mass Timber structures, utilizing a performance-based design approach. The alternative design methods and materials described in this guidebook must provide, at a minimum, an equivalent level of quality, strength, fire resistance, durability, and safety, as buildings of similar height, occupancy, and area; as they relate to the Wisconsin Commercial Building Code, with references to the International Building Code.

1.02 Scope.

The scope of this guidebook is to identify a methodology for the design, review, and approval of mass timber or composite mass timber buildings beyond the prescriptive provisions of IBC Type IV construction.

1.03 Justification.

The Wisconsin Commercial Building Code (CBC) and the International Building Code (IBC) have existing provisions for alternative building materials, as well as the use of a performance-based design approach, both in lieu of a standard prescriptive code approach.

- (1) Alternate Building Materials. SPS 361.03 (6): "Nothing in chs. SPS 361 to 366 is intended to prohibit or discourage the design and utilization of new building products, systems, components, or alternate practices, provided written approval from the department is obtained first."
 - (a) SPS 361.50 (2): "Materials, equipment, and products that meet the intent of chs. SPS 361 to 366 and which are not approved under sub. (1) shall be permitted if approved in writing by the department.
 - (b) Approval of materials, equipment, and products shall be based on sufficient data, tests, and other evidence that prove the material, equipment, or product meets the intent of the standards specified in chs. SPS 361 to 366.
 - (c) Tests, compilation of data, and calculations shall be conducted by a qualified independent third party."
- (2) Performance Based Design. The utilization of alternative building materials and design methods are contingent on approvals from the Wisconsin Department of Safety and Professional Services (DSPS). This guidebook outlines practices that have been used prior to the establishment of the Task Force, focusing on their implementation with respect to (tall) Mass Timber structures.
 - (a) IBC 2021 – Appendix O. Provides an optional design, review and approval framework for use by the building official. Typical uses would include cases of alternate methods in Chapter 1, select areas of the code that require a rational analysis such as Section 909 and elsewhere. It simply extracts the relevant administrative provisions from the ICC Performance Code into a more concise, usable appendix format for a jurisdiction confronted with such a need. Currently there are multiple, varying jurisdictional rules

and procedures in many communities regarding procedure and none in even more. The building official is often left alone to reach decisions not just on the merits of a design but must first also decide on the submittal and review process. As an appendix, the provisions herein are entirely optional to a jurisdiction. This appendix can be adopted, adopted with local modifications, or even used on a case-by-case basis as part of a Memorandum of Understanding or similar legal agreement between the jurisdiction and the owner/design team. It simply represents another tool for the jurisdiction to reach for in cases of need; it neither encourages nor creates any additional opportunity for performance-based design.”

(b) This guide would recommend the mass timber design align with the performance objectives utilized by the International Code Council Ad Hoc Committee on Tall Wood Buildings (TWB) in providing guidance on the development of future code change proposals, primarily:

1. No collapse under reasonable scenarios of complete burnout of fuel without automatic sprinkler protection being considered.
2. No unusually high radiation exposure from the subject building to adjoining properties to present a risk of ignition under reasonably severe fire scenarios.
3. No unusual response from typical radiation exposure from adjacent properties to present a risk of ignition of the subject building under reasonably severe fire scenarios.
4. No unusual fire department access issues
5. Egress systems are designed to protect building occupants during the design escape time, plus a factor of safety.
6. Highly reliable fire suppression systems to reduce the risk of failure during reasonably expected fire scenarios; the degree of reliability should be proportional to evacuation time (building height) and risk of collapse.

Commented [WBD2]: "International Code Council Ad Hoc Committee on Tall Wood Buildings"

Chapter II — Petition for Variance and Permitting Process.

(1) For projects utilizing the alternate design methods and materials outlined in this guide, the following permitting and variance process is recommended.

2.01 Preliminary Meeting.

(1) A preliminary meeting, likely occurring in the Concept or Schematic Design phase of the project, to introduce the project to the Authority Having Jurisdiction (AHJ), including the following items:

- (a) Project location
- (b) Project Parameters (height, number of stories, material exposure, etc.)
- (c) Project timeline
- (d) Unique or critical project details
- (e) Design team proposed variance path (e.g. An Alternate Procedure for the Design and Permitting of (Tall) Mass Timber Buildings)
- (f) Preliminary Authority Having Jurisdiction or Fire Department Questions
- (g) Scheduling of next steps

(2) It is recommended the following parties are in attendance

- (a) Authority Having Jurisdiction
- (b) Fire department representatives
- (c) Ownership
- (d) Architect on Record “AOR”
- (e) Engineer on Record “EOR”
- (f) Fire engineer (if on-boarded)
- (g) Contractor (if on-boarded)
- (h) Peer reviewer (if on-onboarded)

2.02 Process Approval.

(1) Based on the introductory meeting, and initial feedback from the AHJ/Fire Department, the design team should formally propose a Variance/Permitting Approval Process (e.g. the Alternate Materials provision, the use of this guide...), including what, if any, supplemental testing, reports, or documentation will be provided in the formal variance. [Include official plan review].

