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5TH EDITION



Construction Materials, Methods, and Techniques

BUILDING FOR A SUSTAINABLE FUTURE

Eva Kultermann • William P. Spence

Fifth Edition

CONSTRUCTION, MATERIALS, METHODS, AND TECHNIQUES

BUILDING FOR A SUSTAINABLE FUTURE

Eva Kultermann | William P. Spence



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Part I	Introduction		Chapter 02	Regulatory Constraints, Standards, and Green Building Rating Systems	21
Division 00	Procurement and Contracting Requirements CSI MasterFormat®	1		Learning Objectives	21
Division 01	General Requirements	2		The Regulatory Environment—	
Chapter 01	The Construction Industry: An Overview	3		Zoning and Codes	21
	Learning Objectives	3		<i>Zoning Ordinances</i>	21
	Construction: A Dynamic Industry	4		<i>Building Codes</i>	22
	Pre-Construction Activities 5			<i>The Development of Building Codes</i>	22
	<i>Pre-Design and Design Development</i>	6		<i>The International Residential Code</i>	24
	<i>Building Information Modeling</i>	9		<i>The International Building Code (IBC)</i>	24
	<i>Construction Documents</i>	9		<i>Organization and Content of the International Building Code</i>	25
	<i>Specifications and the MasterFormat</i>	9		Americans with Disabilities Act (ADA)/Universal Design	27
	The Project Delivery Process	11		Standard Development Organizations	28
	<i>Construction Contractors</i>	11		<i>National Institute of Building Sciences (NIBS)</i>	28
	<i>Selecting the Contractor</i>	12		<i>International Organization for Standardization (ISO)</i>	28
	<i>Project Delivery Methods and Types of Construction Contracts</i>	12		<i>American National Standards Institute (ANSI)</i>	29
	<i>Design-Bid-Build</i>	13		<i>ASTM International</i>	29
	<i>Design-Build</i>	13		<i>Underwriters Laboratories Inc. (UL)</i>	29
	<i>Construction Management (CM)</i>	13		<i>American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)</i>	30
	<i>Integrated Project Delivery</i>	14		<i>National Association of Home Builders of the United States (NAHB)</i>	30
	<i>Lean Construction</i>	14		Trade Associations	30
	<i>Public-Private Partnership (PPP)</i>	14		<i>American Concrete Institute (ACI)</i>	31
	The Construction Process	14		<i>Portland Cement Association (PCA)</i>	31
	Construction Methods:			<i>The Masonry Institute of America</i>	31
	Subcontractor Agreements	15		<i>American Institute of Steel Construction (AISC)</i>	31
	<i>Construction Scheduling</i>	15		<i>American Wood Council (AWC)</i>	31
	<i>Permitting</i>	15		Sustainable Design and Green Building Rating Systems	32
	<i>Pre-Construction Planning and Temporary Facilities</i>	16		<i>The Environmental Impact of the Construction Industry</i>	32
	<i>Shop Drawings, Submittals, and Mock-Ups</i>	16		Sustainable Construction	33
	<i>Construction Observation</i>	18		<i>Sustainable Design</i>	34
	<i>Contractor Requests for Information (RFI)</i>	18		<i>Sustainable Building Certification Systems</i>	34
	<i>Modifications to the Construction Contract</i>	18		<i>The U.S. Green Building Council (USGBC) and LEED Rating System</i>	34
	<i>Project Close Out</i>	19		<i>LEED NC Version 4</i>	36
	<i>Construction Safety</i>	19		<i>Green Globes</i>	37
	Review Questions	19		<i>NAHB National Green Building Program™</i>	37
	Key Terms	20		<i>Energy Star</i>	38
	Activities	20		<i>Other Assessment and Certification Programs</i>	38
	Additional Resources	20			

	Review Questions	40		Earthwork	61
	Key Terms	40		<i>Grading</i> 62	
	Activities	41		<i>Excavation</i> 63	
	Additional Resources	41		<i>Sheeting</i> 63	
				<i>Cofferdams and Caissons</i> 65	
Part II	Site Construction and Earthwork			Construction Techniques:	
				Blasting	67
				Dewatering Techniques	67
				Underpinning Techniques	68
Chapter 03	Properties of Materials	42		Paving	68
	Learning Objectives	42		<i>Asphalt Paving</i> 68	
	Material Groups	42		<i>Concrete Paving</i> 69	
	Material Properties	43		<i>Unit Paving</i> 69	
	<i>Mechanical Properties</i> 44			Seismic Considerations	71
	<i>Thermal Properties</i> 47			Review Questions	71
	<i>Acoustical Properties</i> 48			Key Terms	72
	<i>Chemical Properties</i> 48			Activities	72
	Environmentally Preferable			Additional Resources	72
	Products (Epps)	49	Chapter 05	Soils	73
	<i>Embodied Energy</i> 49			Learning Objectives	73
	Construction Methods:			Types of Soils	73
	Composite Materials	50		Soil Classification	73
	<i>Natural Resources/Habitat Degradation</i> 50			<i>Unified Soil Classification System</i> 74	
	<i>Renewable Materials</i> 51			<i>American Association of State Highway and Transportation Officials System</i> 74	
	<i>Recycled and Post-Consumer/Post-Industrial/Agricultural Materials</i> 51			Subsurface Soil Testing	75
	<i>Toxicity to the Environment</i> 51			Field Classification of Soil	77
	<i>Sustainable Construction Materials Assessment Criteria</i> 52			<i>Testing for Soil Coarseness</i> 78	
	Review Questions	52		<i>Dry Strength Test</i> 78	
	Key Terms	52		<i>Toughness Test</i> 78	
	Activities	53		<i>Shaking Test</i> 78	
	Additional Resources	53		Soil Volume Characteristics	79
Division 02	Existing Conditions CSI MasterFormat	54		Soil Water	79
Division 31	Earthwork CSI MasterFormat	55		Soil-Bearing Capacities	79
Chapter 04	The Building Site	56		Soil Alterations	80
	Learning Objectives	56		<i>Compaction</i> 81	
	Site Assessment	56		<i>Soil Stabilization with Admixtures</i> 82	
	<i>Land Surveying</i> 56			Review Questions	83
	<i>Environmental Assessment</i> 57			Key Terms	84
	<i>Subsurface Investigation</i> 58			Activities	84
	<i>Site Plans</i> 58			Additional Resources	84
	Site Work Activities	58	Chapter 06	Foundations	85
	<i>Sedimentation and Erosion Control</i> 58			Learning Objectives	85
	<i>Storm-Water Drainage</i> 60			Foundation Design	85
	<i>Demolition</i> 61			<i>Foundation Types</i> 86	
	<i>Site Remediation</i> 61			Shallow Foundations	87

	<i>Spread Footings</i>	88		<i>Aggregates</i>	115
	<i>Slab and Raft Foundations</i>	89		<i>Entrained Air</i>	115
	Deep Foundations	90		<i>Slump</i>	115
	<i>Displacement Piles</i>	91		Concrete Design	115
	<i>Methods of Driving Displacement Piles</i>	93		<i>Normal-Weight Concrete</i>	116
	<i>Non-Displacement Piles</i>	94		<i>Lightweight Insulating Concrete</i>	116
	<i>Geopier Foundations</i>	95		<i>Lightweight Structural Concrete</i>	116
	Review Questions	97		<i>Heavyweight Structural Concrete</i>	116
	Key Terms	97		Concrete Tests	116
	Activities	97		<i>Tests with Fresh Concrete</i>	116
	Additional Resources	97		<i>Tests with Hardened Concrete</i>	119
				<i>Nondestructive Tests</i>	120
Part III	Concrete and Masonry			Emerging Trends in Concrete	120
				Review Questions	121
Division 03	Concrete CSI MasterFormat	98		Key Terms	122
				Activities	122
Chapter 07	Concrete	99		Additional Resources	122
	Learning Objectives	99	Chapter 08	Cast-in-Place Concrete	123
	Portland Cement	100		Learning Objectives	123
	<i>ASTM-Designated Types of</i>			Building Codes	123
	<i>Portland Cement</i>	100		Preparing Concrete	124
	<i>Properties of Portland Cement</i>	102		<i>Batching</i>	124
	<i>Storing Portland Cement</i>	103		<i>Mixing</i>	124
	Water	103		<i>Stationary Mixing</i>	124
	<i>Construction Methods:</i>			<i>Ready-Mix Concrete</i>	124
	<i>Supplementary Cementing</i>			<i>Remixing</i>	124
	<i>Materials (SCMs)</i>	104		Transporting, Handling,	
	Aggregates	104		and Placing Concrete	125
	<i>Characteristics of Aggregates</i>	104		<i>Moving Concrete</i>	125
	<i>Grading Aggregates</i>	106		<i>Placing Concrete</i>	126
	<i>Structural Lightweight Aggregates</i>	107		<i>Placing Concrete in Cold Weather</i>	126
	<i>Insulating Lightweight Aggregates</i>	108		<i>Placing Concrete in Hot Weather</i>	127
	<i>Heavyweight Aggregates</i>	108		<i>Pneumatic Placement</i>	127
	<i>Testing Aggregates for Impurities</i>	108		Finishing Concrete	127
	<i>Handling and Storing Aggregates</i>	108		Curing Concrete	128
	Admixtures	108		Formwork	129
	<i>Air-Entraining Agents</i>	108		Concrete Reinforcing Materials	133
	<i>Retarders</i>	109		<i>Steel Reinforcing Bars</i>	133
	<i>Water Reducers</i>	110		<i>Welded Wire Reinforcement</i>	134
	<i>Accelerators</i>	110		<i>Fiber Reinforcement</i>	139
	<i>Pozzolans</i>	110		Cast-in-Place Concrete Elements	140
	<i>Workability Agents</i>	110		<i>CASTING ON-GRADE SLABS</i>	140
	<i>Superplasticizers</i>	111		<i>CAST-IN-PLACE REINFORCED</i>	
	<i>Permeability-Reducing and</i>			<i>Concrete Walls</i>	140
	<i>Damp Proofing Agents</i>	111		<i>Reinforcing Cast-in-Place Beams</i>	142
	<i>Bonding Agents</i>	112		<i>Reinforcing Cast-in-Place Columns</i>	142
	<i>Coloring Agents</i>	112		Cast-in-Place Concrete	
	<i>Hardeners</i>	112		Framing Systems	142
	<i>Grouting Agents</i>	113		<i>General Construction Procedures</i>	142
	<i>Gas-Forming Agents</i>	113		<i>One-Way Flat Slab Floor</i>	
	Basics Of Concrete	113		<i>and Roof Construction</i>	143
	<i>Water–Cement Ratio</i>	113			
	<i>Minimum Cement Content</i>	114			

