



BCI®/AJS® Joists & Versa-Lam® Beams - Fire Exposure

Questions regarding the structural integrity of framing members arise when a structure has had a fire, either during construction or after completion. Boise joists and Versa-Lam® beams are composite wood products that are not treated with fire retardant during the manufacturing process. The load carrying capacity of Boise Joists and Versa-Lam® beams may be reduced when exposed and damaged by a fire. Typical fire exposure does not affect the adhesives used in the product. However, char damage can significantly reduce the joists' design properties.

Therefore, the following policy regarding fire exposure shall be followed. If a Boise joist or Versa-Lam® beam has surface charring at any location, the product's warranty has been voided. However, if the joist or Versa-Lam® has received only cosmetic damage from smoke exposure, the product warranty is still valid and the joists and/or beams will maintain their original design values. Since it is very difficult to determine the strength reduction from fire damage, repairs for charred joists or beams are not recommended by Boise Cascade EWP Engineering.

