

Factory & Industrial Occupancy - Group F

2025 California Building Code §306 - Groups F-1 and F-2

Purpose. Group F covers assembling, fabricating, finishing, manufacturing, packaging, repair and processing operations that are not classified as high-hazard Group H or storage Group S.

1. Factory Subclassifications

Code reference: 2025 CBC §§306.2-306.3

Group	Hazard level	Representative examples
F-1	Moderate-hazard factory/industrial	Vehicle manufacturing, woodworking, plastics, printing, textiles, appliances, lithium-battery-powered vehicle manufacturing, water/sewer treatment
F-2	Low-hazard factory/industrial	Fabrication of noncombustible products with limited fire hazard, such as brick/masonry, ceramics, glass, gypsum, ice and metal-product fabrication

2. How to Distinguish F from Other Groups

- If hazardous materials or processes exceed maximum allowable quantities or otherwise meet high-hazard criteria, Group H can apply instead of or in addition to Group F.
- If the primary use is storage rather than fabrication/processing, Group S may be more appropriate.
- Repair garages, aircraft facilities and certain industrial operations have additional special-use provisions in CBC Chapter 4.
- A single facility can contain offices (B), production (F), storage (S), hazardous-material control areas/H occupancies and assembly spaces.

Code reference: 2025 CBC §§306-307, 311 and Chapter 4

3. Fire Prevention Review Items

- Process equipment, ignition sources, combustible dust, flammable finishing, hot work and ventilation/exhaust systems.
- Hazardous-material inventory and control-area calculations.
- High-piled/rack storage associated with production areas.
- Fire sprinkler design density and commodity/storage arrangement.
- Emergency power shutoffs, machine access, electrical equipment and housekeeping.
- Fire department access to large industrial buildings and exterior storage/process yards.

4. Fire & Life-Safety Review Considerations

- Verify the actual use of each room, tenant space and outdoor/rooftop area; a building can contain more than one occupancy group.
- Determine occupant load and means-of-egress requirements under CBC Chapter 10.
- Evaluate automatic sprinkler and fire alarm requirements under CBC/CFC Chapter 9.
- Check allowable building height/area, construction type and occupancy separation requirements under CBC Chapters 5 through 7.
- Maintain required fire department access, water supply, addressing, key-box access and fire protection equipment access as applicable.
- Changes in use or occupancy can trigger a new code analysis even when little or no construction work is proposed.

Code reference: 2025 CBC Chapters 5-10; 2025 CFC Chapters 5, 9 and applicable occupancy/hazard chapters

Primary References

References: 2025 California Building Code §306 - Factory Group F; 2025 California Fire Code §203.5 - Factory/Industrial Group F; 2025 CBC §§307, 311 and applicable Chapter 4 special-use sections; 2024 International Building Code Chapter 3

Final requirements depend on the actual use, occupant load, building size and construction, mixed occupancies, hazardous materials and fire-protection systems. The fire/building code official makes the final occupancy-classification determination.