

Sector 23--Construction^T

The Sector as a Whole

The Construction sector comprises establishments primarily engaged in the construction of buildings or engineering projects (e.g., highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction and establishments primarily engaged in subdividing land for sale as building sites also are included in this sector.

Construction work done may include new work, additions, alterations, or maintenance and repairs. Activities of these establishments generally are managed at a fixed place of business, but they usually perform construction activities at multiple project sites. Production responsibilities for establishments in this sector are usually specified in (1) contracts with the owners of construction projects (prime contracts) or (2) contracts with other construction establishments (subcontracts).

Establishments primarily engaged in contracts that include responsibility for all aspects of individual construction projects are commonly known as general contractors, but also may be known as design-builders, construction managers, turnkey contractors, or (in cases where two or more establishments jointly secure a general contract) joint-venture contractors. Construction managers that provide oversight and scheduling only (i.e., agency) as well as construction managers that are responsible for the entire project (i.e., at risk) are included as general contractor type establishments. Establishments of the "general contractor type" frequently arrange construction of separate parts of their projects through subcontracts with other construction establishments.

Establishments primarily engaged in activities to produce a specific component (e.g., masonry, painting, and electrical work) of a construction project are commonly known as specialty trade contractors. Activities of specialty trade contractors are usually subcontracted from other construction establishments, but especially in remodeling and repair construction, the work may be done directly for the owner of the property.

Establishments primarily engaged in activities to construct buildings to be sold on sites that they own are known as for-sale builders, but also may be known as speculative builders or merchant builders. For-sale builders produce buildings in a manner similar to general contractors, but their production processes also include site acquisition and securing of financial backing. For-sale builders are most often associated with the construction of residential buildings. Like general contractors, they may subcontract all or part of the actual construction work on their buildings.

There are substantial differences in the types of equipment, work force skills, and other inputs required by establishments in this sector. To highlight these differences and variations in the underlying production functions, this sector is divided into three subsectors.

Subsector 236, Construction of Buildings, comprises establishments of the general contractor type and for-sale builders involved in the construction of buildings. Subsector 237, Heavy and Civil Engineering Construction, comprises establishments involved in the construction of engineering projects. Subsector 238, Specialty Trade Contractors, comprises establishments engaged in specialty trade activities generally needed in the construction of all types of buildings.

Force account construction is construction work performed by an enterprise primarily engaged in some business other than construction for its own account, using employees of the enterprise. This activity is not included in the construction sector unless the construction work performed is the primary activity of a separate establishment of the enterprise. The installation and the ongoing repair and maintenance of telecommunications and utility networks is excluded from construction when the establishments performing the work are not independent contractors. Although a growing proportion of this work is subcontracted to independent contractors in the Construction sector, the operating units of telecommunications and utility companies performing this work are included with the telecommunications or utility activities.

236 Construction of Buildings^T

The Construction of Buildings subsector comprises establishments primarily responsible for the construction of buildings. The work performed may include new work, additions, alterations, or maintenance and repairs. The on-site assembly of precast, panelized, and prefabricated buildings and construction of temporary buildings are included in this subsector. Part or all of the production work for which the establishments in this subsector have responsibility may be subcontracted to other construction establishments--usually specialty trade contractors.

^T—Canadian, Mexican, and United States industries are comparable.

Establishments in this subsector are classified based on the types of buildings they construct. This classification reflects variations in the requirements of the underlying production processes.

2361 Residential Building Construction^T

23611 Residential Building Construction^T

This industry comprises establishments primarily responsible for the construction or remodeling and renovation of single-family and multifamily residential buildings. Included in this industry are residential housing general contractors (i.e., new construction, remodeling, or renovating existing residential structures), for-sale builders and remodelers of residential structures, residential project construction management firms, and residential design-build firms.

Cross-References. Establishments primarily engaged in--

- Performing specialized construction work on houses and other residential buildings, generally on a subcontract basis--are classified in Subsector 238, Specialty Trade Contractors;
- Performing manufactured (mobile) home set up and tie-down work--are classified in Industry 23899, All Other Specialty Trade Contractors; and
- Constructing and leasing residential buildings on their own account--are classified in Industry 53111, Lessors of Residential Buildings and Dwellings.

236115 New Single-Family Housing Construction (except For-Sale Builders)

This U.S. industry comprises general contractor establishments primarily responsible for the entire construction of new single-family housing, such as single-family detached houses and town houses or row houses where each housing unit (1) is separated from its neighbors by a ground-to-roof wall and (2) has no housing units constructed above or below. This industry includes general contractors responsible for the on-site assembly of modular and prefabricated houses. Single-family housing design-build firms and single-family construction management firms acting as general contractors are included in this industry.

Cross-References. Establishments primarily engaged in--

- Building single-family houses on their own account for sale as speculative builders or merchant builders--are classified in U.S. Industry 236117, New Housing For-Sale Builders;
- Remodeling or repairing existing houses and other residential buildings--are classified in U.S. Industry 236118, Residential Remodelers;
- Performing manufactured (mobile) home set up and tie-down work--are classified in Industry 238990, All Other Specialty Trade Contractors;
- Performing specialized construction work on houses and other residential buildings, generally on a subcontract basis--are classified in Subsector 238, Specialty Trade Contractors; and
- Constructing and leasing residential buildings on their own account--are classified in Industry 531110, Lessors of Residential Buildings and Dwellings.

236116 New Multifamily Housing Construction (except For-Sale Builders)

This U.S. industry comprises general contractor establishments primarily responsible for the construction of new multifamily residential housing units (e.g., high-rise, garden, town house apartments, and condominiums where each unit is not separated from its neighbors by a ground-to-roof wall). Multifamily design-build firms and multifamily housing construction management firms acting as general contractors are included in this industry.

