

CONTENTS

PART 1: PRINCIPLES OF CONSTRUCTION

1 • AN OVERVIEW OF THE BUILDING DELIVERY PROCESS (HOW BUILDINGS COME INTO BEING) 1

- 1.1 Project Delivery Phases 2
- 1.2 Predesign Phase 2
- 1.3 Design Phase 3
- 1.4 CSI MasterFormat and Specifications 7
- 1.5 Preconstruction and Bid Negotiation Phase 10
- 1.6 General Contractor and Project Delivery Methods 10
- 1.7 Design-Bid-Build Project Delivery Method 11
- 1.8 Construction Phase 14
- 1.9 Construction Contract Administration 15
- 1.10 Postconstruction (Project Closeout) Phase 17
- 1.11 Design-Negotiate-Build Project Delivery Method 18
- 1.12 Construction Management-Related Project Delivery Methods 19
- 1.13 Design-Build (DB) Project Delivery Method 20
- 1.14 Fast-Track Project Scheduling 20
- 1.15 The Integrated Project Delivery (IPD) Method 21

2 • CONSTRUCTION REGULATIONS AND STANDARDS 26

- 2.1 Objectives of a Building Code 27
- 2.2 Enforcement of a Building Code 29
- 2.3 Prescriptive and Performance Codes 32
- 2.4 Model Codes 33
- 2.5 Contents of a Building Code 36
- 2.6 Application of a Building Code 37
- 2.7 Construction Standards 40
- 2.8 Other Major Regulatory Constraints 43
- 2.9 Zoning Ordinance 43
- 2.10 Building Accessibility—Americans with Disabilities Act (ADA) 45
 - Principles in Practice: Code-Allowable Area and Height of a Building 46

3 • LOADS ON BUILDINGS 52

- 3.1 Dead Loads 53
- 3.2 Live Loads 53
- 3.3 Rain Load 55
- 3.4 Wind Load Basics 55
- 3.5 Factors That Affect Wind Loads 60
- 3.6 Roof Snow Load 62
- 3.7 Earthquake Load 64
- 3.8 Factors That Affect Earthquake Loads 67

- 3.9 Wind versus Earthquake Resistance of Buildings 68
 - Principles in Practice: Dead Load and Live Load Estimation 70

4 • LOAD RESISTANCE (THE STRUCTURAL PROPERTIES OF MATERIALS) 75

- 4.1 Compressive and Tensile Strengths of Materials 76
- 4.2 Ductility and Brittleness 79
- 4.3 Yield Strength of Materials 81
- 4.4 Elasticity and Plasticity 82
- 4.5 Modulus of Elasticity 83
- 4.6 Bending Strength of Materials 84
- 4.7 Shear Strength of Materials 87
- 4.8 Bearing Strength of Materials 89
- 4.9 Structural Failures 90
- 4.10 Structural Safety 92

5 • PROPERTIES OF THE ENVELOPE—I (THERMAL PROPERTIES) 95

- 5.1 Building Design and Thermal Comfort 96
- 5.2 Conduction, Convection, and Radiation 97
- 5.3 R-Value of a Building Component 99
- 5.4 R-Value of a Multilayer Component 102
- 5.5 Surface Emissivity 104
- 5.6 U-Value of an Assembly 107
- 5.7 Where and How Much to Insulate 109
- 5.8 Thermal Capacity 116
- 5.9 The Most Effective Face of the Envelope for Insulation 118
 - Principles in Practice: Insulating Materials 118

6 • PROPERTIES OF THE ENVELOPE—II (AIR AND WATER VAPOR CONTROL) 126

- 6.1 Air Leakage Control 127
- 6.2 Air Diffusion Control 128
- 6.3 Water Vapor in Air 131
- 6.4 Condensation of Water Vapor 132
- 6.5 Control of Condensation 133
- 6.6 Materials Used as Vapor Retarders 134
- 6.7 Location of the Vapor Retarder in the Assembly 134
- 6.8 Importance of Attic Ventilation 136
 - Principles in Practice: Condensation Analysis—Where Dew Point Occurs in an Assembly 138

7 • FIRE-RELATED PROPERTIES 143

- 7.1 Fire Code and Building Code 145
- 7.2 Combustible and Noncombustible Materials 145
- 7.3 Products Given Off in a Building Fire 146