	<i>Two-Way Flat Slab Floor and Roof Construction</i>	144			
	<i>Tilt-Up Wall Construction</i>	145			
	Construction Methods:				
	Strip-Applied Waterstops	147			
	<i>Lift-Slab Construction</i>	147			
	<i>Slip Forming</i>	148			
	Review Questions	148			
	Key Terms	149			
	Activities	149			
	Additional Resources	149			
Chapter 09	Precast Concrete	150			
	Learning Objectives	150			
	Advantages of Precast Concrete Units	150			
	Building Codes	150			
	Pre-Stressing Precast Concrete	151			
	<i>Pre-Tensioned Units</i>	152			
	<i>Post-Tensioned Units</i>	153			
	Precast Concrete Elements	153			
	<i>Precast Concrete Slabs</i>	153			
	<i>Precast Concrete Columns</i>	154			
	<i>Beams and Girders</i>	154			
	<i>Precast Concrete Wall Panels</i>	155			
	Connecting Precast Units	156			
	<i>Types of Connections</i>	156			
	<i>Grout, Mortar, and Drypack</i>	156			
	<i>Connection Details</i>	156			
	Erecting Precast Concrete	158			
	<i>Construction Planning</i>	158			
	<i>Transporting Units to the Site</i>	160			
	<i>Erecting Precast Concrete</i>	162			
	Review Questions	164			
	Key Terms	165			
	Activities	165			
	Additional Resources	165			
Division 04	Masonry CSI MasterFormat	166			
Chapter 10	Mortars for Masonry Walls	167			
	Learning Objectives	167			
	Mortar Composition	168			
	<i>Cementitious Materials</i>	168			
	<i>Masonry Cements</i>	168			
	<i>Other Mortar Ingredients</i>	168			
	Types of Mortar	168			
	<i>Sources of Mortar</i>	169			
	Properties of Plastic Mortar	171			
	<i>Workability</i>	171			
	<i>Water Retention</i>	172			
	Properties of Hardened Mortar	172			
	<i>Bond Strength</i>	172			
	<i>Durability</i>	173			
	<i>Compressive Strength</i>	173			
	<i>Low Volume Change</i>	173			
	<i>Appearance</i>	173			
	<i>Rate of Hardening</i>	173			
	Colored Mortar	173			
	Mortar in Cold Weather	174			
	Surface-Bonding Mortars	175			
	Review Questions	175			
	Key Terms	175			
	Activities	176			
	Additional Resources	176			
Chapter 11	Clay Masonry	177			
	Learning Objectives	177			
	Clays	177			
	Manufacturing Clay Bricks	177			
	<i>Winning and Storage</i>	178			
	<i>Forming the Bricks</i>	178			
	<i>Drying</i>	179			
	<i>Glazing</i>	179			
	<i>Burning and Cooling</i>	179			
	<i>Drawing and Storage</i>	179			
	Clay Masonry Units	179			
	<i>Solid Masonry</i>	179			
	<i>Brick Pavers</i>	180			
	<i>Firebrick</i>	180			
	<i>Thin Brick</i>	181			
	<i>Hollow Masonry</i>	181			
	Material Specifications for Clay Masonry	183			
	<i>Weathering Index</i>	183			
	<i>Grades, Types, and Classes</i>	183			
	Properties of Clay Brick and Tile	185			
	<i>Compressive Strength</i>	185			
	<i>Durability</i>	185			
	<i>Absorption</i>	185			
	<i>Color</i>	185			
	<i>Texture</i>	185			
	<i>Heat Transmission</i>	186			
	<i>Fire Resistance</i>	186			
	Other Fired Clay Products	188			
	<i>Architectural Terra-Cotta and Ceramic Veneer</i>	188			
	Review Questions	189			
	Key Terms	189			
	Activities	189			
	Additional Resources	189			

Chapter 12	Concrete Masonry	190			
	Learning Objectives	190			
	Manufacture of Concrete Masonry Units	190			
	Physical Properties of Concrete Masonry Units	191			
	Types of Concrete Masonry Units	193			
	<i>Modular Size Blocks</i>	193			
	<i>Concrete Brick</i>	193			
	<i>Slump Block</i>	193			
	<i>Concrete Block</i>	193			
	<i>Concrete Retaining Walls</i>	198			
	<i>Autoclaved Aerated Concrete Block (AAC)</i>	198			
	Material Specifications	198			
	<i>Grades</i>	199			
	<i>Types</i>	199			
	<i>Weights</i>	200			
	Review Questions	200			
	Key Terms	201			
	Activities	201			
	Additional Resources	201			
Chapter 13	Stone	202			
	Learning Objectives	202			
	Basic Classifications of Rock	202			
	<i>Igneous Rock</i>	202			
	<i>Sedimentary Rock</i>	203			
	<i>Metamorphic Rock</i>	203			
	Types and Uses of Stone	204			
	Quarrying and Producing Natural Stone	205			
	Choosing Stone	205			
	Manufactured Stone	206			
	<i>Stone Composite Panels</i>	206			
	Review Questions	207			
	Key Terms	207			
	Activities	207			
	Additional Resources	207			
Chapter 14	Masonry Construction	208			
	Learning Objectives	208			
	Masonry Walls	209			
	<i>Masonry Unit Positions</i>	209			
	<i>Masonry Bond Patterns</i>	209			
	<i>Laying Brick Masonry Walls</i>	210			
	<i>Mortar Joints</i>	211			
	<i>Laying Concrete Masonry Walls</i>	211			
	<i>Openings in Masonry Walls</i>	211			
	Control and Expansion Joints	217			
	Types of Masonry Walls	217			
	<i>Reinforced Masonry</i>	218			
	<i>Masonry Composite Walls</i>	218			
	<i>Masonry Cavity Walls</i>	221			
	<i>Insulated Masonry Cavity Walls</i>	223			
	<i>Masonry Veneer</i>	224			
	Brick Masonry Columns	224			
	Masonry Construction Details	224			
	Stone Masonry Construction	224			
	Structural Clay Tile Construction	228			
	<i>Laying Structural Clay Tile Walls</i>	228			
	Estimating Masonry Materials	228			
	Review Questions	230			
	Key Terms	231			
	Activities	231			
	Additional Resources	231			
			Part IV	Metals, Wood, and Plastics	
			Division 05	Metals CSI MasterFormat	232
			Chapter 15	Ferrous Metals	233
				Learning Objectives	233
				Iron	233
				<i>Mining and Processing Iron Ore</i>	234
				<i>Producing Iron from Iron Ore</i>	234
				<i>Cast Irons</i>	236
				Steelmaking	237
				<i>Basic Oxygen Process</i>	237
				<i>Electric Steelmaking Processes</i>	237
				Manufacturing Steel Products	238
				<i>Steel Recycling</i>	240
				Steel Identification Systems	240
				<i>The Unified Numbering System for Metals and Alloys</i>	241
				Steel and Steel Alloys	242
				<i>Plain Carbon Steels</i>	242
				<i>Alloy Steels</i>	242
				<i>Types of Structural Steel</i>	243
				<i>Stainless and Heat-Resisting Steels</i>	244
				Steel Products	246
				<i>Structural Steel Products</i>	246
				<i>Sheet Steel Products</i>	248
				<i>Other Products</i>	250
				Testing Metals	252
				Review Questions	253
				Key Terms	253
				Activities	254
				Additional Resources	254

Chapter 16	Nonferrous Metals	255		
	Learning Objectives	255		
	Aluminum	255		
	<i>Mining Aluminum</i>	255		
	<i>Refining Bauxite Ore</i>	255		
	Construction Materials:			
	History of Aluminum	256		
	<i>The Bayer Process</i>	256		
	The Hall–Héroult Electrolytic Process	256		
	<i>Aluminum Alloys</i>	257		
	<i>UNS Designations</i>	257		
	<i>Temper Designations</i>	258		
	<i>Aluminum Castings</i>	259		
	<i>Aluminum Finishes</i>	259		
	<i>Natural Finishes</i>	259		
	<i>Mechanical Finishes</i>	259		
	<i>Chemical Finishes</i>	259		
	<i>Anodic Finishes</i>	261		
	<i>Coatings</i>	265		
	<i>Protecting a Finished Aluminum</i>			
	<i>Product</i>	265		
	<i>Routine Maintenance of Aluminum</i>			
	<i>Surfaces</i>	266		
	<i>Joining Aluminum Members</i>	266		
	<i>Aluminum Products</i>	266		
	Copper	267		
	<i>History of Copper</i>	267		
	<i>Properties of Copper</i>	267		
	<i>Production of Copper</i>	267		
	<i>Classifying Copper and Copper</i>			
	<i>Alloys</i>	268		
	<i>Copper Alloys</i>	269		
	<i>Copper Alloy Finishes</i>	270		
	<i>Care of Copper and Copper Alloys</i>	270		
	<i>Uses of Copper</i>	270		
	Brass	270		
	<i>History of Brass</i>	271		
	<i>Plain Brasses (Copper-Zinc Alloys)</i>	271		
	<i>Leaded Brasses</i>			
	<i>(Copper-Zinc-Lead Alloys)</i>	272		
	<i>Tin Brasses (Copper-Zinc-Tin Alloys)</i>	272		
	Bronze	272		
	Lead	273		
	<i>History of Lead</i>	273		
	<i>Properties of Lead</i>	273		
	<i>Production of Lead</i>	273		
	<i>Grades of Lead</i>	273		
	<i>Lead Alloys</i>	274		
	<i>UNS Designations</i>	274		
	<i>Uses of Lead</i>	274		
	Solders	274		
	<i>Properties</i>	274		
	<i>Types of Solder</i>	275		
	<i>Fluxes</i>	275		
	Tin	275		
	<i>Properties and Working</i>			
	<i>Characteristics of Tin</i>	275		
	<i>Production of Tin</i>	275		
	<i>UNS Designations</i>	276		
	<i>Uses of Tin</i>	276		
	Terneplate	276		
	<i>Uses of Terneplate</i>	276		
	<i>Production of Terne Sheets</i>	276		
	Titanium	276		
	<i>History</i>	276		
	<i>Properties</i>	277		
	<i>Working Characteristics</i>	277		
	<i>Production of Titanium</i>	277		
	<i>Titanium Alloys</i>	277		
	<i>UNS Designations</i>	277		
	<i>Uses of Titanium</i>	277		
	Nickel	277		
	<i>History</i>	277		
	<i>Properties</i>	278		
	<i>Working Characteristics</i>	278		
	<i>Production of Nickel</i>	278		
	<i>Nickel Alloys</i>	278		
	<i>UNS Designations</i>	278		
	<i>Uses of Nickel</i>	278		
	Zinc	278		
	<i>Properties</i>	278		
	<i>Working Characteristics</i>	278		
	<i>Production of Zinc</i>	278		
	<i>Zinc Alloys</i>	279		
	<i>UNS Designations</i>	279		
	<i>Uses of Zinc</i>	279		
	<i>Zinc Galvanizing Processes</i>	279		
	Galvanic Corrosion	280		
	Review Questions	280		
	Key Terms	281		
	Activities	281		
	Additional Resources	281		
	Chapter 17	Steel Frame Construction	282	
		Learning Objectives	282	
		Structural Steel Drawings	283	
		The Steel Frame	284	
		<i>Frame Stability</i>	285	
		Steel Frame Connections	285	
		<i>Simple Connections</i>	286	
		<i>Moment Connections</i>	287	
		<i>Riveted Connections</i>	288	
		<i>Bolted Connections</i>	289	
		<i>Welded Connections</i>	290	
		Construction Methods:		
		Fasteners for Metal-Building		
		Construction	291	

