

What are the four construction types and why differentiate them?



All public works construction is broken down into four distinct types: residential, building, highway, and heavy. Any given project falls into at least one of these categories and will have wage determinations for each. It's important that construction types are correctly identified because each have their own specific crafts and classifications. Furthermore, the duties that a trade performs in one construction type might differ vastly from those in another, and the prevailing wage rates could therefore differ as well.

Residential Construction Defined



The residential type involves the construction, alteration, or repair on any buildings that house people. These could be:

- single family homes
- town homes
- mobile homes
- apartment buildings that are **not taller** than four stories

This also includes incidental areas like surrounding streets, sidewalks, parking lots, or utilities.

Interesting note: "below grade" basements may or may not be considered when determining an apartment building's height. Basements that house people are generally counted as a story of the building, but those used for storage or housing things like mechanical systems are typically not.

Building Construction Defined



Building type involves the construction, alteration, or repair of sheltered enclosures that house people, machinery, equipment, or supplies. Examples include:

- sports arenas
- military barracks
- churches
- hospitals
- hotels/motels
- restaurants
- schools
- apartment buildings that are **five stories or more**

One-Page Guide: The Four Types of Construction on Determinations

Highway Construction Defined



Highway construction involves construction, alteration, or repair of roads, streets, runways, taxiways, and parking areas. This category also includes projects that are similar (but not incidental) to the building or heavy construction types, such as:

- alleys
- curbs
- embankments
- storm sewers
- trails

Heavy Construction Defined



Heavy construction involves construction, alteration, or repair of projects that are not typically classified as residential, building, or highway. This category tends to be a "catch-all" classification. Some examples include:

- canals
- chemical complexes
- dams
- docks
- levees
- major bridges
- subways (but not the building portion)
- sewer and water lines

Projects With Multiple Construction Types

Some projects may have more than one construction type and therefore multiple wage determinations. In these instances, it is crucial to be aware of the different classifications for each type and make sure you are applying the correct wage rates for the work performed. An example of this might be the renovation of a major bridge that crosses a large body of water and is connected to a highly travelled freeway, which could include both heavy and highway types.

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