Cross-References. Establishments primarily engaged in--

- Building multifamily buildings on their own account for sale as speculative builders or merchant builders--are classified in U.S. Industry 236117, New Housing For-Sale Builders;

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- Remodeling or repairing existing multifamily housing and other residential buildings--are classified in U.S. Industry 236118, Residential Remodelers;
- Performing specialized construction work on multifamily housing and other residential buildings, generally on a subcontract basis--are classified in Subsector 238, Specialty Trade Contractors; and
- Constructing and leasing residential buildings on their own account--are classified in Industry 531110, Lessors of Residential Buildings and Dwellings.

236117 New Housing For-Sale Builders

This U.S. industry comprises establishments primarily engaged in building new homes on land that is owned or controlled by the builder rather than the homebuyer or investor. The land is included with the sale of the home. Establishments in this industry build single-family and/or multifamily homes. These establishments are often referred to as merchant builders, but are also known as production or for-sale builders.

Cross-References. Establishments primarily engaged in--

- Building single-family houses for others as general contractors--are classified in U.S. Industry 236115, New Single-Family Housing Construction (except For-Sale Builders);
- Building multifamily residential buildings for others as general contractors--are classified in U.S. Industry 236116, New Multifamily Housing Construction (except For-Sale Builders);
- Remodeling or repairing existing houses and other residential buildings, either for others or on own account for sale--are classified in U.S. Industry 236118, Residential Remodelers;
- Performing specialized construction work on houses or other residential buildings, generally on a subcontract basis--are classified in Subsector 238, Specialty Trade Contractors; and
- Constructing and leasing residential buildings on their own account--are classified in Industry 531110, Lessors of Residential Buildings and Dwellings.

236118 Residential Remodelers

This U.S. industry comprises establishments primarily responsible for the remodeling construction (including additions, alterations, reconstruction, maintenance, and repairs) of houses and other residential buildings, single-family and multifamily. Included in this industry are remodeling general contractors, for-sale remodelers, remodeling design-build firms, and remodeling project construction management firms.

Cross-References. Establishments primarily engaged in--

- Building single-family houses for others as general contractors--are classified in U.S. Industry 236115, New Single-Family Housing Construction (except For-Sale Builders);
- Building multifamily buildings for others as general contractors--are classified in U.S. Industry 236116, New Multifamily Housing Construction (except For-Sale Builders);
- Building houses or other residential buildings, on their own account for sale as speculative builders or merchant builders--are classified in U.S. Industry 236117, New Housing For-Sale Builders;
- Remodeling nonresidential buildings--are classified in Industry Group 2362, Nonresidential Building Construction, based on the type of structure being remodeled;
- Performing specialized construction work on houses or other residential buildings, generally on a subcontract basis--are classified in Subsector 238, Specialty Trade Contractors; and
- Constructing and leasing residential buildings on their own account--are classified in Industry 531110, Lessors of Residential Buildings and Dwellings.

2362 Nonresidential Building Construction^T

This industry group comprises establishments primarily responsible for the construction (including new work, additions, alterations, maintenance, and repairs) of nonresidential buildings. This industry group includes nonresidential general contractors, nonresidential for-sale builders, nonresidential design-build firms, and nonresidential project construction management firms.

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23621 Industrial Building Construction^T

See industry description for 236210.

236210 Industrial Building Construction

This industry comprises establishments primarily responsible for the construction (including new work, additions, alterations, maintenance, and repairs) of industrial buildings (except warehouses). The construction of selected additional structures, whose production processes are similar to those for industrial buildings (e.g., incinerators, cement plants, blast furnaces, and similar nonbuilding structures), is included in this industry. Included in this industry are industrial building general contractors, industrial building for-sale builders, industrial building design-build firms, and industrial building construction management firms.

Illustrative Examples:

Assembly plant construction	Pharmaceutical manufacturing plant construction
Furnace, industrial plant, construction	Factory construction
Cannery construction	Steel mill construction
Mine loading and discharging station construction	Food processing plant construction
Cement plant construction	Waste disposal plant (except sewage treatment) construction
Paper or pulp mill construction	
Chemical plant (except petrochemical) construction	

Cross-References. Establishments primarily engaged in--

- Constructing oil refineries and petrochemical plants--are classified in Industry 237120, Oil and Gas Pipeline and Related Structures Construction;
- Constructing water treatment plants, sewage treatment plants, and pumping stations for water and sewer systems--are classified in Industry 237110, Water and Sewer Line and Related Structures Construction;
- Constructing power generation plants (except hydroelectric)--are classified in Industry 237130, Power and Communication Line and Related Structures Construction;
- Constructing industrial warehouses--are classified in Industry 236220, Commercial and Institutional Building Construction; and
- Performing specialized construction work on industrial buildings, generally on a subcontract basis--are classified in Subsector 238, Specialty Trade Contractors.

23622 Commercial and Institutional Building Construction^T

See industry description for 236220.

236220 Commercial and Institutional Building Construction

This industry comprises establishments primarily responsible for the construction (including new work, additions, alterations, maintenance, and repairs) of commercial and institutional buildings and related structures, such as stadiums, grain elevators, and indoor swimming facilities. This industry includes establishments responsible for the on-site assembly of modular or prefabricated commercial and institutional buildings. Included in this industry are commercial and institutional building general contractors, commercial and institutional building for-sale builders, commercial and institutional building design-build firms, and commercial and institutional building project construction management firms.