The Erection Process	292		
Decking	295		
<i>Metal Decking</i>	295		
<i>Concrete Decking</i>	298		
Pre-Engineered Metal Building Systems	298		
Other Steel Construction Systems	300		
<i>Light-Gauge Steel Framing</i>	300		
Fire Protection of the Steel Frame	301		
Review Questions	304		
Key Terms	304		
Activities	304		
Additional Resources	304		
Division 06	Wood, Plastics, and Composites	CSI MasterFormat	305
Chapter 18	Wood, Plastics, and Composites		306
Learning Objectives	306		
Tree Species	306		
<i>Softwoods</i>	306		
<i>Hardwoods</i>	308		
The Structure of Wood	308		
Wood Defects	308		
Lumber Manufacturing	308		
Seasoning Lumber	310		
<i>Air-Dried Lumber</i>	311		
<i>Kiln-Dried Lumber</i>	312		
<i>Dehumidification and Solar Kilns</i>	312		
<i>Unseasoned Lumber</i>	312		
Lumber Sizes	312		
<i>Softwood Lumber</i>	312		
<i>Hardwood Lumber</i>	314		
<i>Buying Lumber</i>	314		
Lumber Grading and Testing	315		
<i>Lumber Grades</i>	315		
<i>Lumber Classifications as to Manufacture</i>	315		
<i>Size Classifications</i>	316		
<i>Stress-Rated Lumber</i>	317		
<i>In-Grade Testing Program</i>	319		
Physical and Chemical Composition of Wood	320		
<i>Porosity of Wood</i>	320		
<i>Composition of Wood</i>	321		
Hygroscopic Properties of Wood	321		
<i>Moisture Content</i>	321		
<i>Fiber Saturation Point</i>	323		
<i>Equilibrium Moisture Content</i>	323		
<i>How Moisture Affects Wood Properties</i>	325		
		Chapter 19	Products Manufactured from Wood 336
		Learning Objectives	336
		Plywood and Other Panel Products	336
		<i>Plywood Panel Construction</i>	336
		<i>Specifications for Plywood Panels</i>	337
		<i>Construction and Industrial Plywood</i>	337
		<i>APA Performance-Rated Panels</i>	339
		<i>Specialty Plywood</i>	340
		<i>Hardwood Plywood</i>	340
		<i>Reconstituted Wood Products</i>	343
		Structural Building Components	345
		Other Products Manufactured from Wood	350
		Review Questions	351
		Key Terms	351
		Activities	351
		Additional Resources	352
		Construction Materials:	
		Sustainable Forestry	326
		<i>Specific Gravity</i>	327
		Structural Properties of Wood	327
		<i>Bending</i>	328
		<i>Shear</i>	329
		<i>Modulus of Elasticity</i>	329
		<i>Tension</i>	329
		<i>Compression</i>	329
		<i>Gluing Properties</i>	330
		Other Properties of Wood	330
		<i>Thermal Properties</i>	330
		<i>Decorative Features</i>	330
		<i>Decay Resistance</i>	331
		<i>Insect Damage</i>	331
		Pressure-Treated Wood and Plywood	332
		<i>Safety Information</i>	332
		<i>Chromated Copper Arsenate (CCA)</i>	332
		<i>Alkaline Copper Quat (ACQ)</i>	332
		<i>Bardac-Treated Wood</i>	332
		<i>Copper Azole (CA)</i>	333
		<i>Pentachlorophenol</i>	333
		<i>Methyl Isothiocyanate</i>	333
		<i>Applying Preservatives</i>	333
		<i>Effect of Treatment on Strength</i>	333
		<i>Quality Certification</i>	333
		Fire-Retardant Treatments	334
		Review Questions	334
		Key Terms	334
		Activities	335
		Additional Resources	335

Chapter 20	Wood and Metal Light Frame Construction	353		Review Questions	390
	Learning Objectives	353		Key Terms	390
	Wood Framing and the Building Codes	354		Activities	390
	<i>Building Codes</i>	354		Additional Resources	390
	Preparing the Site	354	Chapter 22	Finishing the Exterior and Interior of Light Wood Frame Buildings	391
	<i>Excavation</i>	354		Learning Objectives	391
	Foundations for Light Wood Frame Construction	354		Finishing the Exterior	391
	<i>Wood Foundations</i>	358		<i>Framing the Eaves and Rake</i>	391
	<i>Interior Piers and Columns</i>	358		<i>Ventilating the Attic</i>	393
	Evolution of Light Wood Frame Construction	358		<i>The Finished Roof Material</i>	393
	Platform Framing	359		<i>Installing the Weather Shield</i>	394
	<i>Floor Framing</i>	361		<i>Installing Windows</i>	395
	<i>Wall Framing</i>	361		<i>Exterior Door Installation</i>	396
	<i>Ceiling Framing</i>	365		<i>Installing the Exterior Finish</i>	396
	<i>Framing the Roof</i>	366		Finishing the Interior	400
	Wood Trusses	366		Installing Insulation	401
	<i>Wood Roof Trusses</i>	366		<i>Interior Wall and Ceiling Finishes</i>	401
	<i>Wood Floor Trusses</i>	366		Interior Finish Carpentry	402
	<i>Pre-Manufactured Wood Construction</i>	366		<i>Installing Interior Doors</i>	402
	Construction Methods:			<i>Installing Casings and Moldings</i>	403
	Optimum Value Engineering	367		<i>Installing Cabinets</i>	404
	Fasteners for Wood Frame Construction	367		<i>Installing Stairs</i>	405
	<i>Nails</i>	368		<i>Other Finish Items</i>	405
	<i>Wood Connectors</i>	370		Review Questions	407
	Light-Gauge Steel Framing	370		Key Terms	407
	Review Questions	374		Activities	407
	Key Terms	374		Additional Resources	408
	Activities	374	Chapter 23	Plastics	409
	Additional Resources	375		Learning Objectives	409
Chapter 21	Heavy Timber Construction	376		Molecular Structure of Plastic	410
	Learning Objectives	376		<i>Classifications</i>	410
	Building Codes	377		<i>Thermoplastics</i>	410
	Fire Resistance	377		<i>Thermosetting Plastics</i>	411
	Timber Frame Construction	377		<i>Bioplastics</i>	411
	<i>Timber Joinery</i>	378		Additives	411
	Engineered Timber Frame Construction	378		<i>Plasticizers</i>	411
	<i>Arches and Domes</i>	378		<i>Fillers</i>	412
	<i>Columns, Beams, and Trusses</i>	383		<i>Stabilizers</i>	412
	<i>Connection Details</i>	384		<i>Colorants</i>	412
	<i>Decking</i>	385		Properties of Plastics	412
	<i>Sheathing</i>	385		<i>Mechanical Properties</i>	413
	<i>Mass Timber Construction</i>	386		<i>Electrical Properties</i>	413
	Construction Techniques:			<i>Thermal Properties</i>	413
	Metal Fasteners	388		<i>Chemical Properties</i>	414
				<i>Density</i>	414
				<i>Specific Gravity</i>	414

	<i>Optical Properties</i>	414		Sealers for Exterior Materials	440
	Manufacturing Processes	414		<i>Wood Sealers</i>	441
	<i>Recycled Plastic Products</i>	415		Sealants	442
	Plastic Construction Materials	416		<i>Sealant Performance</i>	
	<i>Thermoplastics</i>	416		<i>Considerations</i>	442
	<i>Thermosets</i>	418		<i>Types of Sealants</i>	443
	Review Questions	420		<i>Sealants and Joint Design</i>	444
	Key Terms	420		<i>Backup Materials</i>	444
	Activities	421		<i>Caulking and Glazing</i>	446
	Additional Resources	421		Waterproofing Membranes	
				and Coatings	446
				<i>Bituminous Coatings</i>	446
Part V	Thermal and Moisture/			Construction Techniques:	
	Openings/Finishes			Waterproofing Tips	447
Division 07	Thermal and Moisture Protection	422		<i>Liquid Coatings</i>	448
	CSI MasterFormat			<i>Synthetic Sheet Membranes</i>	448
				<i>Cement-Based Waterproofing</i>	449
				<i>Lead Waterproofing</i>	450
				<i>Bentonite Clay Waterproofing</i>	450
Chapter 24	Thermal Insulation and	423		Review Questions	450
	Vapor Barriers			Key Terms	451
				Activities	451
	Learning Objectives	423		Additional Resources	451
	Heat Transfer	424			
	<i>Conduction</i>	424		Chapter 26	Bituminous Materials
	<i>Convection</i>	425			452
	<i>Radiation</i>	425		Learning Objectives	452
	Insulation Materials	426		Properties of Bitumens	452
	<i>Batts and Blankets</i>	426		Asphalt	453
	<i>Loose-Fill Insulation</i>	428		<i>Asphalt Paving</i>	455
	<i>Rigid Insulation</i>	429		<i>Laboratory Tests of Asphalt</i>	455
	<i>Blown Insulation</i>	429		Other Products Made with	
	<i>Aerogel and Other Innovations</i>	430		Bituminous Materials	457
	<i>Reflective Barriers</i>	431		<i>Coal Tar Pitch</i>	457
	Construction Materials:			<i>Felts</i>	457
	Superinsulation	431		<i>Ice and Water Shield</i>	457
	Water and Vapor Considerations	432		<i>Fiberglass Sheet Material</i>	457
	<i>Rainwater Protection</i>	432		<i>Fireproofing Paper</i>	457
	<i>Water Vapor Transfer</i>	432		<i>Waterproof Coatings</i>	457
	<i>Vapor Retarders</i>	433		Bituminous Roof Coverings	458
	<i>Control of Air Leakage</i>	434		<i>Roll Roofing</i>	458
	Review Questions	435		<i>Asphalt and Fiberglass Shingles</i>	458
	Key Terms	435		<i>Hot Bitumen Built-Up Roof</i>	
	Activities	436		<i>Membranes</i>	458
	Additional Resources	436		<i>Modified Asphalt Roofing</i>	
				<i>Systems</i>	459
Chapter 25	Bonding Agents, Sealers,	437		<i>Cold-Applied Asphalt Roofing</i>	
	and Sealants			<i>Systems</i>	460
				Review Questions	460
	Learning Objectives	437		Key Terms	461
	Bonding Agents	437		Activities	461
	<i>Curing of Bonding Agents</i>	437		Additional Resources	461
	<i>Types of Bonding Agents</i>	438			

