

CONTENTS



Preface xi
Acknowledgments xi

PART ONE **CONTEXT 1**

1 The Context for Construction 2

A Building Culture 7
Construction Systems 9
Types of Residential Development 11
Zoning Ordinances, Building Codes, and Other
Legal Constraints 17
Building Costs and Financing 18
Environmental Responsibility: Building Green 21
Building a House: The Typical Process 23

2 The Construction Community: Builders, Contractors, and Developers 30

History 32
Builders and Contractors 33
Obtaining Work 38
The Residential Developer 40
Training the Construction Community 45
Green Builders, Contractors, and Developers 47

3 The Design Community 50

History 52
Residential Designers 53
Consultants 55
The Design Process 56
Design Sources 63
Communication between Designer and
Builder 65
Green Designers 68

PART TWO **MATERIALS 71**

4 The Material Wood 72

Trees 74
Lumber 78
Wood Products 88
Chemical Treatment 99



Wood Fasteners 100
Wood-Manufactured Building Components 106
Types of Wood Construction 106
Building Green with Wood 106

5 Masonry 110

History 112
Mortar 115
Concrete Masonry 116
Brick Masonry 126
Stone Masonry 138
Other Types of Masonry Units 142
Special Problems of Masonry Construction 143
Building Green with Masonry 145

6 Concrete 148

History 150
Cement and Concrete 151
Making and Placing Concrete 154
Formwork 158
Reinforcing 158
ACI 301 165
Building Green with Concrete 165

PART THREE WOOD LIGHT FRAME CONSTRUCTION 169

7 Rough Sitework 170

Design Considerations 172
Organizing the Site for Construction 173
Site Preparation 173
Excavation 175
Site Utilities 176
Surface Water Drainage 181
Grading 184
Green Practices for Rough Sitework 186

8 Foundations 190

Foundation Loads 192
Foundation Settlement 192
Soils 193
Designing Foundations 195
Footings 198
Concrete Foundation Walls 201
Concrete Masonry Foundation Walls 204
Concrete Slab Foundations 206
Wood Foundations 210
Precast Concrete Foundations 212
Anchor Bolts and Hold-downs 212
Drainage and Waterproofing 212
Foundation Insulation 215
Backfilling 216
Foundation Design and the
Building Codes 216

9 Floor and Wall Framing 218

History 220
The Platform Frame 220
Building the Frame 222

10 Roof Framing 248

- History 250
- Roof Types and Parts 251
- Building the Roof 253
- Wood Framing and the
 - Building Codes 271
- The Uniqueness of Wood Light Frame
 - Construction 272
- Building Green with Wood Framing 274

11 Finishing the Roof 276

- Preparation for Roofing 278
- Roof Slope 280
- Steep Roofs 281
- Low-Slope Roofs 293
- Roof Edge Details 298
- Roof Drainage 301
- Roofing and the Building Codes 303
- Building Green with Roofing 304

12 Windows and Exterior Doors 306

- Windows 308
- Exterior Doors 320
- Building Green with Windows
 - and Doors 325

13 Finishing the Exterior Walls 328

- The Weather Barrier Membrane 331
- Exterior Trim 333
- Siding 334
- Exterior Paints and Coatings 344
- Ladders and Scaffolds 348
- Building Green at the
 - Exterior Walls 350

14 Plumbing 352

- Plumbing Basics 354
- Planning for Pipes 358
- Rough-in Plumbing 359
- Finish Plumbing 362
- Plumbing Codes 362
- Other Piping Systems 363
- Building Green with
 - Plumbing Systems 366

15 Heating and Cooling 370

- Choosing a System 372
- Forced-Air Systems 374
- Radiant Panel Systems 380
- Hydronic Heating Systems 384
- Local Source Heaters 385
- Finishing a Heating/Cooling System 388
- Heating and Cooling Systems and the
 - Building Codes 388
- Green Strategies for Heating and Cooling
 - Buildings 388





16 Electrical Wiring 392

- Wiring Basics 394
- Electrical System Design 400
- Rough-in Electrical Installation 402
- Finish Electrical 404
- Electrical Wiring and the
 Building Codes 405
- Low-Voltage Wiring 405
- Building Green with Electrical Systems 406

17 Thermal Insulation 408

- The Thermal Envelope and Its
 Components 411
- Thermal Insulation Materials 415
- How Much Insulation? 420
- Installation of Insulation 420
- Control of Water Vapor 422
- Ventilation of Cavities 424
- Control of Air Infiltration 428
- Building Green with Thermal Insulation 430

18 Fireplaces and Stoves 434

- Selecting a Fireplace 437
- Planning for Fireplace Construction 438
- The Masonry Fireplace 438
- Factory-Built Fireplaces 448
- Freestanding Stoves 451
- Fireplaces and the Building Codes 452
- How Green Are Fireplaces and Stoves? 454

19 Interior Surfaces 456

- Wall and Ceiling Finish 458
- Finish Flooring 465
- Building Green with Gypsum Products 472

20 Finishing the Interior 474

- Interior Doors 476
- Cabinets 479
- Finish Carpentry and Trim 486
- Paints and Coatings 493
- Building Green with Paints and
 Coatings 494

21 Finish Sitework 496

- Paving Systems 498
- Level Changes 501
- Porches and Decks 505
- Finish Grading 506
- Fencing 507
- Outdoor Lighting 509
- Irrigation 510
- Planting 511
- Green Considerations in
 Finish Sitework 512

PART FOUR
**ALTERNATIVE
 CONSTRUCTION SYSTEMS 515**

**22 Multifamily
 Construction 516**

- History 518
- Special Issues 521
- Foundations 521
- Framing 530
- Acoustical Separation 533
- Fire Protection 533
- Systems 536
- Accessibility 539
- Site Management 540
- Green Issues for Multifamily Housing 541

**23 Low-Tech, Low-Energy
 Construction 546**

- Earthen Construction 548
- Stacked Log Construction 556
- Straw Bale Construction 562
- The “Greenness” of Earth, Logs, and Bales 571

**24 Loadbearing Masonry and
 Concrete Construction 574**

- Loadbearing Masonry 576
- Insulating Concrete Forms 582

**25 Timber Frame
 Construction 592**

- The Uniqueness of the Timber Frame 595
- Materials and Structure of
 the Timber Frame 596
- Building a Timber Frame House 600
- Timber Framing and the
 Building Codes 606
- Building Green with Heavy Timber 606

**26 Light-Gauge Steel
 Construction 608**

- Light-Gauge Steel Frame Construction 610
- Building Green with Steel Framing 620

**27 Panelized
 Construction 622**

- The Concept of Panelized Construction 624
- Types of Panels 625
- Framed Panel Systems 626
- Structural Insulated Panels 630

Glossary 643

Index 669