- 7.4 Fire-Rated Assemblies and Compartmentalization of a Building 147
- 7.5 Types of Construction 149
- 7.6 Fire-Stopping of Penetrations and Fire-Sealing of Joints 153
- 7.7 Fire-Test Response Characteristics of Interior Finishes 155
- 7.8 Importance of Active Fire Protection 157
- 9.3 Movement Joints in Building Components 173
- 9.4 Thermal Movement 174
- 9.5 Moisture Movement 177
- 9.6 Elastic Deformation and Creep 178
- 9.7 Total Joint Dimension 179
- 9.8 Principles of Joint Detailing 180
- 9.9 Components of a Sealed Joint 181
- 9.10 Types and Properties of Joint Sealants 183

8 • ACOUSTICAL PROPERTIES OF MATERIALS 159

- 8.1 Frequency, Speed, and Wavelength of Sound 159
- 8.2 The Decibel Scale 160
- 8.3 Airborne and Structure-Borne Sounds 161
- 8.4 Airborne Sound Insulation—Sound-Transmission Class 162
- 8.5 Structure-Borne Sound Insulation—Impact Insulation Class 165
- 8.6 Sound Absorption—Noise-Reduction Coefficient 165

9 • PRINCIPLES OF JOINTS AND SEALANTS (EXPANSION AND CONTRACTION CONTROL) 168

- 9.1 Types of Movement Joints 169
- 9.2 Building Separation Joints and Seismic Joints 170

10 • PRINCIPLES OF SUSTAINABLE CONSTRUCTION 186

- 10.1 Fundamentals of Sustainable Buildings 188
- 10.2 Assessing the Sustainability of Buildings 189
- 10.3 Characteristics of Sustainable Building Products 191
- 10.4 Assessing the Sustainability of Building Products and Assemblies 195
- 10.5 Assessing Product Sustainability Based on a Single Attribute or a Limited Set of Attributes 196
- 10.6 Assessing the Sustainability of Building Products and Assemblies Based on a Comprehensive Set of Attributes 199

PART 2: MATERIALS AND SYSTEMS OF CONSTRUCTION

11 • SOILS AND EXCAVATIONS 204

- 11.1 Classification of Soils 205
- 11.2 Geotechnical Investigations—Soil Sampling and Testing 206
- 11.3 Soil Type and Earthquakes 208
- 11.4 Bearing Capacity of Soil 210
- 11.5 Earthwork for Excavations and Grading 212
- 11.6 Supports for Open Excavations 214
- 11.7 Keeping Excavations Dry 223
- Principles in Practice: Unified Soil Classification 225

12 • BELOW-GRADE CONSTRUCTION (FOUNDATION SYSTEMS AND BASEMENTS) 229

- 12.1 Shallow Foundations 230
- 12.2 Deep Foundations 232
- 12.3 Piles as Deep Foundations 233
- 12.4 Drilled Piers as Deep Foundations 235
- 12.5 Foundation Settlement 239
- 12.6 Foundation Drainage 241
- 12.7 Details of Foundation Systems on Stable Soils 242
- 12.8 Details of Foundation Systems on Expansive Soils 246
- 12.9 Frost-Protected Shallow Foundations 251
- 12.10 Basement Construction and Waterproofing 253

13 • MATERIALS FOR WOOD CONSTRUCTION—I (LUMBER) 258

- 13.1 Introduction 259
- 13.2 Growth Rings and Wood's Microstructure 262
- 13.3 Softwoods and Hardwoods 264

- 13.4 From Logs to Finished Lumber 268
- 13.5 Drying of Lumber 270
- 13.6 Lumber Surfacing 273
- 13.7 Nominal and Actual Dimensions of Lumber 274
- 13.8 Board Foot Measure 274
- 13.9 Softwood Lumber Classification 275
- 13.10 Lumber's Strength and Appearance 276
- 13.11 Lumber Grading 278
- 13.12 Durability of Wood 280
- 13.13 Fungal Decay 281
- 13.14 Termite Control 282
- 13.15 Preservative-Treated Wood 284
- 13.16 Fire-Retardant-Treated Wood 286
- Principles in Practice: Typical Grade Stamps of Visually Graded Lumber 287

