



Design Considerations and Construction Techniques for Modern Wood Buildings

An Online Continuing Education Course for Engineers

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In North America, most housing and commercial structures built prior to the 20th century used wood as the major structural material. The abundant wood resource formed the basic structure for most houses, commercial buildings, bridges, and utility poles. Today, houses and many light commercial and industrial buildings are made using modern wood structural materials. Recently, there has been increased interest in using wood for various types of transportation structures, including highway bridges.

In this course, the features of various types of building systems are described. Emphasis is placed on how these systems have adapted to the use of modern materials and techniques. For example, where floor, wall, and roof sheathing for light-frame construction were once commonly made from wood boards, sheathing is now commonly made from structural panel products, such as plywood and oriented strandboard (OSB). Compared with boards, these panel products are quicker to install and provide improved structural resistance to wind and earthquake loadings. Furthermore, prefabricated floor and wall panels along with prefabricated roof and floor trusses or I-joists are replacing piece-by-piece on-site construction with dimension lumber. A structure can be enclosed within a short time on site using factory-made panelized systems.

Engineered wood products are being used increasingly for transportation structures. A brief description of the uses of wood in railroad and highway bridges and other transportation structures is included.

Light-Frame Buildings

Historically, two general types of light-frame construction have been used—balloon and platform framing. Balloon framing, which was used in the early part of the 20th century, consists of full-height wall framing members for two-story construction. Additional information on balloon framing is available from older construction manuals. Since the latter part of the 20th century, platform framing has dominated the housing market and is widely used in commercial and light industrial applications. Platform framing features the construction of each floor on top of the one beneath. Platform framing construction differs from that of 60 years ago in the use of new and innovative materials, panel products for floor and roof sheathing, and prefabricated components and modules as opposed to “stick built” or on-site construction. A detailed description of the platform-type of construction is given in *Wood Frame House Construction* (Sherwood and Stroh 1989); additional information is given in the *Wood Frame Construction Manual for One and Two-Family Dwellings, 2001* (AF&PA 2001).

Foundations

Light-frame buildings with basements are typically supported on cast-in-place concrete walls or concrete block walls supported by footings. This type of construction with a basement is common in northern climates. Another practice is to have concrete block foundations extend a short distance above ground to support a floor system over a “crawl space.” In southern and western climates, some buildings have no foundation; the walls are supported by a concrete slab, thus having no basement or crawl space.

Treated wood is also used for basement foundation walls. Basically, such foundations consist of wood-frame wall sections with studs and plywood sheathing supported on treated wood plates, all of which are preservatively treated to a specified level of protection. To distribute the load, the plates are laid on a layer of crushed stone or gravel. Walls, which must be designed to resist the lateral loads of the backfill, are built using the same techniques as conventional walls. The exterior surface of the foundation wall below grade is draped with a continuous moisture barrier to prevent direct water contact with the wall panels. The backfill must be designed to permit easy drainage and provide drainage from the lowest level of the foundation.

Because a foundation wall needs to be permanent, the preservative treatment of the plywood and framing and the type of fasteners used for connections are very important.

A special foundation (FDN) treatment has been established for the plywood and framing, with strict requirements for depth of chemical penetration and amount of chemical retention. Corrosion-resistant fasteners (for example, stainless steel) are recommended for all preservatively treated wood. Additional information and materials and construction procedures are given in *Permanent Wood Foundation Basic Requirements* (AF&PA 2007).

Floors

For houses with basements, the central supporting structure may consist of wood posts on suitable footings that carry a built-up girder, which is frequently composed of planks the same width as the joists (standard 38 by 184 mm to 38 by 286 mm (nominal 2 by 8 in. to 2 by 12 in.)), face-nailed together, and set on edge. Because planks are seldom sufficiently long enough to span the full length of the beam, butt joints are required in the layers. The joints are staggered in the individual layers near the column supports. The girder may also be a glulam beam or steel I-beam, often supported on adjustable steel pipe columns. Similar details may be applied to a house over a crawl space. The floor framing in residential structures typically consists of wood joists on 400 or 600-mm (16 or 24-in.) centers supported by the foundation walls and the center girder (Fig. 1).

