

WHAT WE LEARNED BY



**Two Identical 2,600 sq. ft. Homes.
One Framed Conventionally.
One Built with Engineered Components.**



BUILDERS Praise Components

"Building with components, I went from having 25 men to 8 men on the jobsite, and I doubled my dollar volume. Every hour I take out of the field decreases my liability, overhead, and workers' compensation. There's no trash to pick up. A clean jobsite makes a safe jobsite. I was a firm believer in stick framing for years, but I'll never go back."

*—Rick Thompson,
Rick Thompson & Sons,
Princeton, IL*

OUR PURPOSE

WTCA, in cooperation with the Building Systems Council of NAHB, sponsored the *Framing the American Dream*® project to better understand wood framing. It was the first time two identical house plans were completely framed using two different methods—one stick-built, and the other with wood trusses and wall panels (components). Here's what we learned.

CRAFTSMANSHIP THROUGH ENGINEERING

- Every building is an engineered structure. The moment a nail is driven into two boards, load transfers from one board to the other, so designing and engineering all structures is important. A house using components is fully engineered.
- Each component is designed specifically for your building.
- Each component location is defined, making components easy to use in the field.
- All the loads go where they belong. You won't have uneven floors, or windows and doors that don't close properly—*no surprises!*
- Engineering with computer software makes craftsmanship easy with components, and gives you design flexibility.

CRAFTSMANSHIP THROUGH MANUFACTURING

- A manufacturing facility creates quality components, often starting with computer-controlled saws, which make accurate compound cuts simple. All component joints fit together tightly in precision jigs. Manufacturing can also be computer-controlled, for faster setup times and efficient production.
- Weather is not a factor. Production can continue day and night, providing consistent quality.
- Material shortage delays are less likely, since the entire system is supplied in one package.
- Callbacks are reduced. Components made with dry lumber are less likely to shrink, warp and twist.
- Components are rarely stolen from the jobsite.

FLOOR TRUSS FRAMING

- Floor trusses can be manufactured in long spans, reducing or eliminating the need for intermediate bearing walls, beams, columns or footings.
- The open webs allow for easy passage of ducts, plumbing and electrical wires within the system. No cutting of webs is required and you don't need to fur down to hide mechanicals.
- Special bearing, cantilever and balcony details are easily built in.
- Stiffness can be designed into the floor truss, creating a more solid floor.
- Labor costs for mechanical contractors are lower.
- The 3½-inch width allows for quick gluing and accurate nailing or screwing.
- Cold air returns can be eliminated by using the open web system as a plenum for air distribution.

WHAT WE LEARNED ABOUT FLOOR FRAMING

| | STICK FRAME | COMPONENT |
|--------------------|---------------|---------------|
| MAN HOURS TO FRAME | 38 HOURS | 12 HOURS |
| QUANTITY OF LUMBER | 4,256 BD. FT. | 3,147 BD. FT. |

SAVINGS: 26 HOURS • 1,109 BD. FT.



"In working with contemporary homes, building with components holds your dimensions plumb, square and true, ensuring a dimensionally accurate home, reducing call-backs."

-John Teschky, Teschky, Inc., Glenview, IL

ROOF TRUSS FRAMING

- Complex roof and ceiling profiles are easy to design with today's software.
- Hip and valley roof systems are much easier to build using trusses than with conventional framing.
- Trusses can be used with a variety of on-center spacings, to optimize strength and lumber resources.
- Long clear spans are easy to create, reducing or eliminating the need for interior bearing walls, beams and columns.
- Structures are dried in more quickly, saving time and avoiding weather-related delays.
- Your imagination is the only limit when you design with trusses.