Chapter 27	Roofing Systems	462		<i>Electrical Properties</i>	491
				<i>Optical Properties</i>	491
	Learning Objectives	462		Heat-Treating Glass	492
	Building Codes	462		<i>Annealing</i>	492
	Roofing Components	463		<i>Tempering</i>	492
	<i>Roof Decks</i>	463		<i>Heat Strengthening</i>	492
	<i>Vapor Retarders</i>	464		<i>Chemical Strengthening</i>	492
	<i>Insulation</i>	464		Finishes	492
	<i>Flashing</i>	465		<i>Etching</i>	492
	<i>Finished Roofing</i>	465		<i>Sandblasting</i>	492
	Low-Slope Roof Assemblies	465		<i>Patterned Finish</i>	492
	<i>Built-Up Roofing</i>	465		<i>Silvering</i>	492
	<i>Modified Bitumen Membranes</i>	467		<i>Ceramic Frit</i>	493
	<i>Single-Ply Membranes</i>	468		<i>Tinting</i>	493
	<i>Spray- and Liquid-Applied</i>			Physical Properties of Glazing Systems	494
	<i>Membranes</i>	469		<i>Solar Heat Gain Factor (SHGF)</i>	494
	<i>Low-Slope Metal Roofing</i>	470		<i>U-Value (U)</i>	494
	<i>Low-Slope Roof Flashing</i>	470		<i>Visible Light Transmittance (Vt)</i>	494
	<i>Low-Slope Roof Drainage</i>	471		<i>Shading Coefficient (Sc)</i>	494
				<i>Emissivity (e)</i>	494
	Steep-Slope Roof Assemblies	472		Glass Products	494
	<i>Shingle Roofing</i>	472		<i>Tempered Glass</i>	494
	<i>Asphalt Shingles</i>	472		<i>Laminated Glass</i>	495
	<i>Wood Shingles and Shakes</i>	475		<i>Reflective Glass</i>	496
	<i>Slate Shingles</i>	477		<i>Low-E Glass</i>	496
	<i>Clay and Concrete Roof Tiles</i>	478		<i>Insulating Glass</i>	496
	<i>Photovoltaic Roofing</i>	479		<i>Wired Glass</i>	498
	Steep-Slope Metal Roofing Assemblies	480		<i>Spandrel Glass</i>	499
	<i>Metal Roofing Materials</i>	480		<i>Bent Glass</i>	500
	<i>Standing Seam Roofing</i>	481		<i>Ceramic Glass</i>	500
	<i>Flat and Batten Seam Roofing</i>	482		<i>Architectural Beveled Glass</i>	500
	<i>Exposed Fastener Metal Roofing</i>	482		<i>Channel glass</i>	500
	<i>Steep-Roof Flashing and Drainage</i>	483		<i>Glass Block</i>	500
	Cool Roofing	484		<i>Smart Glazing</i>	501
	<i>Construction Methods:</i>			<i>Photovoltaic Glazing</i>	502
	Green Roofs	485		<i>Self-Cleaning Glass</i>	502
	Review Questions	485		Review Questions	502
	Key Terms	486		Key Terms	503
	Activities	486		Activity	503
	Additional Resources	486		Additional Resources	503
Division 08	Openings CSI MasterFormat	487	Chapter 29	Doors, Windows, Entrances, and Storefronts	504
Chapter 28	Glass	488		Learning Objectives	504
	Learning Objectives	488		Doors	504
	Types of Glass	489		Door Operating and Material Types	504
	The Manufacture of Glass	489		<i>Swinging Doors</i>	505
	<i>Float Glass</i>	489		<i>Bypass and Folding Doors</i>	506
	<i>Sheet Glass</i>	489		<i>Revolving Doors</i>	507
	Properties of Soda-Lime-Silica Glass	490		<i>Specialty Doors</i>	507
	<i>Mechanical Properties</i>	490		<i>Wood and Plastic Doors</i>	508
	<i>Thermal Properties</i>	490		<i>Fiberglass Doors</i>	509
	<i>Chemical Properties</i>	491		<i>Hollow-Core Metal Doors</i>	509
				<i>Hollow Metal Doorframes</i>	509

	<i>Metal Fire Doors and Frames</i>	510		Key Terms	549
	<i>Glass Doors</i>	511		Activities	549
	Door Hardware	512		Additional Resources	550
	<i>Hinges</i>	513			
	<i>Locking Mechanisms</i>	515			
	Windows	515			
	<i>Window Terms and Types</i>	516			
	<i>Wood Windows</i>	516			
	<i>Plastic Windows</i>	517			
	<i>Steel Windows</i>	517			
	<i>Aluminum Windows</i>	517			
	<i>Composite Materials</i>	521			
	<i>Special Windows</i>	521			
	Entrances and Storefronts	522			
	Review Questions	523			
	Key Terms	523			
	Activity	523			
	Additional Resources	523			
Chapter 30	Cladding Systems	524	Division 09	Finishes, Paints, and Coatings	551
	Learning Objectives	524	Chapter 31	Interior Finishes, Paints, and Coatings	552
	Cladding Design Considerations	524		Learning Objectives	552
	<i>Structural Performance</i>	524		Performance Criteria for Interior Finishes	553
	<i>Control of Movement</i>	526		<i>Environmental Concerns</i>	553
	<i>Control of Wind Forces</i>	526		<i>Appearance</i>	554
	<i>Connections</i>	528		<i>Cost</i>	554
	<i>Solar Control</i>	528		<i>Code Requirements</i>	554
	<i>Fire, Noise, and Pollution Control</i>	529		<i>Durability and Maintenance</i>	556
	<i>Maintenance Concerns</i>	529		<i>Acoustical Considerations</i>	556
	Water Management for Cladding Systems	531		Electrical and Mechanical Systems Integration	556
	<i>Methods of Water Penetration</i>	531		Paints and Coatings	558
	<i>The Rainscreen Principle</i>	532		Federal Regulations	558
	Metal and Glass Curtain Wall Systems	533		<i>Lead in Coatings</i>	558
	<i>Stick System</i>	534		<i>Air-Quality Regulations</i>	558
	<i>Unitized System</i>	534		Composition of Coatings	558
	<i>Unit and Mullion System</i>	535		<i>Wet Film Thickness</i>	559
	<i>Column- Cover- and- Spandrel System</i>	535		<i>Dry Film Thickness</i>	560
	<i>Glass-Fixing Methods</i>	536		Factors Affecting Coatings	560
	<i>Point-Supported Glazing</i>	536		Clear Coatings	560
	<i>Structural Glazing Systems</i>	539		<i>Natural-Resin Varnishes</i>	560
	Masonry, Stone, Eifs, and Metal Cladding Systems	540		<i>Synthetic-Resin Varnishes</i>	561
	<i>Masonry Curtain Walls</i>	540		<i>Lacquer</i>	562
	<i>Stone Curtain Walls</i>	541		Opaque Coatings	562
	<i>Precast Concrete Cladding</i>	543		<i>Primers for Opaque Coatings</i>	564
	<i>Modified Stucco Curtain Walls</i>	544		<i>Types of Opaque Coatings</i>	565
	<i>Metal Cladding Systems</i>	546		<i>Phenolic Coatings</i>	566
	Sealing Joints for Cladding Systems	546		<i>Urethane or Polyurethane Coatings</i>	566
	<i>Sealant Joints</i>	546		Construction Techniques:	
	<i>Types of Sealant Materials</i>	547		Testing for Lead Paint	567
	<i>Solid Sealant Materials</i>	548		Special-Purpose Coatings	567
	Review Questions	549		<i>Reflective Coatings</i>	567
				<i>Pigmented Fire-Retardant Coatings</i>	567
				<i>Intumescent Fire-Retardant Coatings</i>	567
				Stains	568
				<i>Exterior Stains</i>	568
				<i>Interior Stains</i>	568
				<i>Fillers</i>	569
				Review Questions	569
				Key Terms	570
				Activities	570
				Additional Resources	570

Chapter 32	Acoustical Materials	571	Chapter 34	Flooring	598
	Learning Objectives	571		Learning Objectives	598
	Sound	571		Performance Criteria for Flooring	599
	<i>Sound Waves</i> 571			Hard-Surface Flooring	599
	<i>Frequency of Sound Waves</i> 572			<i>Concrete Flooring</i> 599	
	<i>Sound Intensity</i> 572			<i>Brick and Stone Flooring</i> 600	
	Sound Control	572		<i>Clay Tile Flooring</i> 601	
	<i>Sound Transmission Class</i> 573			<i>Mortars and Adhesives for Tile Floors</i> 602	
	<i>Impact Isolation Class</i> 573			<i>Tile Grout</i> 602	
	<i>Noise-Reduction Coefficient</i> 573			<i>Terrazzo Flooring</i> 602	
	Acoustical Materials	574		Wood Flooring	603
	<i>Floor Coverings</i> 574			Solid Wood Flooring	603
	<i>Acoustical Plaster</i> 574			<i>Strip Flooring</i> 604	
	<i>Acoustical Ceiling Tile and</i>			<i>Planks</i> 604	
	<i>Wall Panels</i> 575			<i>Wood Strip and Plank Floor</i>	
	<i>Sound Barriers</i> 577			<i>Installation</i> 604	
	Construction Techniques	577		<i>Parquet Flooring</i> 606	
	Controlling Sound from Vibrations	578		<i>Engineered and Laminate</i>	
	Review Questions	579		<i>Wood Flooring</i> 607	
	Key Terms	580		<i>Bamboo Flooring</i> 607	
	Activities	580		Resilient Flooring	608
	Additional Resources	580		<i>Linoleum and Sheet Vinyl</i> 608	
				<i>Vinyl Composition Tile (VCT)</i> 608	
				<i>Rubber Flooring</i> 609	
				<i>Cork Flooring</i> 610	
				<i>Seamless Flooring Materials</i> 610	
Chapter 33	Interior Walls, Partitions, and Ceilings	581		Carpeting	611
	Learning Objectives	581		<i>Introduction to Carpet Systems</i> 611	
	Fire-Resistant Interior Assemblies	581		<i>Carpet Fibers</i> 611	
	Interior Gypsum Wall Partitions	583		Carpet Construction	612
	<i>Metal-Stud Nonbearing</i>			<i>Woven Carpets</i> 612	
	<i>Interior Walls</i> 583			<i>Tufted, Knitted, Flocked,</i>	
	<i>Gypsum</i> 585			<i>and Bonded Carpet</i> 613	
	<i>Types of Gypsum Board Products</i> 585			<i>Carpet Cushions</i> 613	
	<i>Installing Gypsum Wallboard</i> 586			<i>Carpet Installation</i> 614	
	<i>Finishing Gypsum Wallboard</i> 587			Raised-Access Flooring	615
	Plaster Finishes	588		Review Questions	615
	<i>Plaster over Masonry and</i>			Key Terms	616
	<i>Concrete Walls</i> 590			Activities	616
	Structural Clay Tile Partitions	591		Additional Resources	616
	Ceramic Tile-Wall Finishes	591			
	Wood-Product Wall Finishes	591	Part VI	Specialties, Equipment, and	
	Ceiling Construction	593		Furnishings	
	<i>Suspended Ceilings</i> 594				
	<i>Furred and Direct-Contact</i>				
	<i>Ceilings</i> 596				
	Review Questions	596	Division 10	Specialties	
	Key Terms	597		CSI MasterFormat	617
	Activities	597	Division 11	Equipment	
	Additional Resources	597		CSI MasterFormat	618

