## CONTENTS

Preface xi
Acknowledgments xiii

PART ONE

**CONTEXT FOR BUILDING** 1

Chapter 1
The Context for Residential Construction 3

1.1 History 4
1.2 A Culture of Building 6
1.3 Construction Systems 9
1.4 Types of Residential Development 11
1.5 Zoning Ordinances, Building Codes, and Other Legal Constraints 17
1.6 Building Costs and Financing 19
1.7 Building a House: The Typical Process 22
1.8 MasterFormat 26

Chapter 2
Sustainability Aspects of Construction 31

2.1 Why Sustainability Matters for Buildings 32
2.2 Environmental Responsibility: Building Green 35
2.3 Comprehensive Certification Systems 45

Chapter 3
The Construction Community: Builders, Contractors, and Developers 51

3.1 History 52
3.2 Builders and Contractors 54
3.3 Obtaining Work 58
3.4 The Residential Developer 60
3.5 Training the Construction Community 67
3.6 Green Builders, Contractors, Remodelers, and Developers 68
3.7 Tools of the Trade 70
3.8 Safety 72

Chapter 4
The Design Community 77

4.1 History 78
4.2 Residential Designers 79
4.3 Consultants 81
4.4 The Design Process 84
4.5 Design Sources 89
4.6 Communication between Designer and Builder 91
4.7 Green Designers 94

PART TWO

**MATERIALS** 97

Chapter 5
Wood and Wood Products 99

5.1 Trees 100
5.2 Lumber 104
5.3 Wood Products 114
5.4 Chemical Treatment 127
5.5 Wood Fasteners 128
5.6 Wood-Manufactured Building Components 134
5.7 Types of Wood Construction 134
Chapter 6
Masonry

6.1 History 142
6.2 Mortar 145
6.3 Concrete Masonry 146
6.4 Brick Masonry 156
6.5 Stone Masonry 168
6.6 Other Types of Masonry Units 172
6.7 Special Problems of Masonry Construction 173

Chapter 7
Concrete

7.1 History 180
7.2 Cement and Concrete 181
7.3 Making and Placing Concrete 184
7.4 Formwork 188
7.5 Reinforcing 188
7.6 ACI 301 195

PART THREE
Wood Light Frame House Construction

Chapter 8
Rough Site Work

8.1 Design Considerations 202
8.2 Organizing the Site for Construction 203
8.3 Site Preparation 205
8.4 Excavation 206
8.5 Site Utilities 211
8.6 Surface Water Drainage 214
8.7 Grading 215

Chapter 9
Foundations

9.1 Foundation Loads 222
9.2 Foundation Settlement 222
9.3 Soils 223
9.4 Designing Foundations 224
9.5 Footings 226
9.6 Concrete Foundation Walls 229
9.7 Concrete Masonry Foundation Walls 232
9.8 Concrete Slab Foundations 233
9.9 Wood Foundations 240
9.10 Precast Concrete Foundations 240
9.11 Pier Foundations 240
9.12 Anchor Bolts and Hold-Downs 241
9.13 Drainage and Waterproofing 241
9.14 Foundation Insulation 244
9.15 Backfilling 246
9.16 Foundation Design and the Building Codes 247

Chapter 10
Floor and Wall Framing

10.1 History 252
10.2 The Platform Frame 253
10.3 Building the Frame 255

Chapter 11
Roof Framing

11.1 History 282
11.2 Roof Types and Parts 283
11.3 Building the Roof 285
11.4 Wood Framing and the Building Codes 301
11.5 The Uniqueness of Wood Light Frame Construction 303

<table>
<thead>
<tr>
<th>Chapter 20</th>
<th>Interior Surfaces</th>
<th>497</th>
</tr>
</thead>
<tbody>
<tr>
<td>20.1 Wall and Ceiling Finish</td>
<td>498</td>
<td></td>
</tr>
<tr>
<td>20.2 Finish Flooring</td>
<td>505</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 21</th>
<th>Finishing the Interior</th>
<th>517</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.1 Interior Doors</td>
<td>518</td>
<td></td>
</tr>
<tr>
<td>21.2 Cabinets</td>
<td>521</td>
<td></td>
</tr>
<tr>
<td>21.3 Finish Carpentry and Trim</td>
<td>528</td>
<td></td>
</tr>
<tr>
<td>21.4 Paints and Coatings</td>
<td>535</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 22</th>
<th>Finish Sitework</th>
<th>541</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.1 Paving Systems</td>
<td>542</td>
<td></td>
</tr>
<tr>
<td>22.2 Level Changes</td>
<td>545</td>
<td></td>
</tr>
<tr>
<td>22.3 Porches and Decks</td>
<td>549</td>
<td></td>
</tr>
<tr>
<td>22.4 Finish Grading</td>
<td>550</td>
<td></td>
</tr>
<tr>
<td>22.5 Fencing</td>
<td>551</td>
<td></td>
</tr>
<tr>
<td>22.6 Outdoor Lighting</td>
<td>553</td>
<td></td>
</tr>
<tr>
<td>22.7 Irrigation</td>
<td>554</td>
<td></td>
</tr>
<tr>
<td>22.8 Planting</td>
<td>555</td>
<td></td>
</tr>
</tbody>
</table>

| PART FOUR | ALTERNATIVE CONSTRUCTION SYSTEMS | 559 |

<table>
<thead>
<tr>
<th>Chapter 23</th>
<th>Panelized and Prefabricated Construction</th>
<th>561</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.1 The Concept of Prefabricated and Panelized Construction</td>
<td>563</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 24</th>
<th>Timber Frame Construction</th>
<th>587</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.1 The Uniqueness of the Timber Frame</td>
<td>589</td>
<td></td>
</tr>
<tr>
<td>24.2 Materials and Structure of the Timber Frame</td>
<td>592</td>
<td></td>
</tr>
<tr>
<td>24.3 Building a Timber Frame House</td>
<td>594</td>
<td></td>
</tr>
<tr>
<td>24.4 Timber Framing and the Building Codes</td>
<td>597</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 25</th>
<th>Loadbearing Masonry and Concrete Construction</th>
<th>603</th>
</tr>
</thead>
<tbody>
<tr>
<td>25.1 Loadbearing Masonry</td>
<td>604</td>
<td></td>
</tr>
<tr>
<td>25.2 Insulating Concrete Forms</td>
<td>610</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 26</th>
<th>Light-Gauge Steel Construction</th>
<th>621</th>
</tr>
</thead>
<tbody>
<tr>
<td>26.1 Light-Gauge Steel Frame Construction</td>
<td>622</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 27</th>
<th>Low-Tech, Low-Energy Construction</th>
<th>637</th>
</tr>
</thead>
<tbody>
<tr>
<td>27.1 Earthen Construction</td>
<td>638</td>
<td></td>
</tr>
<tr>
<td>27.2 Stacked Log Construction</td>
<td>646</td>
<td></td>
</tr>
<tr>
<td>27.3 Straw Bale Construction</td>
<td>651</td>
<td></td>
</tr>
</tbody>
</table>