(2) After reviewing the proposal, the AHJ should formally approve or reject the variance process, including any required modifications or supplement documentation to the design team proposal.

2.03 Petition for Variance.

(1) Based on the previously accepted variance process, the design team/ownership should formally issue a “Petition for Variance” (or potentially multiple variances depending on the project).

(2) The petition should include the following:

Commented [BW3]: Better phrase instead of using hyphen?

Commented [BW4]: Wisconsin SPS Code “Authorized Representative”

- (a) The code section(s) being petitioned
- (b) The variance request
- (c) The intent of the code section(s) being petitioned
- (d) Petitioners' comments including what supplemental documentation (e.g. letters, reports, test results, peer reviews, fire engineering) will be provided with the future issuance of the permit documents

(3) If deemed acceptable, the AHJ should provide, "Conditional Approval" of the petition for variance, noting any specific conditions of approval (e.g. the petitioner carrying out all items noted in the original petition).

(4)

If deemed unacceptable, the AHJ should clarify why the petitions were rejected, or note what modifications would be required for approval.

Commented [BW5]: Do the owners/architects need to follow a specified timeline to modify plans?

2.04 Issuance of Permit Documents.

(1) It is recommended the following permit documents (at a minimum) should be issued to the AHJ, as well as the previously approved Third Party Peer Reviewer, if applicable (refer to section 3.04 for additional information regarding the peer review process).

(2) Design Narrative

(a) Justification to the AHJ and Independent Third-Party Peer Reviewer for use of proposed Mass Timber design/construction. Including code references, recommended design methodology, and associated code design factors and equations.

1. If the team is proposing the use of Mass Timber elements or hardware sourced outside the United States, it is recommended the design team provide supplement documentation demonstrating design equivalency between Eurocode (or other foreign code) serviceability and strength parameters, with those documented in the applicable United States design standards (e.g. NDS and ANSI). The design team shall justify to the AHJ and Peer Reviewer, the use of the design recommendations, factors, and equations provided by these codes, in accordance with American Standards.

(b) Description of each mass timber component (structural and non-structural), delineating primary and secondary framing members.

(3) Construction Documents (e.g. drawings and specifications for all disciplines and trades)

(a) Structural: Typical mass timber framing schedules, material properties, and assumed loading (e.g. loading diagrams)

(b) Architectural and Life Safety Plans and Sections

(c) Mechanical, Electrical, Plumbing and Fire Protection (MEPFP)

(d) Other: Lighting, Energy Compliance, Elevator

(4) Structural Calculations

(a) Standard strength and serviceability calculations, both for Mass Timber and non-Mass Timber elements. These calculations should consider both standard design scenarios (load combinations) as well as the fire safety scenario(s), in the event the members are

relying on encapsulation or charring of the structure to meet a prescribed endurance rating.

(b) Should the team consider sourcing material (timber/hardware) outside of the United States, it is recommended the team provide an additional equivalent Eurocode design for the controlling members/designs. The peer reviewer (where applicable) should review and comment on the conversion factors from codes outside the United States to NDS parameters/values.

(5) Additional Documentation

(a) Additional information required to supplement standard code provisions, design drawings, and structural calculations, which could include material or member certifications, such as:

1. Glulam fire test reports (e.g. char rates beyond 2 hours)
2. CLT compliance with PRG-320 (2018 or beyond) to avoid heat delamination
3. CLT un-restrained load-bearing floor/ceiling assembly fire test results, in compliance with ASTM E119-16a Standard Test Methods for Fire Tests of Building Construction and Materials
4. Connection load-bearing fire-test(s) in compliance with ASTM E119-16a, or supplemental fire engineering per IBC 2021, Section 2304.10.1
5. Proprietary component testing/ICC reports/documentation/calculations

(6) Documentation for provisions and standards associated with materials (timber/hardware) sourced outside of the United States (or not in accordance with typical US testing/standard.

Chapter III — Analysis, Design, and Detailing

(1) For Type IV construction, beyond the prescriptive requirements of the adopted building code, an alternate, performance-based, pathway is available for design and permitting.

(2) The goal of this chapter is to provide guidance on design parameters and third-party peer reviews to meet project performance objectives. These performance objectives should be approved among various project stakeholders, which may include ownership, insurers, the design team, AHJ, tenants, and community first responders. The level of performance (survivability, repairability, or continued operations despite extraordinary events) should be determined at the project onset so that appropriate structural design load combinations, fire performance and life safety goals, serviceability criteria, structural stability or integrity checks, and other considerations may be applied accordingly to fulfill objectives.