Illustrative Examples:

Airport building construction	Prison construction
Office building construction	Farm building construction
Arena construction	Radio and television broadcast studio construction
Parking garage construction	Fire station construction
Barrack construction	Grain elevator or bin construction

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Religious building (e.g., church, synagogue, mosque, temple) construction
 Restaurant construction
 Hospital construction
 School building construction

Hotel construction
 Shopping mall construction
 Indoor swimming facility construction
 Warehouse construction (e.g., commercial, industrial, manufacturing, private)

Cross-References. Establishments primarily engaged in--

- Constructing structures that are integral parts of utility systems (e.g., storage tanks, pumping stations) or are used to produce products for these systems (e.g., power plants, refineries)--are classified in Industry Group 2371, Utility System Construction, based on the type of construction project;
- Performing specialized construction work on commercial and institutional buildings, generally on a subcontract basis--are classified in Subsector 238, Specialty Trade Contractors; and
- Constructing buildings on their own account for rent or lease--are classified in Industry Group 5311, Lessors of Real Estate.

237 Heavy and Civil Engineering Construction^T

The Heavy and Civil Engineering Construction subsector comprises establishments whose primary activity is the construction of entire engineering projects (e.g., highways and dams), and specialty trade contractors, whose primary activity is the production of a specific component for such projects. Specialty trade contractors in the Heavy and Civil Engineering Construction subsector generally are performing activities that are specific to heavy and civil engineering construction projects and are not normally performed on buildings. The work performed may include new work, additions, alterations, or maintenance and repairs.

Specialty trade activities are classified in this subsector if the skills and equipment present are specific to heavy or civil engineering construction projects. For example, specialized equipment is needed to paint lines on highways. This equipment is not normally used in building applications so the activity is classified in this subsector. Traffic signal installation, while specific to highways, uses much of the same skills and equipment that are needed for electrical work in building projects and is therefore classified in Subsector 238, Specialty Trade Contractors.

Construction projects involving water resources (e.g., dredging and land drainage) and projects involving open space improvement (e.g., parks and trails) are included in this subsector. Establishments whose primary activity is the subdivision of land into individual building lots usually perform various additional site-improvement activities (e.g., road building and utility line installation) and are included in this subsector.

Establishments in this subsector are classified based on the types of structures that they construct. This classification reflects variations in the requirements of the underlying production processes.

2371 Utility System Construction^T

This industry group comprises establishments primarily engaged in the construction of distribution lines and related buildings and structures for utilities (i.e., water, sewer, petroleum, gas, power, and communication). All structures (including buildings) that are integral parts of utility systems (e.g., storage tanks, pumping stations, power plants, and refineries) are included in this industry group.

23711 Water and Sewer Line and Related Structures Construction^T

See industry description for 237110.

237110 Water and Sewer Line and Related Structures Construction

This industry comprises establishments primarily engaged in the construction of water and sewer lines, mains, pumping stations, treatment plants, and storage tanks. The work performed may include new work, reconstruction, rehabilitation, and repairs. Specialty trade contractors are included in this industry if they are engaged in activities primarily related to water, sewer line, and related structures construction. All structures (including buildings) that are integral parts of water and sewer networks (e.g., storage tanks, pumping stations, water treatment plants, and sewage treatment plants) are included in this industry.

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Illustrative Examples:

Distribution line, sewer and water, construction
 Sewer main, pipe and connection, construction
 Fire hydrant installation
 Storm sewer construction
 Irrigation systems construction
 Water main and line construction
 Sewage disposal plant construction

Pumping station, water and sewage system, construction
 Water system storage tank and tower construction
 Reservoir construction
 Water treatment plant construction
 Water well drilling, digging, boring, or sinking (except water intake wells in oil and gas fields)

Cross-References.

Establishments primarily engaged in constructing marine facilities (e.g., ports), flood control structures, dams, or hydroelectric power generation facilities are classified in Industry 237990, Other Heavy and Civil Engineering Construction.

23712 Oil and Gas Pipeline and Related Structures Construction^T

See industry description for 237120.

237120 Oil and Gas Pipeline and Related Structures Construction

This industry comprises establishments primarily engaged in the construction of oil and gas lines, mains, refineries, and storage tanks. The work performed may include new work, reconstruction, rehabilitation, and repairs. Specialty trade contractors are included in this industry if they are engaged in activities primarily related to oil and gas pipeline and related structures construction. All structures (including buildings) that are integral parts of oil and gas networks (e.g., storage tanks, pumping stations, and refineries) are included in this industry.

Illustrative Examples:

Distribution line, gas and oil, construction
 Oil refinery construction
 Gas main construction
 Petrochemical plant construction
 Gathering line, gas and oil field, construction
 Natural gas pipeline construction

Pumping station, gas and oil transmission, construction
 Storage tank, natural gas or oil, tank farm or field, construction
 Natural gas processing plant construction

Cross-References. Establishments primarily engaged in--

- Building chemical plants (except petrochemical) and similar process or batch facilities--are classified in Industry 236210, Industrial Building Construction;
- Oil well rig building, repairing, and dismantling, on a contract basis--are classified in U.S. Industry 213112, Support Activities for Oil and Gas Operations;
- Inspecting pipelines--are classified in Industry 541990, All Other Professional, Scientific, and Technical Services; and
- Mining machinery and equipment repair and maintenance--are classified in Industry 811310, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance.

23713 Power and Communication Line and Related Structures Construction^T

See industry description for 237130.

237130 Power and Communication Line and Related Structures Construction

This industry comprises establishments primarily engaged in the construction of power lines and towers, power plants, and radio, television, and telecommunications transmitting/receiving towers. The work performed may include new work, reconstruction, rehabilitation, and repairs. Specialty trade contractors are included in this

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industry if they are engaged in activities primarily related to power and communication line and related structures construction. All structures (including buildings) that are integral parts of power and communication networks (e.g., transmitting towers, substations, and power plants) are included.