14 • MATERIALS FOR WOOD CONSTRUCTION—II (ENGINEERED WOOD PRODUCTS, FASTENERS, AND CONNECTORS) 289

- 14.1 Glulam Members 290
- 14.2 Structural Composite Lumber—LVL and PSL 293
- 14.3 Wood I-Joists 293
- 14.4 Wood Trusses 294
- 14.5 Wood Panels 298
- 14.6 Plywood Panels 298
- 14.7 OSB Panels 301
- 14.8 Specifying Wood Panels—Panel Ratings 302
- 14.9 Fasteners for Connecting Wood Members 304
- 14.10 Sheet Metal Connectors 308

15 • WOOD LIGHT-FRAME CONSTRUCTION—I 311

- 15.1 Evolution of Wood Light-Frame Construction 312
- 15.2 Contemporary Wood Light-Frame—The Platform Frame 314
- 15.3 Frame Configuration and Spacing of Members 316
- 15.4 Essentials of Wall Framing 317
- 15.5 Framing Around Wall Openings 320
- 15.6 Essentials of Floor Framing 323
- 15.7 Roof Types and Roof Slope 327
- 15.8 Essentials of Roof Framing 329
- 15.9 Vaulted Ceilings 333
- 15.10 Sheathing Applied to a Frame 333
- 15.11 Equalizing Cross-Grain Lumber Dimensions 335
 - Principles in Practice: Constructing a Two-Story Wood Light-Frame Building 337
 - Principles in Practice: How a WLF Building Resists Loads 345
 - Expand Your Knowledge: Wood Construction Prior to Balloon Frame 350

16 • WOOD LIGHT-FRAME CONSTRUCTION—II 358

- 16.1 Exterior Wall Finishes in a WLF Building 358
- 16.2 Horizontal Sidings 359
- 16.3 Vertical Sidings 363
- 16.4 Finishing the Eaves, Rakes, and Ridge 363
- 16.5 Gypsum Board 367
- 16.6 Installing and Finishing Interior Drywall 369
- 16.7 Fire-Resistance Ratings of WLF Assemblies 372

17 • STRUCTURAL INSULATED PANEL CONSTRUCTION 374

- 17.1 Basics of the Structural Insulated Panel (SIP) System 374
- 17.2 SIP Wall Assemblies 376
- 17.3 SIP Floor Assemblies 379
- 17.4 SIP Roof Assemblies 379
- 17.5 Advantages and Limitations of SIPS 381

18 • MATERIAL STEEL AND STEEL COMPONENTS 383

- 18.1 Making of Modern Steel 386
- 18.2 Steel Skeleton and Birth of Frame Structures 390
- 18.3 Classification of Steel Components 391
- 18.4 Structural Steel—Hot-Rolled Sections 393
- 18.5 Steel Joists and Joist Girders—From Hot-Rolled Sections 398
- 18.6 Steel Roof and Floor Decks—Cold-Formed Steel 403
- 18.7 Corrosion Protection of Steel 408
- 18.8 Fire Protection of Steel 410

19 • STRUCTURAL STEEL CONSTRUCTION 415

- 19.1 Preliminary Layout of Framing Members 415
- 19.2 Bolts and Welds 420
- 19.3 Connections Between Framing Members 421
- 19.4 Steel Detailing and Fabrication 427
- 19.5 Steel Erection 429
 - Principles in Practice: Fundamentals of Frame Construction 435

20 • COLD-FORMED (LIGHT-GAUGE) STEEL CONSTRUCTION 448

- 20.1 Cold-Formed Steel (CFS) Specifications 449
- 20.2 CFS Framing Members 449
- 20.3 Dimpled Studs and Tracks 453
- 20.4 CFS Framing and Gypsum Board Interior Partitions 454
- 20.5 CFS Framing for Exterior Non-Load-Bearing (Curtain) Walls 456
- 20.6 CFS Framing in Load-Bearing Applications 456
- 20.7 CFS Buildings as Type V(B) Construction 457
- 20.8 Advantages and Limitations of CFS Construction 463