3.01 Structural Design Considerations.

(1) The structural design should follow, at a minimum, the prescriptive requirements of the National Design Specification referenced by the current version of the Wisconsin Commercial Building Code. Generally, code minimum requirements are established to prevent damage under routine service conditions and ensure that building occupants may

Commented [KJ6]: Better title than "Structural"?

evacuate buildings safely when an extraordinary event occurs. Higher performance-based design objectives, however, may be established at the discretion of project stakeholders (e.g. owners, insurers, tenants, and first responders) to minimize damage to the structure, architectural and/or mechanical systems, and building contents.

(2) Load Combinations

(a) Should cite a model building code or other rational means of risk assessment to determine load combination factors and the effects of individual hazards (wind, seismic, flood, etc.) that result in applied loading conditions.

(3) Basic, Code-required Load Combinations (e.g. ASCE/SEI 7)

(a) for strength design or allowable stress design should be addressed, at a minimum. If supplemental or enhanced requirements are being considered (similar to the performance-based design approaches developed for seismic design), those methods of load determination, applied load combination factors, and risk assessment should be indicated in the calculations.

(4) Load Combinations for Extraordinary Events

(a) are defined in the most recent edition of ASCE/SEI 7 to address low-probability events such as fires, explosions, and vehicular impacts that may cause disproportionate structural collapse by damaging columns. Among these extraordinary events, fire damage is generally applicable to performance-based design of mass timber structures that seek an alternative solution to the encapsulation requirements prescribed by building codes. Load combinations should consider the:

1. Capacity of a structure or critical structural element to withstand the effects of a fire and simultaneous gravity loads,
2. Residual capacity of damaged structures or critical structural elements affected by fire, and,
3. Stability requirements of the structure as a whole or critical elements, including the influence of second-order effects.

(b) whether to use ASCE 7, Fire Design Specification, or other rationally derived load combination equations to determine the demands of mass timber structures subjected to fire is at the discretion of the design team, AHJ, and peer reviewers. The selected load combinations should be matched to either allowable stress design (ASD) or strength design (LRFD) methods. For further guidelines to assess the capacities of fire-damaged structures or structural elements, see Section 3.3 Fire Protection Considerations.

Commented [HLFW7]: Fire Design Specification

3.02 Structural Systems and Components.

(1) The design (and documentation) should clearly define the structural load path and system, including defining primary, secondary, and main lateral force resisting members (including the role, or multiple roles, each individual member may serve). In comparison to systems made from other structural materials, building codes and design standards contain relatively few prequalified mass timber lateral systems. Additionally, innovative structural systems such as hybrid and composite mass timber are being developed; emphasizing the need for an alternate (performance-based) design approach (beyond the limited prequalified systems currently referenced in building codes).

3.03 Structural Design References.

(1) Despite the rapid development of design standards for mass timber construction, such as the most recent editions of the NDS and Special Design Provisions for Wind and Seismic (SDPWS), design teams will likely need to reference updated editions of these design standards and state-of-the-art research to keep pace with industry developments and best practices. Refer to bibliography for recommended references/design guides associated with many of the topics discussed above.

3.04 Serviceability and Non-Structural Design.

(1) Serviceability considerations, including lateral drifts, floor deflections, and floor vibrations may often control, or at least provide significant guidance towards, the overall design of a structure (beyond standard strength designs/calculations). Additionally, due to the lightweight nature of mass timber construction, there are frequently additional non-structural design principals (e.g. acoustic design, sound mitigation, and thermal/energy performance) that need to be considered during design.

Note: The reader is once again encouraged to review bibliography for additional references associated with the topics above.

3.05 Fire Protection Considerations.

(1) Fire protection measures including both passive (i.e., fire resistance and flame spread rating) and active (i.e., automatic fire sprinkler and smoke detection systems) features are designed to meet the goals of life safety for occupants, safe access for firefighters, and protection of property. The goals are often unique for each project and will be based on the stakeholders' needs and desires. When utilizing performance-based designs, the fire protection measures outlined by the prescriptive code(s) may be modified while still achieving the specific fire and life safety goals of the prescriptive code(s).

3.06 Structural Fire-resistance Requirements.

(1) The design team should provide clear documentation noting what structural elements are considered exposed, concealed and/or partially concealed, and the associated fire resistance rating required for each element. Structural details provided to the AHJ should identify the required minimum fire resistance rating of each element per current prescriptive requirements and clearly outline the methods used to meet or exceed the minimum prescriptive fire resistance requirements, particularly where members rely on charring of the wood structural members to achieve the fire resistance rating.

(2) For elements where the fire protection is provided by a combination of a non-combustible material and a wood charring layer, the contribution of each towards the overall fire resistance rating should be documented; with the contribution of the non-

combustible materials (where applicable) providing a minimum of 2/3 of the overall required fire resistance rating.