Joist size depends on the anticipated loading, spacing between joists, distance between supports (span), species, and grade of lumber. Commonly used joists are standard 38 by 184-mm or 38 by 235-mm (nominal 2 by 8-in. or 2 by 10-in.) lumber, prefabricated wood I-joists, or parallel chord trusses. Lumber joists typically span from 3.6 to 4.8 m (12 to 16 ft). Span tables are available

from the American Forest & Paper Association (AF&PA 2005b). Span capabilities of prefabricated wood I-joists or parallel chord trusses are recommended by the manufacturer.

Floor openings for stairways, fireplaces, and chimneys may interrupt one or more joists. Preferably, such openings are parallel to the length of the joists to reduce the number of joists that will be interrupted. At the interruption, a support (header) is placed between the uninterrupted joists and attached to them. A single header is usually adequate for openings up to about 1.2 m (4 ft) in width, but double headers are required for wider openings. Special care must be taken to provide adequate support at headers (using joist hangers, for example).

Cutting of framing members to install items such as plumbing lines and heating ducts should be minimized. Cut members may require a reinforcing scab, or a supplementary member may be needed. Areas of highly concentrated loads, such as under bathtubs, require doubling of joists or other measures to provide adequate support. One advantage of framing floors with parallel-chord trusses or prefabricated I-joists is that their longer span capabilities may eliminate the need for interior supports. An additional advantage is that the web areas of these components are designed for easy passing of plumbing, electrical, and heating ducts.

Floor sheathing, or subflooring, is used over the floor framing to provide a working platform and a base for the finish flooring. Older homes have board sheathing but newer homes generally use panel products. Common sheathing materials include plywood and OSB, which are available in a number of types to meet various sheathing requirements. Exterior-type panels with water-resistant adhesive are desirable in locations where moisture may be a problem, such as floors near plumbing fixtures or situations where the subfloor may be exposed to the weather for some time during construction.

Plywood should be installed with the grain direction of the face plies at right angles to the joists. Oriented strandboard also has a preferred direction of installation. Nailing patterns are either prescribed by code or recommended by the manufacturer. About 3 mm (1/8 in.) of space should be left between the edges and ends of abutting panels to provide for dimensional changes associated with moisture content.