Division 12	Furnishings CSI MasterFormat	619	Rugs and Mats	634
Chapter 35	Specialties, Equipment, and Furnishings	620	Multiple Seating	635
	Learning Objectives	620	Interior Plants and Planters	635
	<i>Visual Display Boards</i>	620	Review Questions	635
	<i>Compartments and Cubicles</i>	621	Key Terms	636
	<i>Louvers, Grilles, Vents, and Screens</i>	621	Activities	636
	<i>Service Wall Systems</i>	622	Additional Resources	636
	<i>Walls and Corner Guards</i>	622		
	<i>Access Flooring</i>	623	Part VII	Special Construction and Conveying Systems
	<i>Pest Control</i>	623	Division 13	Special Construction CSI MasterFormat
	<i>Fireplaces and Stoves</i>	623		637
	<i>Manufactured Exterior Specialties</i>	623	Chapter 36	Special Construction
	<i>Flagpoles</i>	623		638
	<i>Identifying Devices</i>	623	Learning Objective	638
	<i>Pedestrian Control Devices</i>	625	Special Facility Components	638
	<i>Lockers and Shelving</i>	625	<i>Pools and Spas</i>	638
	<i>Fire Protection Specialties</i>	625	Special-Purpose Rooms	639
	<i>Protective Covers</i>	625	<i>Special Structures</i>	640
	<i>Postal Specialties</i>	625	Fabric and Membrane Structures	640
	<i>Demountable Partitions</i>	626	<i>Fabric Membranes</i>	641
	<i>Operable Partitions</i>	627	<i>Air-Supported Structures</i>	641
	<i>Exterior Protection Devices for Openings</i>	627	<i>Geodesic Structures</i>	643
	<i>Telephone Specialties</i>	627	<i>Space Frames</i>	644
	<i>Toilet and Bath Accessories</i>	627	Integrated Assemblies	644
	<i>Scales</i>	627	Pre-Engineered Structures	645
	<i>Wardrobe and Closet Specialties</i>	627	Waste and Utilities Sections	645
	Residential and Commercial Equipment	628	Measurement and Control Instrumentation	645
	<i>Maintenance Equipment</i>	628	Review Questions	645
	<i>Security and Ecclesiastical Equipment</i>	628	Key Terms	645
	<i>Mercantile Equipment</i>	628	Activity	646
	<i>Solid-Waste-Handling Equipment</i>	629	Additional Resources	646
	<i>Office Equipment</i>	629	Division 14	Conveying Equipment CSI MasterFormat
	Construction Materials:			647
	Security of Valuables	630	Chapter 37	Conveying Systems
	<i>Residential Equipment and Unit Kitchens</i>	630		648
	<i>Fluid Waste Treatment and Disposal</i>	630	Learning Objectives	648
	<i>Medical Equipment</i>	631	Elevator Code Standards	648
	Furnishings	631	Elevator Components	649
	Artwork	631	<i>Elevator Hoistways</i>	649
	<i>Murals and Wall Hangings</i>	631	<i>Hoistway Doors</i>	649
	<i>Sculpture</i>	632	<i>Machine Rooms</i>	649
	<i>Stained Glass</i>	632	<i>Venting Hoistways</i>	649
	<i>Ecclesiastical Artwork</i>	633	<i>Hoistway Sizes</i>	650
	Fabrics	633	Elevator Cars	651
	Manufactured Casework	633		
	Window Treatment	633		
	Furniture and Accessories	634		

Elevator Types	652	Manual Fire-Suppression Systems	677
Electric Passenger Elevators	652	Review Questions	679
<i>Traction Driving Mechanisms</i>	652	Key Terms	679
<i>Geared Traction Elevators</i>	652	Activities	679
<i>Gearless Traction Elevators</i>	653	Additional Resources	679
<i>Electric Elevator Control</i>	653		
<i>Platform Safeties</i>	653	Division 22 Plumbing CSI MasterFormat	680
<i>Cables (Roping)</i>	654		
<i>Winding Drum Machines</i>	655	Chapter 39 Plumbing Systems	681
<i>Counterweights</i>	655	Learning Objectives	681
<i>Operating Systems</i>	655	Plumbing Codes	681
Hydraulic Elevators	656	Potable Water Supply	681
Freight Elevators	656	Potable Water Distribution Systems	682
Observation Elevators	657	Gas Distribution Systems	683
Residential Elevators	658	Piping, Tubing, and Fittings	683
Automated Transfer Systems	658	<i>Pipe Connections</i>	687
<i>Dumbwaiters</i>	658	<i>Water Pipe Fittings</i>	688
<i>Cart and Tote Box Transfer Systems</i>	659	Valves	688
Wheelchair Lifts and Stair Lifts	660	Pipe Insulation	689
Escalators	660	Water Pipe Sizing	690
<i>Escalator Components</i>	661	Sanitary Piping	691
<i>Standards and Safety</i>	661	<i>Calculating Waste Pipe Sizes</i>	694
<i>Installation Examples</i>	662	<i>Sanitary Piping Systems</i>	694
<i>Escalator Sizes</i>	662	<i>Indirect Wastes</i>	695
Moving Walks and Ramps	662	Residential Sanitary Piping	695
Other Conveying Equipment	663	Multistory Building Sanitary	
<i>Shuttle Transit</i>	663	Piping Systems	695
Conveyers and Pneumatic		<i>The Solvent System</i>	698
Tube Systems	664	Non-Potable Water Systems	699
<i>Pneumatic Tube Systems</i>	664	Roof Drainage	700
<i>Material Conveyors</i>	665	Plumbing Equipment	701
<i>Cranes and Hoists</i>	666	Water Heating	701
Review Questions	667	<i>Construction Techniques:</i>	
Key Terms	667	Solar Hot Water	702
Activity	667	Plumbing Fixtures	704
Additional Resources	668	Review Questions	708
Division 21 Fire Suppression	669	Key Terms	709
CSI MasterFormat		Activities	709
Chapter 38 Fire-Suppression Systems	670	Additional Resources	709
Learning Objectives	670	Division 23 Heating, Ventilating,	
Fire Codes	670	and Air-Conditioning	
Fire and Smoke Management	670	CSI MasterFormat	710
<i>Fire Management</i>	671	Chapter 40 Heating, Air-Conditioning,	
<i>Smoke Control Systems</i>	672	Ventilation, and Refrigeration	711
Fire-Suppression Systems	673	Learning Objectives	711
<i>Automated Water Sprinkler</i>	673	HVAC Codes	711
<i>Systems</i>	673		
<i>Sprinkler Heads</i>	674		
<i>Foam Fire-Suppressant Systems</i>	676		
<i>Gas Fire-Suppression Systems</i>	676		
Dry Chemical Systems	677		

Heat Balance	711	Pipe Systems for Water Heating and Cooling	739
Heat Transfer	712	<i>Two-Pipe Systems</i>	739
Sensible and Latent Heat	712	<i>Four-Pipe Systems</i>	739
Human Comfort	713	Steam Heating Systems	739
Ventilation	713	<i>Two-Pipe Steam Heating Systems</i>	740
<i>Methods of Ventilation</i>	715	Boilers	740
<i>Types of Air Filters</i>	715	Terminal Equipment For Hot-Water and Steam-Heating Systems	742
Fuel and Energy Used For HVAC	716	<i>Natural Convection Terminal Units</i>	742
<i>Coal</i>	716	<i>Forced-Convection Heating Units</i>	743
<i>Fuel Oil</i>	716	Chilled-Water Cooling Systems For Large Buildings	744
<i>Natural Gas</i>	717	Centrifugal Chillers	745
<i>Propane and Butane</i>	717	The Absorption Chiller Refrigeration System	746
<i>Solid Waste</i>	717	<i>Single-Effect Absorption Chillers</i>	747
<i>Wood</i>	717	<i>Double-Effect Absorption Chillers</i>	747
<i>Electricity</i>	718	Positive-Displacement Chillers	748
<i>Geothermal</i>	718	Evaporative Air Coolers	748
<i>Ground Heat</i>	718	<i>Direct Evaporative Air Coolers</i>	748
<i>Solar</i>	718	<i>Indirect Evaporative Air Coolers</i>	748
Air Heating Equipment	718	Radiant Heating And Cooling	748
<i>Warm-Air Furnaces</i>	718	<i>Piping in Ceilings</i>	749
<i>Heat Pumps</i>	720	<i>Piping in Floors</i>	749
Air-Conditioning With Duct Systems	724	Electric Heating Systems	749
All-Air Distribution Systems	725	Review Questions	752
<i>Single-Zone Systems</i>	725	Key Terms	753
<i>Multi-Zone Systems</i>	726	Activities	753
<i>Reheat Systems</i>	726	Additional Resources	754
<i>Variable Air Volume Systems</i>	726		
<i>Dual-Duct Systems</i>	728		
Types Of Duct Systems	728		
<i>Ducts</i>	728		
<i>Duct Pressure</i>	728		
<i>Duct Classification</i>	729		
Forced-Air Duct Systems	730		
Supply-Air Outlets and Return-Air Inlets for Warm-Air Heating Systems	731	Division 26 Electrical CSI MasterFormat	755
<i>Types of Supply Outlets</i>	732		
<i>Diffuser Applications</i>	733		
<i>Return-Air Inlets and Exhaust-Air Inlets</i>	734	Chapter 41 Electrical Equipment and Systems	756
Humidity Control	734	Learning Objectives	756
<i>Humidification Equipment</i>	734	Electrical Loads	756
Construction Materials:		Basics of Electricity	756
Building Commissioning	735	<i>Ohm's Law</i>	757
<i>Desiccant Dehumidification</i>	735	<i>Conductors</i>	757
Hydronic (Hot Water) Heating Systems	736	AC and DC Current	757
<i>One-Pipe Systems</i>	736	Power and Energy	758
<i>Two-Pipe Direct-Return System</i>	737	Electrical Codes	758
<i>Two-Pipe Reverse-Return System</i>	737	Electric Power Sources	758
<i>Multi-Zone Two-Pipe Systems</i>	737	<i>Hydroelectric Power Generation</i>	758
<i>Hydronic Controls</i>	738	<i>Fossil Fuel-Powered Generators</i>	758
<i>Expansion Chambers</i>	738	<i>Nuclear-Powered Generators</i>	759