(3) When supplement testing is desired (potentially as part of the project’s variance process), the testing procedure should be confirmed as acceptable with the stakeholders, and results should be reviewed for approval by Project AOR, EOR, Fire Engineer, and AHJ.

3.07 Minimum Fire-Resistance Rating (FRR’s) Recommendations

Element	Minimum Fire-Resistance Rating
Primary Structural Frame:	
Buildings up to 180’-0” or 12 stories	2 hours ¹
Buildings taller than 180’-0” or 12 stories	3 hours ^{1,2}
Bearing Walls	Refer to primary structural frame ^{3,4}
Non-Bearing Walls and Partitions	0 hours
Floor Construction and Associated Secondary Structural Members	2 hours
Roof Construction and Associated Secondary Structural Members:	
Buildings up to 180’-0” or 12 stories	1 hour
Buildings taller than 180’-0” or 12 stories	1.5 hours
Structural Connections	FRR to match, at a minimum, the lower of the connection member(s) FRR

¹. Roof support rating is permitted to be reduced by one hour where supporting a roof only (not including additional occupancies/loading)

² For buildings not greater than 420 feet in building height, the fire-resistance rating of floor framing elements (e.g. CLT slabs and glulam beams) shall be permitted to be reduced to 2 hours.

³. No reduction for roof framing is permitted

⁴. Minimum fire-rating for exterior walls to be based on fire separation distance

~~3.08 3.08~~ Mass Timber Fire Resistance Rating Validation [Marco & Laura to assist w wordsmithing]

(1) National Design Specification (Char Depth Method)

[Restructure]

(a) Primary and Secondary Structure:

1. The utilization of NDS provisions and calculations for the determination of char depth is a well-established and industry recognized procedure. For the scope of this guideline, it is recommended that the following (additional) items be considered.

+

Commented [BW8]: I have a comment to remove table. Task Force Discussion if they would like to continue removing the table.

Commented [BW9]: There was discussion from the Task Force to remove the table. Double checking to make sure this is the direction the Task Force would continue.

Commented [BW10]: Would this section be replaced by the Mass Timber Peer Review Panel?

Commented [BW11]: Do we need to keep this section?

2. Load Resistance Factored Design Fire Factors: 2022 Fire Design Specification (FDS) for Wood Construction has included additional Fire Factors (not currently covered in NDS) for the use of Fire Factors with LRFD provisions:

3. Extreme Event Loading: For loading in a fire scenario, the designer is referenced to the the most current edition of the Fire Design Specification (FDS) for Wood Construction.

4. Fire Resistance Ratings Beyond 2-hours: For members requiring fire resistance ratings beyond 2-hours, which is the duration the current NDS provisions have been validated for, it is recommended the design team provide specific testing, verifying the char rates utilized for design. The calculated char depth for a given duration should not be reduced beyond those calculated based on extrapolation of the current NDS equations.

(b) For projects utilizing Douglas Fir, American Spruce or European Spruce, the design team is advised to refer to the 3-hour testing provided by the USDA Forest Product Laboratory for the Ascent project.

Other testing options

3.09 Connection Details.

(1) Bearing type connections may either be previously tested and listed for intended use. This guidebook recommends including the appropriate noncombustible protection, or may be tested (under a fire event) to achieve the desired fire resistance rating.

~~(2)~~(1) Connections utilizing intumescent paint for noncombustible protection should be tested (under a fire event) to confirm compatibility between materials.

~~(3)~~(2) At the AHJ's discretion, the use of engineering analysis could be provided to validate the fire resistance rating of connections per current building code provisions.

~~(4)~~(3) All other mass timber connections should be tested (under a fire event) for the specified fire resistance rating.

(5) Testing results shall be provided to the AHJ for review and should meet the requirements of Section 2.1.3.

3.10 Non-Combustible Protection.

(1) Gypsum detailing requirements to follow IBC 2021 section 722.7.

~~(4)~~

(2) Sealants: Sealing of adjacent mass timber elements per 703.7. Sealants shall meet the requirements of ASTM C920. Adhesives shall meet the requirements of ASTM D3498.

(3) Fire Blocking: Materials to meeting the requirements of IBC 718.2.1

Commented [KJ12]: Confirm reference

Commented [KJ13]: There was a lot of discussion on this topic, but it needs to be resolved/finalized. I would recommend Jason Korb (KA) work with Laura (FPL) to make any recommended updates:

Korb previously noted some general concerns regarding discrepancies in the IBC 2021 code (section 722.7). It is recommended that the guideline specify specific detailing requirements in lieu of relying on a reference to IBC 2021

Has a lot more that is codified? General requirements. Sealant. ASPM requirements. Specific materials for fire protection. Gypsum must be met. 2 years ago implemented. Special inspections required based on building officials. Who is appropriate qualifications? Daily/monthly/yearly reports. Up to the special inspector to work with owner, contractor.