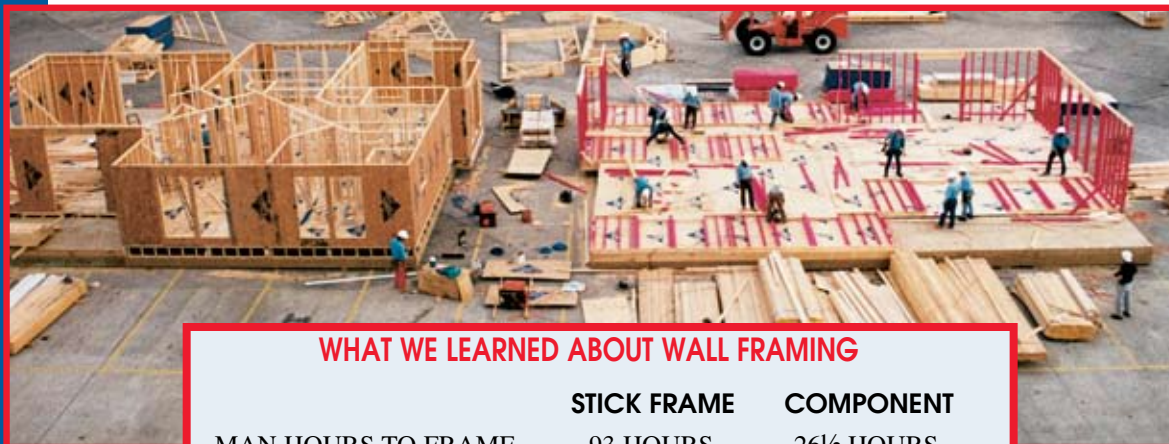


WHAT WE LEARNED ABOUT ROOF FRAMING

| | | STICK FRAME | COMPONENT | SAVINGS |
|----------------|--------------------|---------------|---------------|----------------------|
| Second Floor | MAN HOURS TO FRAME | 142½ HOURS | 59½ HOURS | 83 HOURS |
| | QUANTITY OF LUMBER | 7,210 BD. FT. | 4,875 BD. FT. | 2,335 BD. FT. |
| Great Room | MAN HOURS TO FRAME | 104 HOURS | 35½ HOURS | 68½ HOURS |
| | QUANTITY OF LUMBER | 3,641 BD. FT. | 2,116 BD. FT. | 1,525 BD. FT. |
| Valley Framing | MAN HOURS TO FRAME | 9½ HOURS | 4½ HOURS | 5 HOURS |
| | QUANTITY OF LUMBER | 692 BD. FT. | 362 BD. FT. | 330 BD. FT. |

WALL PANEL FRAMING

- Wall lumber use can be optimized with studs designed at the optimum spacing for the applied roof and floor truss loads. Generally, less lumber is required.
- Placement plans can be generated, picking up all bearing locations and showing correct locations, for easy setting. Wall panels are marked accordingly.
- High quality material is used.
- Walls are square.
- Proper nailing patterns are used.
- Studs and headers are designed to support applied loads.
- Sheathing can be applied in the factory, saving time in the field.



WHAT WE LEARNED ABOUT WALL FRAMING

| | STICK FRAME | COMPONENT |
|--------------------|---------------|---------------|
| MAN HOURS TO FRAME | 93 HOURS | 26½ HOURS |
| QUANTITY OF LUMBER | 4,598 BD. FT. | 4,598 BD. FT. |

SAVINGS: 66½ HOURS • 0 BD. FT.

What We LEARNED about WOOD WASTE at Jobsite:

STICK FRAME
17 yards

COMPONENT
4 yards

SAVINGS
13 yards

ENVIRONMENTAL RESPONSIBILITY

- Nearly five million trees are planted every day. Wood is the only renewable building material.
- Wasting wood is costly. In a factory, cut-offs and short lengths can be used to the maximum, which reduces waste. Most waste wood is ground up and sold, so less goes to the landfill.



WHAT WE LEARNED BY FRAMING THE AMERICAN DREAM®

| | STICK | TRUSSES & WALL PANELS | SAVINGS |
|--|----------|-----------------------|-----------|
| TOTAL JOBSITE MAN HOURS TO ERECT | 401* | 148* | 253 |
| TOTAL JOBSITE MAN HOUR COST AT \$20/HOUR FOR AVERAGE FRAMING CREW LABOR (COMPONENTS USED CRANE AT \$500) | \$8,020 | \$3,460 | \$4,560 |
| TOTAL BD. FT. LUMBER (SHEATHING PANELS SAME FOR BOTH) | 20,400 | 15,100 | 5,300 |
| TOTAL COST OF LUMBER AT \$450/1,000 BD. FT. AND COMPONENTS AT TRUSS MANUFACTURER'S SELLING PRICE | \$12,928 | \$14,457 | (\$1,529) |
| TOTAL LUMBER AND PANEL SCRAP GENERATED | 17 YARDS | 4 YARDS | 13 YARDS |
| TOTAL SCRAP COST AT \$15/YD. DUMPSTER COST AND MAN HOUR COST TO PICK UP | \$425 | \$100 | \$325 |
| TOTAL COST FOR THIS 2,600 SQ. FT. HOUSE | \$21,373 | \$18,017 | \$3,356 |

- Use of trusses and wall panels resulted in a 16% savings in total labor and material costs.
- Apply local lumber, labor and dumpster costs to make your area's cost comparisons.

*Number includes time for daily clean-up and scrap pick-up.

"You have to look at your bottom line, and the bottom line is that you save money with components. You pay more for a truss, but you can put it in so much faster.

"Time and man power are very difficult to come by. Using components, you can take the same man power and do so much more work."

-Roy Wilder, Wilder Construction, Middlesboro, KY



For a *Framing the American Dream*® video, contact:
WTCA – Representing the Structural Building Components Industry

6300 Enterprise Lane
 Madison, WI 53719

608/274-4849 • 608/274-3329 (fax)

wtca@sbcindustry.com • www.sbcindustry.com

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