On-Site Power Generation	759	Activities	789
<i>Solar Energy 759</i>		Additional Resources	789
<i>Wind Energy Systems 762</i>			
<i>Cogeneration 762</i>			
Electrical Supply	763		
Electrical Distribution Systems In Buildings	763		
<i>The Service Entrance 764</i>			
Switchgear and Switchboards	765		
Panelboards	765		
Electrical Power Conductors	767		
<i>Cables 768</i>			
<i>Flat Conductor Cables 769</i>			
<i>Cable Bus and Busways 769</i>			
Raceways	769		
<i>Cable Trays 769</i>			
<i>Conduit 769</i>			
Meters	772		
Motor Control Centers	772		
Transformers	772		
Switches	773		
<i>Other Switches 774</i>			
Overcurrent Protection Devices	775		
Lighting	776		
<i>Illumination Design Considerations 776</i>			
Lighting-Related Measurements	777		
<i>Levels of Illumination 777</i>			
<i>Measuring Illuminance Levels 777</i>			
<i>Measuring Luminance 777</i>			
<i>Glare 777</i>			
<i>Reflection 777</i>			
Construction Materials:			
Choosing Light and Color	779		
<i>Room Cavity Ratio 779</i>			
Lighting Systems	780		
<i>General Illumination 781</i>			
<i>Task Lighting 781</i>			
<i>Selective Lighting 781</i>			
<i>Daylight Integration 782</i>			
Lighting Control Systems	782		
Types of Lamps	782		
<i>Incandescent Lamps 783</i>			
<i>Tungsten-Halogen Lamps 783</i>			
<i>Fluorescent Lamps 784</i>			
<i>High-Intensity Discharge Lamps 786</i>			
<i>Light-Emitting Diodes 788</i>			
Review Questions	788		
Key Terms	788		
		Division 28 Electronic Safety and Security CSI MasterFormat	790
		Chapter 42 Electronic Signal and Security Systems	791
		Learning Objectives	791
		Automatic Fire Detection and Alarm Systems	791
		Security Systems	792
		<i>Surveillance Systems 793</i>	
		<i>Access Control Systems 793</i>	
		Electronic Monitoring and Control	794
		Construction Techniques:	
		Home Security Systems	795
		Telecommunications and Data Systems	795
		Review Questions	796
		Key Terms	796
		Activities	796
		Additional Resources	796
		Appendices	
		Appendix A: Level 2 Numbers and Titles	797
		Appendix B: MasterFormat	818
		Appendix C: U.S. and Canadian Professional and Technical Organizations	821
		Appendix D: Metric Information	837
		Appendix E: Weights of Building Materials	839
		Appendix F: Names and Atomic Symbols of Selected Chemical Elements	841
		Appendix G: Coefficients of Thermal Expansion for Selected Construction Materials	843
		Appendix H: Conversion Tables	844
		Glossary	849
		Index	866

Construction Materials/Methods/ Techniques

<i>Construction Methods: Subcontractor Agreements</i>	15
<i>Construction Materials: Composite Materials</i>	50
<i>Construction Techniques: Blasting</i>	67
<i>Construction Materials: Supplementary Cementing Materials (SCMs)</i>	104
<i>Construction Materials: Strip-Applied Waterstops</i>	147
<i>Construction Materials: History of Aluminum</i>	256
<i>Construction Methods: Fasteners for Metal-Building Construction</i>	291
<i>Construction Materials: Sustainable Forestry</i>	326
<i>Construction Methods: Optimum Value Engineering</i>	367
<i>Construction Techniques: Metal Fasteners</i>	388
<i>Construction Materials: Superinsulation</i>	431
<i>Construction Techniques: Waterproofing Tips</i>	447
<i>Construction Methods: Green Roofs</i>	485
<i>Construction Techniques: Testing for Lead Paint</i>	567
<i>Construction Materials: Security of Valuables</i>	630
<i>Construction Techniques: Solar Hot Water</i>	702
<i>Construction Methods: Building Commissioning</i>	735
<i>Construction Materials: Choosing Light and Color</i>	779
<i>Construction Techniques: Home Security Systems</i>	795

Case Studies

<i>Case Study: Heifer International Headquarters</i>	39
<i>Case Study: Chicago Center for Green Technology</i>	80
<i>Case Study: University of Florida Rinker Hall</i>	187
<i>Case Study: Aldo Leopold Legacy Center</i>	348
<i>Case Study: GSW Administration Building</i>	530
<i>Case Study: Denver International Airport</i>	642
<i>Case Study: Bronx Zoo Eco-Restrooms</i>	696
<i>Case Study: Hearst Tower</i>	751

INTENT OF THIS BOOK

This book is designed to support introductory courses on construction materials and methods, construction management, and professional programs in architecture at two-year and four-year universities. The text follows the logical progression of the construction sequence, with reference to the 2020 edition of the MasterFormat, developed by the Construction Specifications Institute and Construction Specifications Canada. Students are able to develop a foundation of knowledge pertaining to individual construction components and details, their performance requirements, process of manufacture and assembly, and systematic organization into various building assemblies. The text also gives insight into current best practices in the construction industry.

PREFACE TO THE FIFTH EDITION

This fifth edition of *Construction Materials, Methods, and Techniques* has been revised to integrate the latest advances in materials science, and construction methods and techniques. This revision continues to assimilate sustainable construction innovations holistically into the larger construction context. Sustainable, or high-performance, construction seeks to mitigate the negative impacts of inefficient construction practices by promoting strategies that will conserve natural resources, advance energy and resource efficiency, deal responsibly with waste, and create healthy environments.

Sustainable construction is no longer a unique means of building, but rather an integral part of how the industry is being revolutionized. Cutting-edge building materials, systems, and construction practices have been added to the existing knowledge in each chapter. Types of materials, environmentally friendly options, and rating and certification systems are explored, as well as industry trends. This book has been thoroughly updated and revised to remain current with industry technologies and standards:

- The U.S. Green Building Council and LEED V.4.1 rating system
- Effective construction planning for efficient material use
- Environmentally friendly building materials with emphasis on recycled content and materials that promote manufacturer, contractor, and occupant health

- Energy-efficient environmental systems
- Sustainable construction operations and practices
- New organizations and resources actively providing metrics and research

HOW TO USE THIS BOOK

This text provides a detailed view of modern construction processes, building assemblies, systems, and the vast array of materials and products provided by manufacturers supplying the construction industry.

The first part of the text gives a brief overview of the basic characteristics and procedures of the construction industry. Pre-construction activities, the role of design professionals, various project delivery methods, and the MasterFormat specification system are covered. A discussion of zoning and building codes is followed by information about some of the industry's major professional and technical organizations. A section on sustainable design and construction discusses the environmental impact of the construction industry and provides an introduction to LEED and other sustainable building certification systems.

Early in the text, the physical properties of construction materials are outlined. This overview provides a basis for understanding all of the materials in the remainder of the book. New materials are developed each year, and the architect, contractor, and engineer must be informed of their properties in order to use these materials in the most effective and safe manner.

The remainder of the text is organized following selected divisions of the 2020 Edition of the MasterFormat.

Division 1 addresses general requirements, including activities such as contractor selection, price and payment procedures, administrative requirements, and various legal controls and requirements. Additional details are given in Appendix B.

Division 2 outlines the existing conditions present on a project site, their assessment, and technologies available for remediation.

Division 3 presents a detailed study of the manufacture, types, characteristics, and properties of concrete. Consideration of the impact of admixtures, proportioning, water, mixing, placing, and curing is included. Emerging technologies, such as smog-eating and 3-D printed concrete, have been added. Drawings and photos are used extensively to illustrate cast-in-place and precast concrete construction systems.

Division 4 includes detailed information on mortar, the key to durable masonry construction. The materials, manufacturing processes, and construction techniques utilized in clay brick, concrete masonry, and stone construction are explained in detail and generously illustrated.

Ferrous and nonferrous metals are presented in Division 5. Their characteristics, mechanical properties, and practical applications are discussed. Steel frame and pre-fabricated construction systems and details are illustrated.

One of the largest divisions in the book, Division 6, covers the vast array of wood and plastic materials that are used in construction. Their properties, characteristics, and recommended applications are explained. Several chapters detail wood structural framing systems, including light wood frame, heavy timber, and innovative new panelized mass wood assemblies. The remainder of this division is used to present the various types of composites and plastic materials that find increasing use in modern construction.

Division 7 is concerned with insulating, waterproofing, and sealing buildings against the weather. Structures are exposed to a variety of climate extremes, including temperature swings, driving rain and wind, and subsurface water. Walls, ceilings, and floors must be properly insulated and sealed against moisture penetration. Bituminous materials, bonding agents, sealers, and sealants are covered. Details, components, and materials commonly used for both residential and commercial roofing systems conclude this division.

The types, styles, methods of operation, and materials used for doors and windows continue to develop. Many of the products frequently employed are illustrated in Division 8, in addition to stock and custom-made storefronts. Glass is used extensively in facade and window assemblies, so the types, properties, and uses of the numerous glass products available are discussed. New and innovative glass products are increasing the range of uses and applications of the material in modern commercial construction. Finally, an entire chapter is devoted to discussing and illustrating various types of cladding systems that find common use in commercial buildings.

Finishing the interior of a building involves an incredibly diverse range of products. Division 9 combines interior finishes; decorative and protective coatings; gypsum, lime, and plaster products; acoustical finishes and materials; and all types of finish flooring. Construction and finishing procedures for interior walls, partitions, and ceilings, their properties, and fire resistance requirements are integrated.

Divisions 10, 11, and 12 cover the variety of specialty products, equipment, and furnishings that find use both within buildings and on project sites. Examples include visual displays, telephone enclosures, vending equipment, casework, and furniture.

The most interesting compilation of special construction assemblies are found in Division 13. Special structural systems refer to innovative long-span structures that are used

to provide enclosure for a variety of activities. This division discusses and illustrates a diverse offering, including air-supported and fabric structures, geodesic domes, and other pre-engineered assemblies.

Division 14 examines the range of conveying systems in current use, including conveyors, elevators, escalators, moving walks, and material-handling systems.

Division 21 organizes the many complex factors related to the regulation, operation, and maintenance of fire-suppression systems, including installation, instrumentation, and control. Water, carbon dioxide, clean-agent, wet chemical, and dry chemical fire-extinguishing systems are covered.