Illustrative Examples:

Alternative energy (e.g., geothermal, ocean wave, solar, wind) structure construction	Telephone line stringing
Power line stringing	Electric light and power plant (except hydroelectric) construction
Cellular phone tower construction	Transformer station and substation, electric power, construction
Radio transmitting tower construction	Electric power transmission line and tower construction
Co-generation plant construction	Underground cable (e.g., cable television, electricity, telephone) laying
Satellite receiving station construction	
Communication tower construction	
Nuclear power plant construction	

Cross-References. Establishments primarily engaged in--

- Constructing hydroelectric generating facilities--are classified in Industry 237990, Other Heavy and Civil Engineering Construction;
- Constructing broadcast studios and similar nonresidential buildings--are classified in Industry 236220, Commercial and Institutional Building Construction;
- Performing electrical work within buildings--are classified in Industry 238210, Electrical Contractors and Other Wiring Installation Contractors;
- Line slashing or cutting (except maintenance)--are classified in Industry 238910, Site Preparation Contractors;
- Installing and maintaining communication transmission lines performed by telecommunications companies--are classified in Subsector 517, Telecommunications;
- Locating underground utility lines prior to digging--are classified in Industry 561990, All Other Support Services; and
- Tree and brush trimming for overhead utility lines--are classified in Industry 561730, Landscaping Services.

2372 Land Subdivision^T

23721 Land Subdivision^T

See industry description for 237210.

237210 Land Subdivision

This industry comprises establishments primarily engaged in servicing land and subdividing real property into lots, for subsequent sale to builders. Servicing of land may include excavation work for the installation of roads and utility lines. The extent of work may vary from project to project. Land subdivision precedes building activity and the subsequent building is often residential, but may also be commercial tracts and industrial parks. These establishments may do all the work themselves or subcontract the work to others. Establishments that perform only the legal subdivision of land are not included in this industry.

Cross-References. Establishments primarily engaged in--

- Constructing buildings, for sale, on lots they subdivide--are classified based on the type of construction project, in Industry Group 2361, Residential Building Construction, or Industry Group 2362, Nonresidential Building Construction;
- Installing roads on a subcontract basis for land subdividers--are classified in Industry 237310, Highway, Street, and Bridge Construction;

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- Installing utilities on a subcontract basis for land subdividers--are classified in Industry Group 2371, Utility System Construction;
- Preparing land owned by others for building construction--are classified in Industry 238910, Site Preparation Contractors;
- Constructing buildings, for rent or lease, on lots they subdivide--are classified in Industry Group 5311, Lessors of Real Estate;
- Subdividing and servicing land for cemetery development--are classified in Industry 812220, Cemeteries and Crematories; and
- Legal subdivision of land without land preparation--are classified elsewhere in the classification system based on the primary activity of the establishment.

2373 Highway, Street, and Bridge Construction^T

23731 Highway, Street, and Bridge Construction^T See industry description for 237310.

237310 Highway, Street, and Bridge Construction

This industry comprises establishments primarily engaged in the construction of highways (including elevated), streets, roads, airport runways, public sidewalks, or bridges. The work performed may include new work, reconstruction, rehabilitation, and repairs. Specialty trade contractors are included in this industry if they are engaged in activities primarily related to highway, street, and bridge construction (e.g., installing guardrails on highways).

Illustrative Examples:

Airport runway construction	Pothole filling, highway, road, street, or bridge
Highway line painting	Elevated highway construction
Causeway construction	Resurfacing, highway, road, street, or bridge
Painting traffic lanes or parking lot lines	Guardrail construction
Culverts, highway, road, and street, construction	Sign erection, highway, road, street, or bridge

Cross-References. Establishments primarily engaged in--

- Constructing tunnels--are classified in Industry 237990, Other Heavy and Civil Engineering Construction;
- Highway lighting and signal installation--are classified in Industry 238210, Electrical Contractors and Other Wiring Installation Contractors;
- Painting bridges--are classified in Industry 238320, Painting and Wall Covering Contractors;
- Road decommissioning or removing culverts or bridges--are classified in Industry 238910, Site Preparation Contractors; and
- Constructing parking lots, private driveways, sidewalks, or erecting billboards--are classified in Industry 238990, All Other Specialty Trade Contractors.

2379 Other Heavy and Civil Engineering Construction^T

23799 Other Heavy and Civil Engineering Construction^T See industry description for 237990.

237990 Other Heavy and Civil Engineering Construction

This industry comprises establishments primarily engaged in heavy and civil engineering construction projects (excluding highway, street, bridge, and distribution line construction). The work performed may include new work, reconstruction, rehabilitation, and repairs. Specialty trade contractors are included in this industry if they are engaged in activities primarily related to heavy and civil engineering construction projects (excluding highway, street, bridge, distribution line, oil and gas structure, and utilities building and structure construction). Construction

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projects involving water resources (e.g., dredging and land drainage), development of marine facilities, and projects involving open space improvement (e.g., parks and trails) are included in this industry.

Illustrative Examples:

Channel construction	Park ground and recreational open space improvement construction
Land drainage contractors	Railroad construction
Dam construction	Golf course construction
Marine construction	Subway construction
Dock construction	Horizontal drilling (e.g., cable, pipeline, sewer installation)
Microtunneling contractors	Trenching, underwater
Dredging (e.g., canal, channel, ditch, waterway)	Hydroelectric generating station construction
Nuclear waste disposal site construction	Tunnel construction
Earth retention system construction	
Flood control project construction	

Cross-References. Establishments primarily engaged in--

- Constructing water mains, sewers, and related structures--are classified in Industry 237110, Water and Sewer Line and Related Structures Construction;
- Constructing oil and gas pipelines and related structures--are classified in Industry 237120, Oil and Gas Pipeline and Related Structures Construction;
- Constructing power and communication transmission lines and related structures--are classified in Industry 237130, Power and Communication Line and Related Structures Construction;
- Constructing highways, streets, and bridges--are classified in Industry 237310, Highway, Street, and Bridge Construction;
- Trenching (except underwater) or removing dams, dikes, and other heavy and civil engineering constructions--are classified in Industry 238910, Site Preparation Contractors; and
- Inspecting pipelines--are classified in Industry 541990, All Other Professional, Scientific, and Technical Services.

