



Highlighting the Unique Challenges and Differences of Building with Mass Timber

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 Publisher: California Polytechnic State University
 Year of Publication: 2020
 Country of Publication: United States
 Format: Thesis
 Material: CLT (Cross-Laminated Timber)
 Topic: Market and Adoption
 Keywords: Construction
 Research
 Challenges
 Language: English
 Research Status: Complete

Summary:

As the construction industry shifts towards sustainability and owners seek to construct buildings that are sustainable - built from natural and renewable materials, and pleasing for their occupants to work in - mass timber is becoming the popular alternative to traditional steel and concrete buildings. An abundance of information is available on mass timber products and their properties and applications, but little information on the process of actually building a mass timber project. This report seeks to extend practical knowledge on building with mass timber. In order to accomplish this, this research will highlight specific differences and challenges related to building with mass timber; create general guidelines and recommendations for contractors tasked with building a mass timber project; and identify new areas of research. Through interviews with two commercial contractors who have built mass timber projects in the California Bay Area, specific challenges have been identified. These challenges include longer project duration; increased preconstruction time and complexity; difficulties getting timely plan approvals; differing design and material procurement methods; necessity of MEP coordination at the beginning of the jobs; unique transportation, storage, and handling requirements; and different installation procedures and requirements.

Online Access: Free

Resource Link

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