"Proposal FS81-18 (new IBC 722.7) defined the level of noncombustible protection required and how to achieve this level, including a prescriptive method recognizing 1/2" Type X gypsum board providing 25 minutes of protection and 5/8" Type X gypsum board providing 40 minutes of protection. Proposal FS5-18 (new IBC 703.6) defined methods to determine the level of noncombustible protection provided by other applied materials through using the E119 test procedure. FS73-18 (IBC 718.2.1) added mass timber as a fire blocking material."

Minimum 2/3 rating from non-combustible materials (if utilized?)

Commented [KJ14]: A new code section, IBC 703.7, was included in proposal FS6-18. It required that certain adhesives be applied at abutting edges and intersections of fire resistance-rated mass timber elements unless the assembly has been shown to provide the required FRR without utilizing sealants.

3.11 Additional Passive Fire Protection Considerations.†

(1) Primary and Secondary Structure.

(a) The floor assembly should contain a non-combustible material no less than 1" in thickness above the mass timber floor. No additional limits are directly required of the primary and secondary structural exposure, contingent on meeting the fire-resistance ratings specified in Section 2.1.1.

Commented [KJ15]: Committee to consider if we want to discuss exposure of mass timber walls (not columns) and slabs (e.g. separation of 15 feet if exposing walls/ceilings in a dwelling unit

~~(a)~~ (2) Concealed Spaces. †

~~(b)~~ It is the Task Force's opinion that mass timber should not be permitted in concealed spacings with the following exceptions: (1) non-combustible protection is provided within the interior (mass timber) space or (2) significant project specific testing/data is obtained and approved by the AOR/EOR, AHJ, and independent third party peer reviewer.

Commented [HLFW16R15]: Is this covered by stating the minimum fire and life safety goals of the prescriptive code must be met? Can certainly mention the maximum amount of exposed mass timber and required distances between exposed surfaces if the committee would like to.

~~(a)~~

Commented [KJ17]: Committee wanted a strong and clear stance.

Additional Korb Commentary:

Prohibition of concealed spacings in Type IVHT has been removed. However, the concealed spaces language in the IBC and its commentary are not in agreement. Further discussion required.

Provide additional commentary on gypsum detailing.

Lean on prescriptive method: gypsum detailing requirements have been defined by Fire Design Specification for Wood Construction (WPC)

~~(3) Exterior Walls (Façade):~~

(a) The Task Force would note the following recommendations, consistent with the 2021 IBC:

1. "Exterior side of exterior walls protected by a non-combustible material—e.g., 5/8" Type X gypsum sheathing"
2. "No combustible exterior wall coverings except for certain water-resistant barriers"
3. "No exposed mass timber on the inside and outside surfaces of exit enclosures and elevator hoistways in high-rise buildings (occupied floor > 75 feet from lowest fire department access)"
4. "Noncombustible construction only for exit enclosures and elevator hoistways greater than 12 stories or 180 feet"

Commented [HLFW18R17]: I am of the opinion that no exposed mass timber should be permitted in concealed spaces. Mass timber may be used only with noncombustible protection as required for the interior mass timber.

Commented [BW19]: Need narrative for this

Commented [BW20R19]: I would refer back to IBC section

3.12 Prevention of Ignition and Control of Fire Development or Spread.

(1) The risk of accidental fire must be reduced. Additionally, should a fire occur, severity, duration, and spread must be controlled. The risk of ignition is accomplished by ensuring potential ignition sources are away from combustible materials and by selecting equipment with fire-safe features and design.

(2) In the case of ignition, the rate of fire development and subsequent heat and smoke production must be controlled. For mass timber structures, this can be achieved by compartment geometry to reduce radiant feedback, proper selection of construction

materials including interior finishes and exterior walls designs, ventilation control including pressurization and smoke extraction systems, compartmentalization with fire walls and smoke barriers, and adequately designed suppression systems.

3.13 Fire Detection and Notification.

(1) A fire detection system that provides early detection must be installed throughout any mass timber structure. The system shall notify occupants, emergency personnel, and activate any active fire protection systems such as a smoke extraction system, door releases, or a suppression system. The system operation must be well documented and agreed upon by the location fire department.

3.14 Fire Suppression.

(1) Automatic fire suppression systems are required for all mass timber structures and properly designed in accordance with NFPA 13 for each hazard identified within the structure. When approaching design considerations outside of the prescriptive requirements, additional redundancies within the fire suppression system (sprinkler system and standpipe system) shall be considered.

Water Supply:

- Dual water supply for buildings 120 feet and above, in accordance with IBC 403.3.2 (2021), and including the following exception:

- *"Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through no fewer than one of the connections"*

- Water supply in accordance with 2021 IFC 3313 and 2021 IBC 3313

Commented [BW21]: Do we need to include Water Supply?