238 Specialty Trade Contractors^T

The Specialty Trade Contractors subsector comprises establishments whose primary activity is performing specific activities (e.g., pouring concrete, site preparation, plumbing, painting, and electrical work) involved in building construction or other activities that are similar for all types of construction, but that are not responsible for the entire project. The work performed may include new work, additions, alterations, maintenance, and repairs. The production work performed by establishments in this subsector is usually subcontracted from establishments of the general contractor type or for-sale builders, but especially in remodeling and repair construction, work also may be done directly for the owner of the property. Specialty trade contractors usually perform most of their work at the construction site, although they may have shops where they perform prefabrication and other work. Establishments primarily engaged in preparing sites for new construction are also included in this subsector.

There are substantial differences in types of equipment, work force skills, and other inputs required by specialty trade contractors. Establishments in this subsector are classified based on the underlying production function for the specialty trade in which they specialize. Throughout the Specialty Trade Contractors subsector, establishments commonly provide both the parts and labor required to complete work. For example, electrical contractors supply the current-carrying and noncurrent-carrying wiring devices that are required to install a circuit. Plumbing, heating, and air-conditioning contractors also supply the parts required to complete a contract.

Establishments that specialize in activities primarily related to heavy and civil engineering construction that are not normally performed on buildings, such as the painting of lines on highways, are classified in Subsector 237, Heavy and Civil Engineering Construction.

Establishments that are primarily engaged in selling construction materials are classified in Sector 42, Wholesale Trade, or Sector 44-45, Retail Trade, based on the characteristics of the selling unit.

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2381 Foundation, Structure, and Building Exterior Contractors^T

This industry group comprises establishments primarily engaged in the specialty trades needed to complete the basic structure (i.e., foundation, frame, and shell) of buildings. The work performed may include new work, additions, alterations, maintenance, and repairs.

23811 Poured Concrete Foundation and Structure Contractors

See industry description for 238110.

238110 Poured Concrete Foundation and Structure Contractors

This industry comprises establishments primarily engaged in pouring and finishing concrete foundations and structural elements. This industry also includes establishments performing grout and shotcrete work. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Concrete pouring and finishing	Concrete work (except paving)
Guniting contractors	Shotcrete contractors
Concrete pumping (i.e., placement)	Footings and foundation concrete contractors
Mud-jacking contractors	

Cross-References. Establishments primarily engaged in--

- Constructing or paving streets, highways, and public sidewalks--are classified in Industry 237310, Highway, Street, and Bridge Construction;
- Concrete sealing, coating, waterproofing, or dampproofing--are classified in Industry 238390, Other Building Finishing Contractors; and
- Paving residential driveways, commercial parking lots, and other private parking areas--are classified in Industry 238990, All Other Specialty Trade Contractors.

23812 Structural Steel and Precast Concrete Contractors

See industry description for 238120.

238120 Structural Steel and Precast Concrete Contractors

This industry comprises establishments primarily engaged in (1) erecting and assembling structural parts made from steel or precast concrete (e.g., steel beams, structural steel components, and similar products of precast concrete) and/or (2) assembling and installing other steel construction products (e.g., steel rods, bars, rebar, mesh, and cages) to reinforce poured-in-place concrete. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Concrete product (e.g., structural precast, structural prestressed) installation	Placing and tying reinforcing rod at a construction site
Rebar contractors	Structural steel contractors
Erecting structural steel	Precast concrete panel, slab, or form installation
Reinforcing steel contractors	

Cross-References.

Establishments primarily engaged in pouring concrete at the construction site for building foundations or structural elements are classified in Industry 238110, Poured Concrete Foundation and Structure Contractors.

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23813 Framing Contractors

See industry description for 238130.

238130 Framing Contractors

This industry comprises establishments primarily engaged in structural framing and sheathing using materials other than structural steel or concrete. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Building framing (except structural steel)	Framing contractors
Post framing contractors	Wood frame component (e.g., truss) fabrication on site
Foundation, building, wood, contractors	
Steel framing contractors	

Cross-References. Establishments primarily engaged in--

- Finish carpentry--are classified in Industry 238350, Finish Carpentry Contractors; and
- Installing structural steel, precast concrete framing, or structural elements--are classified in Industry 238120, Structural Steel and Precast Concrete Contractors.

23814 Masonry Contractors

See industry description for 238140.

238140 Masonry Contractors

This industry comprises establishments primarily engaged in masonry work, stone setting, bricklaying, and other stone work. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Block laying	Concrete block laying
Marble, granite, and slate, exterior, contractors	Stucco contractors
Bricklaying	Foundation (e.g., brick, block, stone), building, contractors
Masonry pointing, cleaning, or caulking	

Cross-References. Establishments primarily engaged in--

- Erecting the basic structure of buildings by pouring concrete--are classified in Industry 238110, Poured Concrete Foundation and Structure Contractors;
- Interior marble, granite, and slate work--are classified in Industry 238340, Tile and Terrazzo Contractors; and
- Laying precast stones or bricks for patios, sidewalks, and driveways; or paving residential driveways, commercial parking lots and other private parking areas--are classified in Industry 238990, All Other Specialty Trade Contractors.

23815 Glass and Glazing Contractors

See industry description for 238150.

238150 Glass and Glazing Contractors

This industry comprises establishments primarily engaged in installing glass panes in prepared openings (i.e., glazing work) and other glass work for buildings. The work performed may include new work, additions, alterations, maintenance, and repairs.