21 • LIME, PORTLAND CEMENT, AND CONCRETE 466

- 21.1 Introduction to Lime 466
- 21.2 Types of Lime Used in Construction 469
- 21.3 Portland Cement 470
- 21.4 Air-Entrained and White Portland Cements 473
- 21.5 Basic Ingredients of Concrete 474
- 21.6 Important Properties of Concrete 478
- 21.7 Making Concrete 481
- 21.8 Placing and Finishing Concrete 482
- 21.9 Portland Cement and Water Reaction 486
- 21.10 Water-Reducing Concrete Admixtures 488
- 21.11 High-Strength Concrete 489
- 21.12 Steel Reinforcement 491
- 21.13 Welded Wire Reinforcement (WWR) 493

22 • CONCRETE CONSTRUCTION—I (FORMWORK, REINFORCEMENT, AND SLABS-ON-GROUND) 497

- 22.1 Versatility of Reinforced Concrete 500
- 22.2 Concrete Formwork and Shores 501
- 22.3 Formwork Removal and Reshoring 505
- 22.4 Architectural Concrete and Form Liners 506
- 22.5 Principles of Reinforcing Concrete 507
- 22.6 Splices, Couplers, and Hooks in Bars 510
- 22.7 Corrosion Protection of Steel Reinforcement 513
- 22.8 Reinforcement and Formwork for Columns 514
- 22.9 Reinforcement and Formwork for Walls 516
- 22.10 Types of Concrete Slabs 518
- 22.11 Ground-Supported, Isolated Concrete Slab 519
- 22.12 Ground-Supported, Stiffened Concrete Slab 522

23 • CONCRETE CONSTRUCTION—II (SITE-CAST AND PRECAST CONCRETE FRAMING SYSTEMS) 528

- 23.1 Types of Elevated Concrete Floor Systems 528
- 23.2 Beam-Supported Concrete Floors 528
- 23.3 Beamless Concrete Floors 536
- 23.4 Posttensioned Elevated Concrete Floors 539
- 23.5 Introduction to Precast Concrete 540
- 23.6 Structural Precast Concrete Members 542
- 23.7 Total Precast Concrete Construction 543
- 23.8 Fire Resistance of Concrete Members 545

24 • MASONRY MATERIALS—I (MORTAR AND BRICK) 549

- 24.1 Masonry Mortar 551
- 24.2 Mortar Materials and Specifications 553
- 24.3 Mortar Joint Thickness and Profiles 557
- 24.4 Manufacture of Bricks 558
- 24.5 Dimensions of Masonry Units 562
- 24.6 Types of Clay Bricks 563
- 24.7 Bond Patterns in Masonry Walls 566
- 24.8 The Importance of the Initial Rate of Absorption (IRA) of Bricks 569
- 24.9 The Craft and Art of Brick Masonry Construction 569
- 24.10 Efflorescence in Brick Walls 571
- 24.11 Expansion Control in Brick Walls 572

25 • MASONRY MATERIALS—II (CONCRETE MASONRY UNITS, NATURAL STONE, AND GLASS MASONRY UNITS) 573

- 25.1 Concrete Masonry Units—Sizes and Shapes 573
- 25.2 Concrete Masonry Units—Manufacturing and Specifications 580
- 25.3 Construction of a CMU Wall 582
- 25.4 Shrinkage Control in CMU Walls 584
- 25.5 Grout 586
- 25.6 Natural Stone 589
- 25.7 From Blocks to Finished Stone 591
- 25.8 Stone Selection 593
- 25.9 Bond Patterns in Stone Masonry Walls 594
- 25.10 Glass Masonry Units 595
- 25.11 Fire Resistance of Masonry Walls 596

26 • MASONRY AND CONCRETE BEARING WALL CONSTRUCTION 599

- 26.1 Traditional Masonry Bearing Wall Construction 601
- 26.2 Importance of Vertical Reinforcement in Masonry Walls 602
- 26.3 Bond Beams in a Masonry Bearing Wall Building 603
- 26.4 Wall Layout in a Bearing Wall Building 604
- 26.5 Floor and Roof Decks—Connections to Walls 608
- 26.6 Limitations of Masonry Bearing Wall Construction 611
- 26.7 Bearing Wall and Column-Beam System 614
- 26.8 Reinforced-Concrete Bearing Wall Construction 615
- 26.9 Reinforced-Concrete Tilt-Up Wall Construction 617
- 26.10 Connections in a Tilt-Up Wall Building 621
- 26.11 Aesthetics of Tilt-Up Wall Buildings 625