Commented [BW22]: Better narrative for this section

3.153 Additional Technical Reviews.

(1) For tall mass timber structures, requiring consideration beyond the prescriptive requirements of the reference building code (i.e. performance based design or alternate design methodology), it is recommended that the AHJ, ownership, and design team consider the need for, or incorporation of the following:

(a) Fire Engineering Consultant

1. If the AHJ determines a fire engineering consultant is required, it is recommended the consultant be selected by the ownership/design team and then approved by the AHJ. This selection should be made based on previous mass timber experience and the consultant's ability to provide an independent, objective, and technical review. This scope may include (among other things) review of:

- a. Exposed mass timber framing and connections
- b. Concealed mass timber framing and connections
- c. Use of sealant and detailing at abutting timber elements
- d. Concealed spaces and associated detailing

~~e. 5.~~ Gypsum detailing

~~f. 6.~~ Smoke evacuation plans

~~g. 7.~~ Manufacturer or Foreign test data for compliance with relevant standards

~~(b) (b)~~ Mass Timber Peer Review Panel (MTPRP)

~~1. -~~ If the AHJ determines a MTPRP is appropriate, it is recommended the MTPRP, consultants, firm be selected by the ownership or design team and then approved by the AHJ. The MTPRP selection should consider previous mass timber experience and the panels ability to provide an independent, objective, technical review to advise the AHJ as to whether the design generally conforms to the requirements set forth by the building official (potentially including the recommendations in this document). This scope may include (among other things): [\[Reference list below once\]](#)

~~a. 1.~~ Exposed mass timber framing and connections.

~~b. 2.~~ Concealed mass timber framing and connections.

~~c. 3.~~ Use of sealant and detailing at abutting timber elements.

~~d. 4.~~ Concealed spaces and associated detailing.

~~e. 5.~~ Smoke evacuation plans.

~~f. 6.~~ Manufacturer or foreign test data for compliance with relevant standards.

~~II Thoughts~~

~~For buildings higher than 12 stories or 180' (typically only required if designing alternative solutions to prescriptive fire protection requirements)~~

~~Qualifications and Selection~~

~~Previous Mass Timber Experience~~

~~Selected by Ownership/Design to be approved by AHJ~~

~~Scope~~

~~1. Review mass timber framing and connections protection in concealed areas~~

~~2. Review mass timber connections in exposed connections~~

~~3. Review gypsum detailing per requirements of Section 9.2.2.2.~~

~~4. Smoke evacuation~~

~~5. Review testing provided by manufacturers for compliance with relevant standards~~

Chapter IV — Construction and Post-Occupancy.

(1) Mass Timber construction to follow the general requirements of Type IV Construction, IBC 602.4 Type IV in accordance with Table 601, unless otherwise noted in this guide.

Commented [BW23]: Do we need to state “as defined in IBC...

4.01(2) Construction.

(1a) It is recommended that prior to construction the ownership, design, and construction teams meet with the AHJ to schedule a project kick-off meeting. At this time, the various stakeholders can discuss and agree to timelines/frequencies for regular meetings, site inspections, and general construction administration, including procedures for deviations/field modifications and any supplemental temporary construction requirements (e.g. standpipes, dual water supplies, non-combustible protection). It is also recommended that the stakeholders discuss and consider the need for Mass Timber Specials Inspections.

(2b). Supplemental references for Mass Timber Construction and Special inspections (including among others the IFC, IBC, and Mass Timber Guidebook) are provided at the end of this document for additional information.

4.02(3) Post Occupancy.

(1) If the AHJ determines supplemental post-occupancy requirements are necessary as part of the variance process (beyond those typically documented in the IBC or IFC, e.g. ensuring passive protection remains in place), it is recommended these items are specifically documents and agreed to as part of the variance process or documentation. Supplemental references, which include information regarding post occupancy conditions (e.g. repair of damaged mass timber) are provided at the end of this document.

(a) The owner shall ensure that required passive protection remains in place over the life of the building, section 701.6 of the IFC.

Commented [KJ24]: This section needs some work:

Committee Questions:

What lessons learned from post-occupancy evaluations of Mass Timber Buildings are different from standard construction practices?

Buildings should be maintained and inspected as part of an annual fire inspection program.

Reference WI statute or local jurisdiction for commercial buildings. Aesthetically would be prudent.

Distinction between fire inspection and structural inspections (typically not required) could be considered during a regular maintenance program.

Other factors that should be considered specifically related to mass timber buildings?

Reference specific codes, and site in our bibliography?

Post occupancy inspections are recommended, however, they are not required.

Commented [BW25R24]: Would the Task Force still like to include a comment on ownership requirements/responsibility?