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Illustrative Examples:

Decorative glass and mirror installation	Glass coating and tinting (except automotive)
Glazing contractors	contractors
Glass cladding installation	Window pane or sheet installation
Stained glass installation	Glass installation (except automotive) contractors

Cross-References. Establishments primarily engaged in--

- Installing prefabricated window units--are classified in Industry 238350, Finish Carpentry Contractors; and
- The replacement, repair, and/or tinting of automotive glass--are classified in U.S. Industry 811122, Automotive Glass Replacement Shops.

23816 Roofing Contractors

See industry description for 238160.

238160 Roofing Contractors

This industry comprises establishments primarily engaged in roofing. This industry also includes establishments treating roofs (i.e., spraying, painting, or coating) and installing skylights. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Painting, spraying, or coating, roof	Shake and shingle, roof, installation
Sheet metal roofing installation	Skylight installation

Cross-References. Establishments primarily engaged in--

- Installing roof trusses and sheathing attached to trusses--are classified in Industry 238130, Framing Contractors; and
- Installing downspouts, gutters, fascia, and soffits--are classified in Industry 238170, Siding Contractors.

23817 Siding Contractors

See industry description for 238170.

238170 Siding Contractors

This industry comprises establishments primarily engaged in installing siding of wood, aluminum, vinyl, or other exterior finish material (except brick, stone, stucco, or curtain wall). This industry also includes establishments installing gutters and downspouts. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Downspout, gutter, and gutter guard installation	Siding (e.g., vinyl, wood, aluminum) installation
Fascia and soffit installation	

Cross-References. Establishments primarily engaged in--

- Installing brick, stone, or stucco building exterior finish materials--are classified in Industry 238140, Masonry Contractors;
- Installing curtain wall--are classified in Industry 238190, Other Foundation, Structure, and Building Exterior Contractors; and

T—Canadian, Mexican, and United States industries are comparable.

- Installing sheet metal duct work--are classified in Industry 238220, Plumbing, Heating, and Air-Conditioning Contractors.

23819 Other Foundation, Structure, and Building Exterior Contractors

See industry description for 238190.

238190 Other Foundation, Structure, and Building Exterior Contractors

This industry comprises establishments primarily engaged in building foundation and structure trades work (except poured concrete, structural steel, precast concrete, framing, masonry, glass and glazing, roofing, and siding). The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Curtain wall, metal, installation	Ornamental metal work installation
Forms for poured concrete, erecting and dismantling	Fire escape installation
Welding, on-site, contractors	Decorative steel and wrought iron work installation

Cross-References. Establishments primarily engaged in--

- Poured concrete foundation and structure work--are classified in Industry 238110, Poured Concrete Foundation and Structure Contractors;
- Installation of structural steel or precast concrete building components--are classified in Industry 238120, Structural Steel and Precast Concrete Contractors;
- Framing buildings--are classified in Industry 238130, Framing Contractors;
- Masonry work--are classified in Industry 238140, Masonry Contractors;
- Glass and glazing work--are classified in Industry 238150, Glass and Glazing Contractors;
- Installing or repairing roofs--are classified in Industry 238160, Roofing Contractors;
- Installing siding--are classified in Industry 238170, Siding Contractors; and
- Fireproofing buildings--are classified in Industry 238310, Drywall and Insulation Contractors.

2382 Building Equipment Contractors^T

This industry group comprises establishments primarily engaged in installing or servicing equipment that forms part of a building mechanical system (e.g., electricity, water, heating, and cooling). The work performed may include new work, additions, alterations, maintenance, and repairs. Contractors installing specialized building equipment, such as elevators, escalators, service station equipment, and central vacuum cleaning systems, are also included.

23821 Electrical Contractors and Other Wiring Installation Contractors^T

See industry description for 238210.

238210 Electrical Contractors and Other Wiring Installation Contractors

This industry comprises establishments primarily engaged in installing and servicing electrical wiring and equipment. Contractors included in this industry may include both the parts and labor when performing work. These contractors may perform new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Airport runway lighting contractors	Highway, street, and bridge lighting and electrical signal installation
Fiber optic cable (except transmission line) contractors	Audio equipment (except automotive) installation contractors
Alarm system (e.g., fire, burglar), electric, installation only	Home automation system installation

^T—Canadian, Mexican, and United States industries are comparable.

Lighting system installation
Cable television hookup contractors
Telecommunications equipment and wiring (except transmission line) installation contractors

Computer and network cable installation
Traffic signal installation
Environmental control system installation
Cable splicing, electrical or fiber optic

Cross-References. Establishments primarily engaged in--

- Installing and maintaining telecommunications lines by telecommunications companies--are classified in Subsector 517, Telecommunications;
- Constructing power and communication transmission lines--are classified in Industry 237130, Power and Communication Line and Related Structures Construction; and
- Burglar and fire alarm installation combined with sales, maintenance, or monitoring services--are classified in U.S. Industry 561621, Security Systems Services (except Locksmiths).

23822 Plumbing, Heating, and Air-Conditioning Contractors^T

See industry description for 238220.

238220 Plumbing, Heating, and Air-Conditioning Contractors

This industry comprises establishments primarily engaged in installing and servicing plumbing, heating, and air-conditioning equipment. Contractors in this industry may provide both parts and labor when performing work. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Cooling tower installation
Heating, ventilation, and air-conditioning (HVAC) contractors
Duct work (e.g., cooling, dust collection, exhaust, heating, ventilation) installation
Lawn sprinkler system installation
Fire sprinkler system installation

Mechanical contractors
Fireplace, natural gas, installation
Refrigeration system (e.g., commercial, industrial, scientific) installation
Furnace installation
Sewer hookup and connection, building

Cross-References. Establishments primarily engaged in--

- Installing electrical controls for HVAC systems--are classified in Industry 238210, Electrical Contractors and Other Wiring Installation Contractors;
- Duct cleaning--are classified in Industry 561790, Other Services to Buildings and Dwellings; and
- Installing septic tanks--are classified in Industry 238910, Site Preparation Contractors.