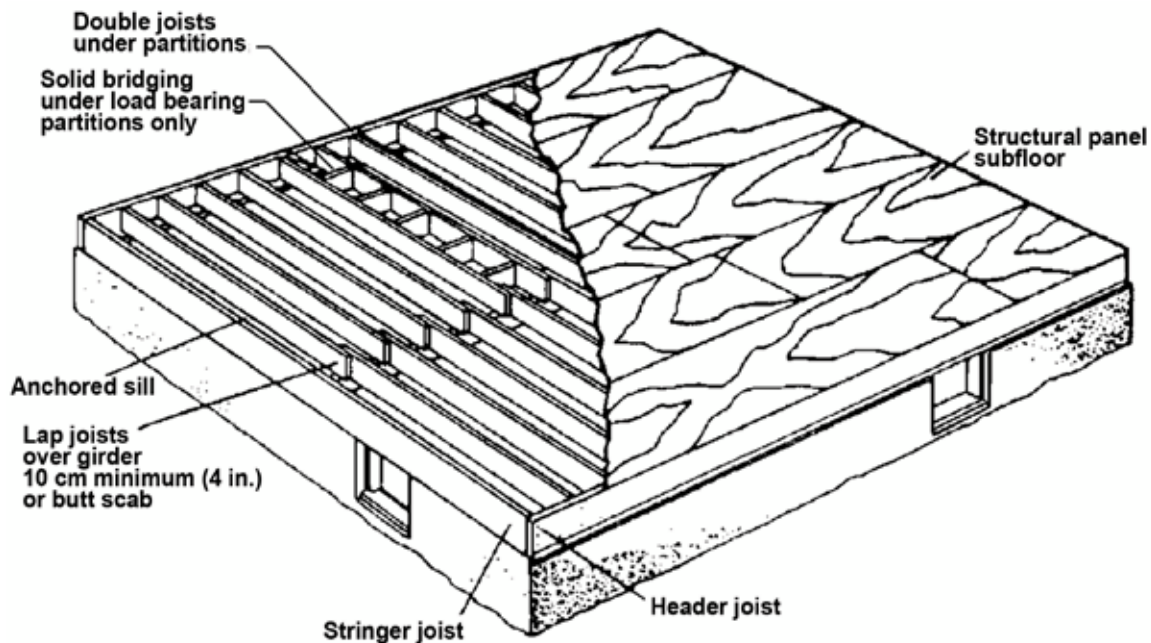


Figure 1. Typical floor details for platform construction with joists spliced on center beam.

Literature from APA–The Engineered Wood Association includes information on the selection and installation of the types of structural panels suitable for subfloors (APA 2007).

Exterior Walls

Exterior walls of light-frame structures are generally load bearing; they support upper floors and the roof. An exception is the gable ends of a one or two-story building. Basically, wall framing consists of vertical studs and horizontal members, including top and bottom plates and headers (or lintels) over window and door openings. The studs are generally standard 38 by 89-mm, 38 by 114-mm, or 38 by 140-mm (nominal 2 by 4-in., 2 by 5-in., or 2 by 6-in.) members spaced between 300 and 600 mm (12 and 24 in.) on center. Selection of the stud size depends on the load the wall will carry, the need for support of wall-covering materials, and the need for insulation thickness in the walls. Headers over openings up to 1.2 m (4 ft) are often 38 by 140 mm (2 by 6 in.), nailed together face to face with spacers to bring the headers flush with the faces of the studs. Special headers that match the wall thickness are also available in the form of either prefabricated I-joists or structural composite lumber. Wall framing is erected over the platform formed by the first-floor joists and subfloor. In most cases, an entire wall is framed in a horizontal position on the subfloor, then tilted into place. If a wall is too long to make this procedure practical, sections of the wall can be formed horizontally and tilted up, then joined to adjacent sections.

Corner studs are usually prefabricated in such a configuration as to provide a nailing edge for the interior finish (Fig. 2). Studs are sometimes doubled at the points of intersection with an interior partition to provide backup support for the interior wall finish. Alternatively, a horizontal block is placed mid-height between exterior studs to support the partition wall. In such a case, backup clips on the partition stud are needed to accommodate the interior finish.

Upper plates are usually doubled, especially when rafters or floor joists will bear on the top plate between studs. The second top plate is added in such a way that it overlaps the first plate at corners and interior wall intersections. This provides a tie and additional rigidity to the walls. In areas subject to high winds or earthquakes, ties should be provided between the wall, floor framing, and sill plate that should be anchored to the foundation. When a second story is added to the structure, the edge floor joist is nailed to the wall top plate and wall framing are added in the same way.

Sheathing for exterior walls can be OSB or plywood. OSB may be used. Film-faced OSB is another option. Several types of sheathing requires additional bracing. Gypsum board is used where structural strength impart greater thermal mass.

In cases where the sheathing is not rigid, diagonal bracing must be used. Many foam sheathing diagonal braces must be spaced every 1.2 m (4 ft) of the wall finish. Diagonal bracing is commonly provided by strapping.

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Here again, plywood or OSB provides a degree of water resistance is required. Gypsum board sometimes requires additional bracing. Intermediate-density fiberboard panels can also be used to provide structural strength.

Diagonal bracing is required, so either foam sheathing or rigid sheathings are used, depending on the lumber or steel framing.