A basic need for a successful building is a well-functioning plumbing system. Division 22 summarizes the system of pipes and other devices installed in a building for the distribution of potable water and the removal of waterborne wastes. Innovative new water-saving technologies and fixtures for a variety of applications are outlined.

Division 23 is a large one, encompassing heating, ventilating, and air-conditioning systems. Basic methods of heat transfer, the fuels employed, and the types of heating and cooling systems and equipment are explained and illustrated.

Electrical distribution systems inside a building supply electrical power and transmit information through an internal communications system. Division 26, Electrical Systems, carries the discussion from the generation and transmission of electrical power to the service components in both residential and commercial buildings. Renewable power systems are illustrated, and extensive information on lighting technologies is accessible. Equipment for controlling and operating the electrical system, as well as equipment used for communication, such as alarm, television, public address, and other communication systems, is presented.

Division 28 covers the various electronic safety and security systems in buildings and related exterior areas where security is important. Video surveillance and personal protection systems are included, as are electronic detection and alarm systems for fire detection.

Division 31 encompasses the full range of site construction activities, including soils and subsurface investigations, site preparation, excavations, earthwork, foundations, and the installation of utilities and drainage systems.

Review questions at the end of each chapter provide the reader with a means of reconsidering what has been read and reinforcing the learning objectives. Key terms are listed and sources of additional information are provided to enable the reader to explore areas in greater depth.

A master glossary at the end of the text provides detailed definitions for all key terms throughout all divisions. Appendix A furnishes the MasterFormat numbering system in its entirety. Appendix B provides details concerning the information in

Division 1, General Requirements. Appendix C provides an extensive listing of U.S. and Canadian professional and trade organizations. These organizations provide information that is vital to the continual development of materials and construction techniques. They create materials standards and installation specifications and publish building codes, manuals, and technical reports on an ongoing basis. Readers can refer this information to gain additional insight as they read the chapters in this book. Detailed metric information is available in Appendix D. This information is essential because construction is moving toward using the metric system in the future. Appendix E lists the weights of commonly used construction materials. Appendix F gives the names and atomic symbols of selected chemical elements, and Appendix G provides data on the coefficients of thermal expansion of selected construction materials.

FEATURES OF THIS BOOK

This book includes many features to assist students as they progress through the chapters:

- Correlations to the MasterFormat are included at the beginning of each chapter, providing students with a quick reference to this essential manual.
- Individual case studies provide examples of the application of new construction materials and engineering strategies.
- Inserts on Construction Materials, Methods, and Techniques provide detailed information on selected areas of interest.
- Learning Objectives and Review Questions open and close each chapter to provide students with a framework for study to ensure full comprehension of the material.
- Key Terms are in color throughout the text and are listed at the end of each of the chapters, highlighting essential terminology. Complete definitions are provided in the Glossary.
- Activities encourage students to apply what they have learned in the chapter and to build experience for actual on-the-job tasks.
- Additional Resources are listed at the end of each chapter that point students in the direction of organizations, periodicals, Web links, and other references to further learning on selected topics.

NEW TO THIS EDITION

This new edition emphasizes innovative materials and technologies that encourage the student of construction to knowledgeably address the challenges of building in today's global environment. Since construction technology is constantly evolving, the text provides an understanding of the myriad of new materials, methods, and techniques, and how to properly apply them to contemporary construction challenges. In light of

advances in the field, many topics have been updated while others have been expanded and reorganized. New topics include the following:

- An extensive discussion of the increasing use of digital technologies in construction including Artificial Intelligence, GPS/Robotic earthwork technologies, and 3-D printing applications.
- New project delivery approaches such as Lean Construction and Public-Private Partnerships.
- An expanded section on the development of mass timber construction techniques.
- Additional information on modular and pre-manufactured construction components.
- New information on recent advances in telecommunications and data systems.
- A fully updated list of the latest U.S. and Canadian professional and technical print and online resources.
- The entire text has been updated with extensive new photos and revised detail drawings of the construction process for various assemblies.

SUPPLEMENTS

Instructor Companion Site

Spend less time planning and more time teaching with the Instructor Companion Site: Everything you need for your course in one place! This collection of book-specific lecture and class tools is available online via www.cengage.com/login. Access and download PowerPoint presentations, images, instructor's manual, and more.

Cengage Learning Testing Powered by Cognero

The Instructor Companion Site features Cengage Learning Testing Powered by Cognero. This flexible, online system allows you to:

- author, edit, and manage test bank content from multiple Cengage Learning solutions.
- create multiple test versions in an instant.
- deliver tests from your LMS, your classroom, or wherever you want.

Start right away!

Cengage Learning Testing Powered by Cognero works on any operating system or browser.

- No special installs or downloads needed.
- Create tests from school, home, the coffee shop—anywhere with Internet access.

What will you find?

- Simplicity at every step: A desktop-inspired interface features drop-down menus and familiar intuitive tools that take you through content creation and management with ease.
- Full-featured test generator: Create ideal assessments with your choice of fifteen question types (including true/false, multiple choice, opinion scale/likert, and essay). Multi-language support, an equation editor, and unlimited metadata help ensure your tests are complete and compliant.
- Cross-compatible capability: Import and export content into other systems.

ABOUT THE AUTHORS

Eva Kultermann is a licensed architect, associate professor and associate dean of academic affairs at the Illinois Institute of Technology, College of Architecture. She has a background in construction and is currently involved in developing, reviewing, and revising the institution's architectural curriculum.

William P. Spence was Dean of the College of Technology and Professor of Construction Engineering Technology

emeritus at Pittsburg State University, KS. We owe a great debt to the technical knowledge of William Spence, who, while no longer involved in this revision, provided the core around which the text is structured.

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Barry K. Hallsted, Ph.D. Utah Valley University;

Aloysius A. Attah, P.E., University of North Texas-Denton;

Willis Kennedy Jr., Metropolitan Community College-Omaha;

Josh Steele, Metropolitan Community College;

John M. Travis, North Dakota State College of Science.

Disclaimer

The information presented in this book was secured from a wide range of manufacturers, professional and trade associations, government agencies, and architectural and engineering consultants. In some cases, generalized or generic examples are used. Every effort was made to provide

accurate presentations. However, the author and publisher assume no liability for the accuracy of applications shown. It is essential that appropriate architectural and engineering staff be consulted and specific information about products be obtained directly from manufacturers.

PART I

INTRODUCTION

DIVISION

00

Procurement and Contracting Requirements CSI MasterFormat®

- 00 10 00 Solicitation
- 00 20 00 Instructions for Procurement
- 00 30 00 Available Information
- 00 40 00 Procurement Forms and Supplements
- 00 50 00 Contracting Forms and Supplements
- 00 60 00 Project Forms
- 00 70 00 Conditions of the Contract
- 00 90 00 Revisions, Clarifications, and Modifications

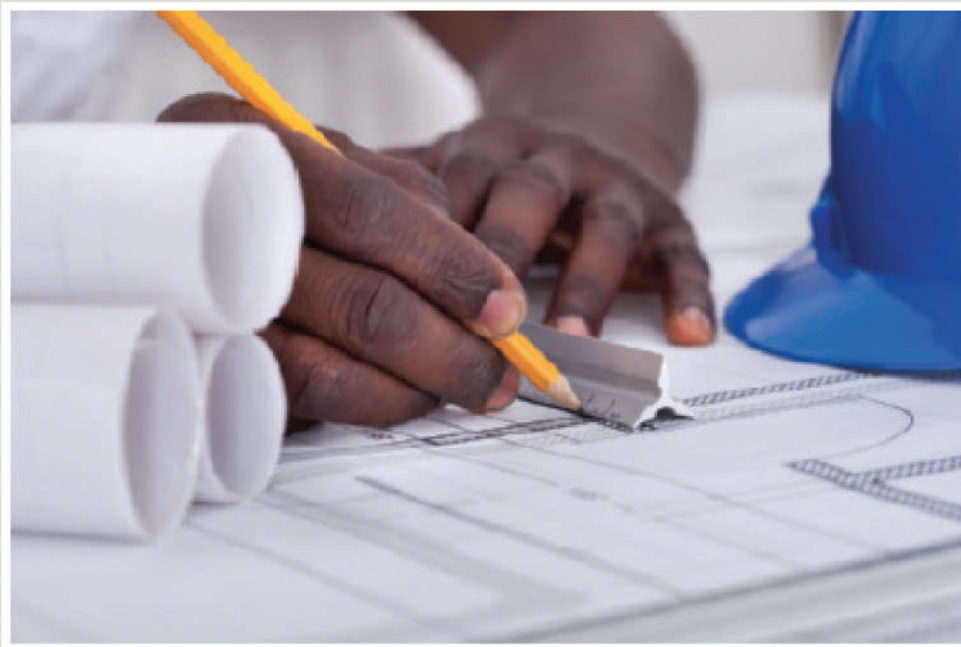


DIVISION 01



General Requirements

- 01 00 00 Summary
- 01 20 00 Price and Payment Procedures
- 01 30 00 Administrative Requirements
- 01 40 00 Quality Requirements
- 01 50 00 Temporary Facilities and Controls
- 01 60 00 Product Requirements
- 01 70 00 Execution and Closeout Requirements
- 01 80 00 Performance Requirements
- 01 90 00 Life Cycle Activities



Andrey_Popov/Shutterstock.com

The Construction Industry: An Overview

LEARNING OBJECTIVES

Upon completion of this chapter, the student should be able to:

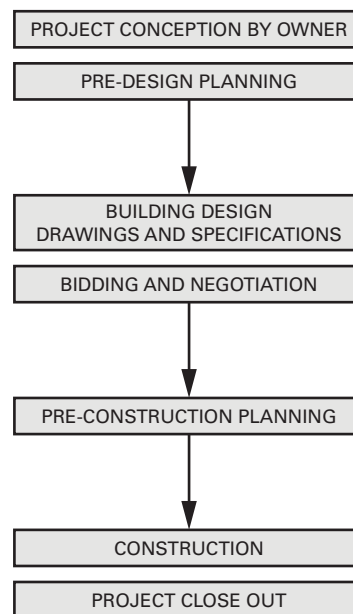
- Gain an understanding of the scope of the construction industry.
- Identify the different phases and activities that make up the building design and construction planning process.
- Define the types of drawings and specifications that make up a set of construction documents.
- Be familiar with the roles and responsibilities of owners, architects, and contractors.
- Recognize the structure and organization of construction documents.
- Categorize the types of project delivery methods used in commercial construction and how they are administered.
- Describe the phases and administrative procedures that serve to organize the on-site construction phase.

The construction industry is one of the largest commercial activities in the United States, encompassing establishments engaged in the construction of buildings and larger engineering projects, such as roadways and utility infrastructure. Construction with all of its related and supporting industries has always played a vital role in the nation's economy, accounting for an annual average of 5 to 10 percent of the gross domestic product.