27 • EXTERIOR WALL CLADDING—I (PRINCIPLES OF RAINWATER INFILTRATION CONTROL) 627

- 27.1 Rainwater Infiltration Control—General Principles 628
- 27.2 Rainwater Infiltration Control and Exterior Walls 630
- 27.3 Rain-Screen Exterior Cladding 633

28 • EXTERIOR WALL CLADDING—II (MASONRY, PRECAST CONCRETE, AND GFRC) 638

- 28.1 Anchored Masonry Veneer Assembly—General Considerations 638
- 28.2 Brick Veneer with a CMU or Concrete Backup Wall 650
- 28.3 Brick Veneer with a Steel Stud Backup Wall 658
- 28.4 CMU Backup versus Steel Stud Backup 665
- 28.5 Aesthetics of Brick Veneer 666
- 28.6 Precast Concrete (PC) Curtain Wall 667
- 28.7 Connecting the PC Curtain Wall to a Structure 670
- 28.8 Brick and Stone-Faced PC Curtain Wall 673
- 28.9 Detailing a PC Curtain Wall 675
- 28.10 Glass Fiber-Reinforced Concrete (GFRC) Curtain Wall 678
- 28.11 Fabrication of GFRC Panels 680
- 28.12 Detailing a GFRC Curtain Wall 682

29 • EXTERIOR WALL CLADDING—III (STUCCO, ADHERED VENEER, EIFS, NATURAL STONE, AND INSULATED METAL PANELS) 686

- 29.1 Portland Cement Plaster (Stucco) Basics 686
- 29.2 Stucco on Steel- or Wood-Stud Walls 688
- 29.3 Stucco on Masonry and Concrete Substrates 694
- 29.4 Limitations and Advantages of Stucco 695
- 29.5 Adhered Masonry Veneer 696
- 29.6 Exterior Insulation and Finish System (EIFS) Basics 699
- 29.7 Application of Polymer-Based EIFS 700
- 29.8 Impact-Resistant and Drainable EIFS 703
- 29.9 Exterior Cladding with Dimension Stone 706
- 29.10 Field Installation of Stone—Standard-Set Method 706
- 29.11 Field Installation of Stone—Vertical Channel Method 710
- 29.12 Prefabricated Stone Curtain Walls 713
- 29.13 Thin Stone Cladding 714
- 29.14 Insulated Metal Panels 717

30 • GLASS, GLAZING, AND LIGHT-TRANSMITTING PLASTICS 720

- 30.1 Manufacture of Flat Glass 723
- 30.2 Types of Heat-Modified Glass 725
- 30.3 Glass and Solar Radiation 728
- 30.4 Types of Tinted and Reflective Glass 730
- 30.5 Glass and Long-Wave Radiation 731
- 30.6 Insulating Glass Unit (IGU) 733
- 30.7 R-Value (or U-Value) of Glass 734
- 30.8 Glass and Glazing 736
- 30.9 Safety Glass 738
- 30.10 Laminated Glass 739
- 30.11 Structural Performance of Glass 739
- 30.12 Fire-Resistant Glass 740
- 30.13 Plastic Glazing 741
- 30.14 Glass for Special Purposes 742
- 30.15 Criteria for the Selection of Glass 743
- 30.16 Anatomy of a Glazing Pocket 744
 - Principles in Practice: Important Facts About Radiation 748
 - Principles in Practice: Condensation-Resistance Factor 749

31 • WINDOWS AND DOORS 751

- 31.1 Window Styles 752
- 31.2 Window Materials 752
- 31.3 Performance Ratings of Windows 757
- 31.4 Window Installation and Surrounding Details 760
- 31.5 Classification of Doors 763
- 31.6 Door Frames 768
- 31.7 Fire-Rated Doors and Windows 772
Principles in Practice: A Note on Aluminum 774

