

G 04



ADVANCED FRAMING OVERVIEW

Advanced framing refers to a variety of framing techniques designed to reduce the amount of lumber used and waste generated in the construction of a wood framed house. Advanced framing, also referred to as Optimum Value Engineering (OVE), can improve energy efficiency by reducing the amount of lumber in a wood-framed wall and, therefore, increasing the amount of insulation in the wall. Advanced framing maintains the building's structural integrity by applying sound engineering practices to the design.

Advanced framing techniques include:

- Designing homes on 2-foot modules to make the best use of common sheet good sizes and reduce waste and labor.
- Spacing wall studs, floor joists, and roof rafters up to 24 inches on-center.
- Using in-line framing in which floor, wall, and roof framing members are vertically in line with one another and loads are transferred directly downward.
- Using two-stud corner framing and inexpensive drywall clips or scrap lumber for drywall backing instead of studs.
- Eliminating headers in non-load-bearing walls and partitions.
- Sizing headers in load-bearing walls to eliminate oversizing.
- Using single-member headers and single top plates, when appropriate.

Advanced framing techniques can be implemented individually or as a complete package.

Cost: Fully implementing advanced framing techniques can result in material cost savings of about \$1,000 for a 2,400-square-foot house, labor cost savings of between 3% and 5%, and annual heating and cooling cost savings of up to 5%.

8 pts.

Under Reduce Quantity of Materials and Waste (**Section 2.1**) of the **NAHB Model Green Home Building Guidelines** this home was awarded **8 points** for the use of advanced framing techniques.