Bibliography

Structures

Referenced Standards

AITC 119-96: Standard Specifications for Structural Glued Laminated Timber of Hardwood Species. Englewood, CO: American Institute for Timber Construction (AITC), 1996.

ASCE/SEI 7-22: Minimum Design Loads and Associated Criteria for Buildings and Other Structures. Reston, VA: American Society of Civil Engineers (ASCE), Structural Engineering Institute (SEI), 2022.

ANSI/APA A190.1-2022: Product Standard for Structural Glued Laminated Timber. Tacoma, WA: APA – The Engineered Wood Association, 2022.

ANSI/APA PRG 320-2018: Standard for Performance-Rated Cross-Laminated Timber. Tacoma, WA: APA – The Engineered Wood Association, 2018.

Fire Design Specification (FDS) for Wood Construction. 2024 edition. Leesburg, VA: American Wood Council, 2023.

International Building Code. 2024 edition. Country Club Hills, IL: International Code Council, 2023.

National Design Specification for Wood Construction. 2024 edition. Leesburg, VA: American Wood Council, 2024.

Special Design Provisions for Wind and Seismic with Commentary. 2021 edition. Leesburg, VA: American Wood Council, 2021.

Performance-Based Design

2021 International Code Council Performance Code for Buildings and Facilities. Country Club Hills, IL: International Cod Council, 2020.

The SFPE Task Group on Performance-Based Design Review. Code Official's Guide to Performance-Based Design Review. Bethesda, MD: Society of Fire Protection Engineers (SFPE) and International Code Council (ICC), 2004.

The SFPE Guide to Performance-Based Fire Safety Design. Bethesda, MD: Society of Fire Protection Engineers (SFPE), 2015.

Mass Timber Design Guides

American Institute of Timber Construction (AITC), Timber Construction Manual, 6th edition. Hoboken, NJ: John Wiley & Sons, Inc., 2012.

Barber, David, Denis Blount, John J. Hand, Michelle Roelofs, Lauren Wingo, Jordan Woodson, and Frances Yang. *Design Guide 37: Hybrid Steel Frames with Wood Floors.* American Institute of Steel Construction, 2022.

CLT Handbook: cross-laminated timber. U.S. edition. Edited by Erol Karacabeyli and Brad Douglas. Madison, WI: USDA, Forest Service, Forest Products Laboratory and Binational Softwood Lumber Council, 2013.

Woodworks Wood Products Council, *CLT Diaphragm Design Guide*. Washington DC: Woodworks Wood Products Council, 2023.

Woodworks Wood Products Council, *CLT Exterior Wall Assemblies Meet NFPA 285 Fire Test Standard: Test Summary*. Washington DC: Woodworks Wood Products Council, 2023.

Woodworks Wood Products Council, *Index of Mass Timber Connections*. Washington DC: Woodworks Wood Products Council, 2024.

Woodworks Wood Products Council, *Mass Timber Design Manual, volume 2*. Washington DC: Woodworks Wood Products Council, 2022.

Woodworks Wood Products Council, *Inventory of Acoustically-Tested Mass Timber Assemblies*. Washington DC: Woodworks Wood Products Council, 2024.

Woodworks Wood Products Council, *Inventory of Fire Resistance-Tested Mass Timber Assemblies and Penetrations*. Washington DC: Woodworks Wood Products Council, 2022.

Woodworks Wood Products Council, *U.S. Mass Timber Construction Manual, 1st edition*. Washington DC: Woodworks Wood Products Council, 2021.

Woodworks Wood Products Council, *U.S. Mass Timber Floor Vibration Design Guide*. Washington DC: Woodworks Wood Products Council, 2023.

Research of Timber-Concrete Composite Floors

~~CLT composite decking or slab research (numerous sources)? Examples of composite concrete and mass timber floor research are testing reports conducted by Oregon State University. Although the tests provide a basis for performance, the design team should exercise discretion in using the test results as the basis of design procedures. Standards for timber decks composite with other materials have yet to be established.~~

Shephard, Annabel B., Erica C. Fischer, Andre R. Barbosa, and Arijit Sinha. "Fundamental Behavior of Timber Concrete-Composite Floors in Fire." *Journal of Structural Engineering* 147, no. 2 (2021): 04020340.

Liu, Julie, Erica C. Fischer, Andre R. Barbosa, and Arijit Sinha. "Experimental Testing and Numerical Simulation of Timber-Concrete Composite Floors in Fire." *Journal of Structural Engineering* 149, no. 11 (2023): 04023151.

Note

The references provided are intended for guidance and as a basis for citing information substantiating performance-based design of tall wood buildings. This reference list should not be interpreted as a comprehensive list nor a list of mandatory standards. Many of the national standards listed above have not been officially adopted by the State of Wisconsin. The design

Commented [ML26]: Is this section even necessary for guide purposes? There is no established design procedure for timber-concrete composite floors.

team, however, **may is encouraged** to cite sources of information to facilitate review by the peer reviewer and AHJ.