32 • EXTERIOR WALL CLADDING—IV (WALL SYSTEMS IN GLASS) 777

- 32.1 Glass-Aluminum Curtain Walls 778
- 32.2 Anchorage of a Stick-Built Glass Curtain Wall to a Structure 779
- 32.3 Stick-Built Glass Curtain Wall Details 786
- 32.4 Unitized Glass Curtain Wall 795
- 32.5 Structural Performance of a Glass Curtain Wall 795
- 32.6 Environmental Performance Criteria for a Glass Curtain Wall 797
- 32.7 Other Glass-Aluminum Wall Systems 799
- 32.8 Nontraditional Glass Walls 799

33 • ROOFING—I (LOW-SLOPE ROOFS) 803

- 33.1 Low-Slope and Steep Roofs Distinguished 804
- 33.2 Low-Slope Roof Fundamentals 805
- 33.3 Built-Up Roof Membrane 806
- 33.4 Modified Bitumen Roof Membrane 811
- 33.5 Single-Ply Roof Membrane 815
- 33.6 Rigid-Board Insulation and Membrane Attachment 818
- 33.7 Insulating Concrete and Membrane Attachment 821
- 33.8 Low-Slope Roof Flashings 823
- 33.9 Base Flashing Details 824
- 33.10 Curb and Flange Flashing Details 826
- 33.11 Protected Membrane Roof 829
- 33.12 Low-Slope-Roof Design Considerations 830
Principles in Practice: Shingling of Built-Up Roof Felts 832

34 • ROOFING—II (STEEP ROOFS) 836

- 34.1 Steep-Roof Fundamentals 836
- 34.2 Asphalt Shingles and Roof Underlayment 838
- 34.3 Installation of Asphalt Shingles 841
- 34.4 Valley Treatment in an Asphalt Shingle Roof 843
- 34.5 Ridge and Hip Treatment in an Asphalt Shingle Roof 846
- 34.6 Flashings in an Asphalt Shingle Roof 847
- 34.7 Essentials of Clay and Concrete Roof Tiles 850
- 34.8 Clay and Concrete Tile Roof Details 853
- 34.9 Types of Sheet-Metal Roofs 855
- 34.10 Contemporary Architectural Metal Roofs 856

35 • STAIRS 861

- 35.1 Stair Fundamentals 863
- 35.2 Wood Stairs 868
- 35.3 Steel Stairs 870
- 35.4 Concrete Stairs 872
- 35.5 Freestanding Cantilevered Stairs 873

36 • FLOOR COVERINGS 877

- 36.1 Subfloors 877
- 36.2 Selection Criteria for Floor Coverings 879
- 36.3 Ceramic and Stone Tile Flooring 880
- 36.4 Stone Panel Flooring 884
- 36.5 Terrazzo Flooring 886
- 36.6 Carpet and Carpet Tile Flooring 888
- 36.7 Wood Flooring 891
- 36.8 Resilient Flooring 893
- 36.9 Resinous Flooring 895
- 36.10 Other Floor-Covering Materials 895
- 36.11 Underlayments 897
- 36.12 Resilient Accessories—Wall Base and Moldings 898

37 • CEILINGS 900

- 37.1 Selection Criteria for Ceiling Finish Materials 901
- 37.2 No Ceiling Finish—Exposed to the Area Above 902
- 37.3 Ceilings Attached to the Building Structure 902
- 37.4 Ceilings Suspended from the Building Structure 903

APPENDIX A • SI SYSTEM AND U.S. SYSTEM OF UNITS 911

- Rules of Grammar in the SI System 912
- Length, Thickness, Area, and Volume 913
- Fluid Capacity 913
- Mass, Force, and Weight 913
- Pressure and Stress 913
- Unit Weight of Materials 914
- Temperature and Energy 914
- Conversion from the U.S. System to the SI System 914

APPENDIX B • PRELIMINARY SIZING OF STRUCTURAL MEMBERS 917

- Conventional Wood Light-Frame (WLF) Buildings 917
- Conventional Cold-Formed Steel Frame (CFSF) Buildings 919
- Structural Steel Frame Buildings 921
- Site-Cast Concrete Frame Buildings 922
- Precast, Prestressed Concrete Members 924
- Load-Bearing Masonry and Concrete Buildings 924

GLOSSARY 925

REFERENCES 940

INDEX 941

ANSWERS TO QUIZZES (INSIDE OF BACK COVER)