23829 Other Building Equipment Contractors^T

See industry description for 238290.

238290 Other Building Equipment Contractors

This industry comprises establishments primarily engaged in installing or servicing building equipment (except electrical, plumbing, heating, cooling, or ventilation equipment). The repair and maintenance of miscellaneous building equipment is included in this industry. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Automated and revolving door installation
Lightning protection equipment (e.g., lightning rod) installation

Boiler and pipe insulation installation
Machine rigging
Commercial-type door installation

^T—Canadian, Mexican, and United States industries are comparable.

Millwrights	Elevator installation
Conveyor system installation	Satellite dish, household-type, installation
Overhead door, commercial- or industrial-type, installation	Escalator installation
Dismantling large-scale machinery and equipment	Vacuum cleaning system, built-in, installation
Revolving door installation	Gasoline pump, service station, installation

Cross-References. Establishments primarily engaged in--

- Manufacturing industrial equipment with incidental installation--are classified in Sector 31-33, Manufacturing; and
- Repair and maintenance of commercial refrigeration equipment or production equipment--are classified in Industry 811310, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance.

2383 Building Finishing Contractors^T

This industry group comprises establishments primarily engaged in the specialty trades needed to finish buildings. The work performed may include new work, additions, alterations, maintenance, and repairs.

23831 Drywall and Insulation Contractors^T

See industry description for 238310.

238310 Drywall and Insulation Contractors

This industry comprises establishments primarily engaged in drywall, plaster work, and building insulation work. Plaster work includes applying plain or ornamental plaster, and installation of lath to receive plaster. The work performed may include new work, additions, alterations, maintenance, and repairs. Establishments primarily engaged in providing firestop services are included in this industry.

Illustrative Examples:

Acoustical ceiling tile and panel installation	Firestop contractors
Lathing contractors	Fresco (i.e., decorative plaster finishing) contractors
Drop ceiling installation	Taping and finishing drywall
Plastering (i.e., ornamental, plain) contractors	Gypsum board installation
Drywall contractors	Wall cavity and attic space insulation installation
Soundproofing contractors	

Cross-References. Establishments primarily engaged in--

- Applying stucco--are classified in Industry 238140, Masonry Contractors; and
- Insulating pipes and boilers--are classified in Industry 238290, Other Building Equipment Contractors.

23832 Painting and Wall Covering Contractors^T

See industry description for 238320.

238320 Painting and Wall Covering Contractors

This industry comprises establishments primarily engaged in interior or exterior painting or interior wall covering. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Bridge painting	Paperhanging or removal contractors
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^T—Canadian, Mexican, and United States industries are comparable.

House painting
Ship painting contractors

Paint and wallpaper stripping
Wallpaper hanging and removal contractors

Cross-References. Establishments primarily engaged in--

- Painting lines on highways, streets, and parking lots--are classified in Industry 237310, Highway, Street, and Bridge Construction;
- Roof painting--are classified in Industry 238160, Roofing Contractors; and
- Installing wood paneling--are classified in Industry 238350, Finish Carpentry Contractors.

23833 Flooring Contractors^T
See industry description for 238330.

238330 Flooring Contractors

This industry comprises establishments primarily engaged in the installation of resilient floor tile, carpeting, linoleum, and hardwood flooring. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Carpet, installation only
Resilient floor tile or sheet (e.g., linoleum, rubber, vinyl), installation only
Vinyl flooring contractors

Resurfacing hardwood flooring
Hardwood flooring, installation only
Floor laying, scraping, finishing, and refinishing

Cross-References. Establishments primarily engaged in--

- Laying concrete flooring--are classified in Industry 238110, Poured Concrete Foundation and Structure Contractors;
- Installing fireproof flooring--are classified in Industry 238310, Drywall and Insulation Contractors;
- Installing stone or ceramic floor tile--are classified in Industry 238340, Tile and Terrazzo Contractors; and
- Selling and installing carpet and other flooring products as retail establishments--are classified in Sector 44-45, Retail Trade.

23834 Tile and Terrazzo Contractors^T
See industry description for 238340.

238340 Tile and Terrazzo Contractors

This industry comprises establishments primarily engaged in setting and installing ceramic tile, stone (interior only), and mosaic and/or mixing marble particles and cement to make terrazzo at the job site. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Ceramic tile installation
Mosaic work
Mantel, marble or stone, installation
Tile (except resilient) laying and setting

Stone flooring installation
Marble, granite, and slate, interior installation contractors

Cross-References. Establishments primarily engaged in--

- Exterior marble, granite, and slate work--are classified in Industry 238140, Masonry Contractors;

^T—Canadian, Mexican, and United States industries are comparable.

- Manufacturing precast terrazzo products--are classified in Industry 327390, Other Concrete Product Manufacturing; and
- Installing, without selling resilient floor tile--are classified in Industry 238330, Flooring Contractors.

23835 Finish Carpentry Contractors^T

See industry description for 238350.

238350 Finish Carpentry Contractors

This industry comprises establishments primarily engaged in finish carpentry work. The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Built-in wood cabinets constructed on site	Prefabricated kitchen and bath cabinet, residential-type, installation
Molding or trim, wood or plastic, installation	Ship joinery contractors
Countertop, residential-type, installation	Millwork installation
Paneling installation	Window and door, residential-type, of any material, prefabricated, installation
Door and window frame construction	
Garage door, residential-type, installation	

Cross-References. Establishments primarily engaged in--

- Installing skylights--are classified in Industry 238160, Roofing Contractors;
- Framing--are classified in Industry 238130, Framing Contractors; and
- Building custom kitchen and bath cabinets (except freestanding) in a shop--are classified in Industry 337110, Wood Kitchen Cabinet and Countertop Manufacturing.