Additional Notes from previous meetings

1. The Mass Timber Guidebook shall reference 2021 IFC 3303.5. To establish preliminary meeting to review planned measure and timeline for implementation throughout the course of the project. Outline regular meeting and inspection schedule. This may involve the inspection field staff and construction staff as it relates to Mass Timber construction.

- o Should we include an inspection schedule, and would this be considered useful in the guidebook.

- Deviations and Field Modifications – Any substantial field modifications or deviations from the approved construction drawings should be reviewed with field inspector prior to implementation. (Example: structural modifications due to field variation – flange extension, component modification, etc.)
- If there are **substantial** field modifications from approved plan review the building construction, the initial plan review shall require a secondary plan review, or AHJ plan reviewer (CBC chapter 361 JG) or delegated associate before implementation.
- We are not requiring anything beyond the current WI commercial building code.

NFPA 33 – Mass Timber construction.

4.2 Special Inspections

Mass timber special inspections

Follow the requirements of IBC 2021 (1705.5.3)...recommend including these requirements specifically in the guideline

Mass timber inspector qualification and selection

Previous experience in relevant mass timber buildings

Submit credentials to the city

Provide access to the plans prior the start of construction

Submit monthly reports to the city

Commented [KJ27]: These are additional thoughts from the committee throughout our meetings

- Strongly recommend requiring special inspections for all mass timber projects, but specifically in accordance with the goals of the task force, for any project designed outside the parameters of the prescriptive code path shall require special inspections

Commented [KJ28]: These were TT's original thoughts

- o (Note: the only way we can require this in Wisconsin is as a condition of approval associated with a variance. Any project designed outside of the prescriptive path would require a variance as a path to approval.)

This Guidebook shall follow the requirements of IBC 2021 (1705.5.3) to recommend including these requirements specifically in the guideline.

In final document, DPD legal will have to reference table

Post Occupancy Inspection Guidance: Icc and American Wood Council.

Reference IBC and Fire Code. G7 ICC safety Guidelines for inspection. Wood construction in general

Currently adopt 2015. Recommendations for unique instances. Will have a variance for a new code, or agree to certain criteria.

Executive summary; 4 or more stories

~~3.1 Post-Occupancy~~

Commented [KJ29]: These were additional comments from the committee throughout our meetings

DO WE WANT AN ADDITIONAL SECTION OF FIRE SAFETY?

Commented [KJ30]: Comments from prior committee meetings

Standpipes – Do we need to define standpipes?

Dual water supply

Non-combustible protection installed on levels 4 stories below the active mass timber construction

Required wall coverings shall be installed on levels 4 stories below the active mass timber construction

Closing Remarks

Commented [KJ31]: Need to select committee members to develop a first draft

NOTES 3/4/2025

ALTERNATIVE PROCEDURES FOR DESIGN OF MASS TIMBER TALL BUILDINGS

Gavin request for advanced reviewers, Wojciechowski to facilitate legal review.

Ricker and Wojciechowski will propose closing remarks for review at next meeting.

3.5 Peer Review [Delete this section]

Peer Review [Delete this section]

1. Qualifications and selection
2. For each project higher than 12 stories or 180', a Mass Timber Peer Review Panel (MTPRP) shall be convened. The MTPRP shall be a panel or a structural engineering firm with at least three (3) members with previous experience in relevant mass timber buildings.
3. The MTPRP shall be selected by the Building Official based on their qualifications applicable to the Mass Timber Peer Review of the project. The Building Official may request the opinion of the Project Sponsor and EOR on proposed SPRP members, with the Building Official making the final decision on the MTPROP membership.
4. The MTPRP shall bear no conflict of interest with respect to the project and shall not be part of the design team for the project.
5. The MTPRP provides their professional opinion to and acts under the instruction of the building official.

TT Thoughts:

For buildings higher than 12 stories or 180' (typically only required if designing alternative solutions to prescriptive fire protection requirements)

Qualifications and Selection

- Previous Mass Timber Experience
- Selected by Ownership/Design to be approved by AHJ

Scope

1. Review mass timber framing and connections protection in concealed areas
2. Review mass timber connections in exposed connections
3. Review gypsum detailing per requirements of Section 3.2.2.2.
4. Smoke evacuation

Review testing provided by manufacturers for compliance with relevant standards

Commented [KJ32]: These are TT's thoughts. Originally there were differing opinions on the peer review, but I believe the consensus was that a peer review is valuable, but the team wanted to make it clear what types of projects required these peer reviews.

If the committee agrees, I can formalize the thoughts below.

Commented [BW33R32]: Would this section also be covered by the Mass Timber Peer Review Panel?

Commented [BW34]: I believe we can remove this section since it is discussed above in section 3.13(2)