23839 Other Building Finishing Contractors^T

See industry description for 238390.

238390 Other Building Finishing Contractors

This industry comprises establishments primarily engaged in building finishing trade work (except drywall, plaster, and insulation work; painting and wall covering work; flooring work; tile and terrazzo work; and finish carpentry work). The work performed may include new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Bathtub refinishing, on-site	Countertop and cabinet, metal (except residential-type), installation
Fabricating metal cabinets or countertops on site	Waterproofing contractors
Closet organizer system installation	Drapery fixture (e.g., hardware, rods, tracks) installation
Modular furniture system attachment and installation	Window shade and blind installation
Concrete coating, glazing, or sealing	
Trade show exhibit installation and dismantling	

Cross-References. Establishments primarily engaged in--

- Installing drywall, plaster, or insulation--are classified in Industry 238310, Drywall and Insulation Contractors;
- Installing or removing paint or wall coverings--are classified in Industry 238320, Painting and Wall Covering Contractors;
- Installing or repairing wood floors, resilient flooring, and carpet--are classified in Industry 238330, Flooring Contractors;

^T—Canadian, Mexican, and United States industries are comparable.

- Setting tile or performing terrazzo work--are classified in Industry 238340, Tile and Terrazzo Contractors; and
- Finish carpentry--are classified in Industry 238350, Finish Carpentry Contractors.

2389 Other Specialty Trade Contractors^T

This industry group comprises establishments primarily engaged in site preparation activities and in specialized trades (except foundation, structure, and building exterior contractors; building equipment contractors; and building finishing contractors). The specialty trade work performed includes new work, additions, alterations, maintenance, and repairs.

23891 Site Preparation Contractors^T See industry description for 238910.

238910 Site Preparation Contractors

This industry comprises establishments primarily engaged in site preparation activities, such as excavating and grading, demolition of buildings and other structures, and septic system installation. Earthmoving and land clearing for all types of sites (e.g., building, nonbuilding, mining) is included in this industry. Establishments primarily engaged in construction equipment rental with operator (except cranes) are also included.

Illustrative Examples:

Blasting, building demolition	Septic system contractors
Foundation digging (i.e., excavation)	Dirt moving for construction
Concrete breaking and cutting for demolition	Trenching (except underwater)
Foundation drilling contractors	Equipment rental (except crane), construction, with operator
Cutting new rights of way	Underground tank (except hazardous) removal
Grading construction sites	Excavating, earthmoving, or land clearing contractors
Demolition, building and structure	Wrecking, building or other structure
Line slashing or cutting (except maintenance)	
Dewatering contractors	

Cross-References. Establishments primarily engaged in--

- Earth retention or underwater trenching--are classified in Industry 237990, Other Heavy and Civil Engineering Construction;
- Crane rental with operator--are classified in Industry 238990, All Other Specialty Trade Contractors;
- Overburden removal as an activity prior to mineral removal from quarries or open pit mines--are classified in Sector 21, Mining, Quarrying, and Oil and Gas Extraction;
- Drilling oil and gas field water intake wells--are classified in U.S. Industry 213111, Drilling Oil and Gas Wells;
- Dismantling tanks in oil fields--are classified in U.S. Industry 213112, Support Activities for Oil and Gas Operations;
- Construction equipment rental without an operator--are classified in U.S. Industry 532412, Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing;
- Tree and brush trimming for overhead utility lines--are classified in Industry 561730, Landscaping Services; and
- Nuclear power plant decommissioning and environmental remediation work, such as the removal of underground steel tanks for hazardous materials--are classified in Industry 562910, Remediation Services.

23899 All Other Specialty Trade Contractors^T See industry description for 238990.

^T—Canadian, Mexican, and United States industries are comparable.

238990 All Other Specialty Trade Contractors

This industry comprises establishments primarily engaged in specialized trades (except foundation, structure, and building exterior contractors; building equipment contractors; building finishing contractors; and site preparation contractors). The specialty trade work performed includes new work, additions, alterations, maintenance, and repairs.

Illustrative Examples:

Billboard erection	Sandblasting building exteriors
Outdoor swimming pool construction	Fence installation
Cleaning building interiors during and immediately after construction	Scaffold erecting and dismantling
Paver, brick (e.g., driveway, patio, sidewalk), installation	Interlocking brick and block installation
Crane rental with operator	Steeplejack work
Paving, residential and commercial driveway and parking lot	Manufactured (mobile) home set up and tie-down work
	Driveway paving or sealing

Cross-References. Establishments primarily engaged in--

- Foundation, structure, and building exterior work--are classified in Industry Group 2381, Foundation, Structure, and Building Exterior Contractors;
- Installing, repairing, or maintaining building mechanical systems--are classified in Industry Group 2382, Building Equipment Contractors;
- Finishing buildings--are classified in Industry Group 2383, Building Finishing Contractors;
- Paving public highways, streets, and roads--are classified in Industry 237310, Highway, Street, and Bridge Construction;
- Construction equipment rental with an operator (except cranes) or preparing land for building construction--are classified in Industry 238910, Site Preparation Contractors;
- Construction equipment rental without an operator--are classified in U.S. Industry 532412, Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing;
- Radon testing--are classified in Industry 541380, Testing Laboratories;
- Power washing and other building exterior cleaning (except sandblasting)--are classified in Industry 561790, Other Services to Buildings and Dwellings; and
- Environmental remediation work, such as asbestos abatement--are classified in Industry 562910, Remediation Services.

T—Canadian, Mexican, and United States industries are comparable.