Compared with other large industries, some characteristics are unique to the planning of buildings and infrastructure. Most new buildings are custom designed and constructed, involving long development schedules. Because each project is site specific, its execution is influenced by physical, social, and regulatory conditions, such as weather, availability of skilled workers, and local building codes. Since the service life of a commercial building can be more than 50 years, future technical requirements must be considered throughout the planning process. Because of the technological complexity of construction, building plans must be flexible enough to allow for changes and adjustments both during construction and after.

The process by which a building or other project is designed and constructed can be divided into four discreet project phases (Figure 1.1). The **pre-design phase** sets the initial objectives and criteria under which a building will be planned. The **design phase** determines the actual geometry, materials, and performance characteristics of the finished

Figure 1.1 The process by which a building or other project is designed and built can be divided into four discreet project phases.



structure. The pre-construction phase selects the various project participants and outlines their contractual agreements. Finally, the **construction phase** is involved with the physical realization of the finished building.

CONSTRUCTION: A DYNAMIC INDUSTRY

The construction industry is divided into three major areas: building construction, heavy or infrastructure construction, and industrial construction. **Building construction** involves the assembly of a building on a piece of property, encompassing residential, commercial, civic, educational, religious, and agricultural buildings, among others (**Figure 1.2**). While many building projects consist of new construction, a considerable amount of construction activity is concerned with the renovation, repair, or the provision of additional space for existing buildings. **Heavy construction** is the term used for larger infrastructure projects, such as highways, bridges, canals, dams, subways, tunnels, utility piping systems, water control construction, and communications networks (**Figure 1.3**). Heavy construction projects are usually financed by governmental agencies and other institutions, or are incorporated into master plans (such as universities) to serve the public good. **Industrial construction** refers to the building of large-scale manufacturing and processing plants or utility generation installations. Regardless of the type of construction, each requires planning, financing, and compliance with regulatory constraints.

Figure 1.2 Building construction involves the assembly of a building on a piece of property.



All construction involves the confluence of skilled workers, architects, engineers, and a vast array of materials and equipment to execute a carefully conceived plan. Supporting them is a broad range of industries that manufacture the materials and components designated for a project. These can include suppliers of aggregate and cement products, manufacturers of lumber, structural beams, doors and windows, siding, roofing, and finish materials, and dealers of appliances and mechanical equipment (**Figure 1.4**). Many manufacturing endeavors involve the cutting, shaping, and assembling of various materials into a useful product. Each product area has a tremendous variety of materials and installation methods, requiring extensive technical expertise. Consider just the electrical and mechanical components involved in servicing a building and the procedural knowledge required to design, specify, manufacture, and install them.

Construction materials and methods are constantly changing, with new products and equipment being developed continuously. The construction workforce must be highly skilled and constantly kept up to date as new materials and systems of construction are introduced. Individuals are encouraged to maintain membership in professional organizations, attend conferences, and study professional journals to appreciate the value of new technical developments and their proper application.

The industry is currently in the midst of profound changes caused by unprecedented technological advances that are reshaping all areas of production. Borrowing some of the cost-efficient practices of manufacturing for construction, the industry is moving toward modularization and prefabrication of components by assembling building elements that can be transferred to a construction site for rapid assembly. While still not widely adopted, the use of pre-manufacturing techniques is increasing due to its numerous advantages. Because components are assembled in controlled manufacturing conditions, both quality and productivity are increased. Pre-manufacturing also results in shorter construction schedules, lower costs and reduced site disturbance.

Another development is the rise of smart project management, adopting a variety of emerging digital technologies. Automation of construction sites through robotics, drones, and state-of-the-art budgeting and scheduling tools and technologies all promise to be productivity-enhancing changes (**Figure 1.5**).

The rise of artificial intelligence (AI) is also making its mark on construction. Digital capabilities surrounding predictive design, digital building doubles, and the use of augmented and virtual reality during project planning can eliminate errors and shorten the development timeline for complex projects.

Finally, the industry is aggressively developing strategies for using natural resources in ways that will sustain the natural environment for generations to come. The importance of the construction industry instituting changes that promote both energy and resource efficiency cannot be overstated and is covered in Chapter 2.

Figure 1.3 “Heavy construction” is the term used for larger infrastructure projects, such as highways, bridges, and canals.



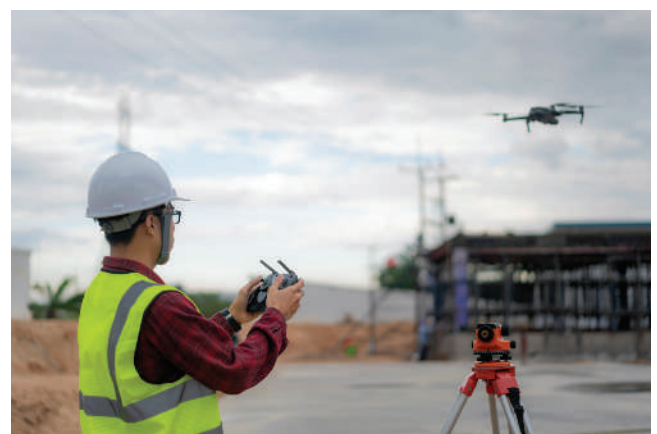
Daniel_Jedzura/Shutterstock.com

Figure 1.4 The construction industry is supported by a broad range of industries that manufacture the materials and components designated for a project.



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Figure 1.5 A construction drone program can dramatically improve the accuracy of construction surveys, progress reporting, safety, and inspection processes.



Prasit photo/Moment/Getty Images

PRE-CONSTRUCTION ACTIVITIES

Owners, both public and private, plan buildings and other construction projects to accommodate desired functional and spatial needs. The design and construction of a building project

is the result of the collective ideas, talents, and services of a large and diverse group of professionals. A vast array of planning decisions must be made at the onset of any construction project. These include an evaluation of the vision for a project, its scope, functional requirements, the determination of a site, budgets

Figure 1.6 The design and construction of a building project is the result of the collective ideas, talents, and services of a large and diverse group of professionals.



Geber86/E+/Getty Images

and financing, project scheduling, and assurance that regulatory constraints such as zoning and code regulations will be satisfied.

One of the first tasks in commencing larger construction projects is the selection of the project team participants. Members of this multi-disciplinary group are selected based on their professional credentials, experience with projects of similar size and scope, and, sometimes, previous working collaboration among the various team members (**Figure 1.6**). The established project team works together in developing a project plan that addresses the roles and responsibilities of each member, and identifies at what point in the process each member will join in the work.

Regardless of size, the three main players in any construction team are:

- The owner that initiates the project
- The architect and engineers who design the building
- The general contractor who completes the actual construction

Supporting these main players is a team of other professionals, each involved with particular aspects of the larger project. These include:

- Consultants that provide professional services to the architect, contractor, or owner
- Subcontractors who perform portions of the work under the direction of the general contractor
- Product representatives who assist with submittals and furnish field services such as consulting, and inspecting the installed work
- Manufacturers who produce materials or products, and material suppliers who furnish materials and products of construction
- Testing laboratories and inspection agencies provide quality control services to the owner and contractor

- Financial advisers and institutions that arrange the project financing, and attorneys who coordinate the legal and contractual issues of the project
- Insurance companies that provide risk coverage to the owner, contractor, and design consultants
- Authorities and regulatory agencies that have jurisdiction over the construction and establish standards in the form of codes, ordinances, and permits

Once the project team is established, it begins the investigation of the multitude of project parameters required for the development of project definition and feasibility, referred to as the pre-design phase.

Pre-Design and Design Development

Owners most often procure the services of an architect or an architect/engineering/contracting firm (AEC) to help in the development of project definition and feasibility. Once an architect or AEC firm has been identified, the pre-design portion of the work can begin. In this phase, sometimes referred to as a feasibility study, the architect, other design consultants, and the owner mutually determine the goals and objectives of the project. Most projects begin with a thorough examination of the existing needs, goals, and constraints that will influence a design. Typical pre-design considerations include: title search and zoning analysis, site search and selection, financial planning, scheduling and programming among others.

Programming is the research and decision-making process that determines the specific set of needs that a building is expected to fulfill, and identifies the scope of work to be accommodated and designed.

Design sketches and feasibility studies are developed as a series of alternatives for approval by the owner. Early design efforts focus on establishing what is known as the design intent. **Design intent** is a statement that defines the anticipated aesthetic, functional, and performance characteristics of the finished building or project. Functional and spatial requirements, including types, sizes and adjacencies of spaces, are defined and tabulated. The architect will conduct initial checks that zoning and building code requirements can be met within the design concept. Surveys and drawings of existing conditions are obtained or prepared. The result of pre-design work will be a written program. A program is a written document that explains design intentions, controls, and standards for a project, including detailed space requirements and the types of equipment and systems to be used. This phase is complete when the owner and architect agree that the scope of work, anticipated construction cost, and time schedule are well defined.

During design development, initial design ideas are further developed into detailed drawings of the building, indicating exact sizes and relationships between building elements.

Architects use a system of orthographic drawings of a building or structure to simplify the graphic understanding of complex assemblies. The **floor plan** is a representation of a building looking down after a horizontal plane has been cut through it and the top portion removed (**Figure 1.7**). A **building section** gives a view of a building after a vertical plane has been cut through it and the front portion removed (**Figure 1.8**). An **elevation** drawing shows the exterior facade of a building, delineating geometries and the materials of construction (**Figure 1.9**).

Since plans, sections, and elevations cannot show all the specific aspects of the construction, larger-scale detail drawings are used to explain the joining of materials, elements, and components of the various building assemblies. Detail drawings are keyed into plans and sections drawings to give more information on the specific means of assembly. Other information included in the drawings are schedules that reduce the amount of information that must be placed directly on the drawings themselves. Door and window schedules, for instance, use graphic symbols on the plan drawings that are keyed into a schedule, a table format that lists the type, size, and operating characteristics of each element. Schedules are

also used for interior finishes, partition types, and structural elements of a building.

Most architectural drawings generated today use a system of **computer-aided drafting**, known as CAD. Before the advent of CAD, drawings were painstakingly generated by hand, and making significant changes to the drawings was difficult and time consuming. CAD software enables the design team to efficiently create and manage modifications to the architectural drawing set. The use of the software also facilitates effective communication between the various consultants on a project through digital file sharing.

Because of the multitude of systems under consideration at this stage, the architect will normally hire the services of other design consultants in the development of systems. Structural, mechanical, electrical, plumbing and civil engineers, fire protection consultants, interior and landscape designers, and cost-estimating consultants are common on most projects of larger scale. Depending on the type of building being designed, other specialty consultants, such as traffic and parking consultants, lighting designers, or acoustical specialists, may be brought into work with the team. During this stage of the work, most substantive decisions regarding the structural frame,

Figure 1.7 The floor plan is the most-often-referred-to drawing in a set of construction documents showing the relationship of spaces and overall building dimensions.

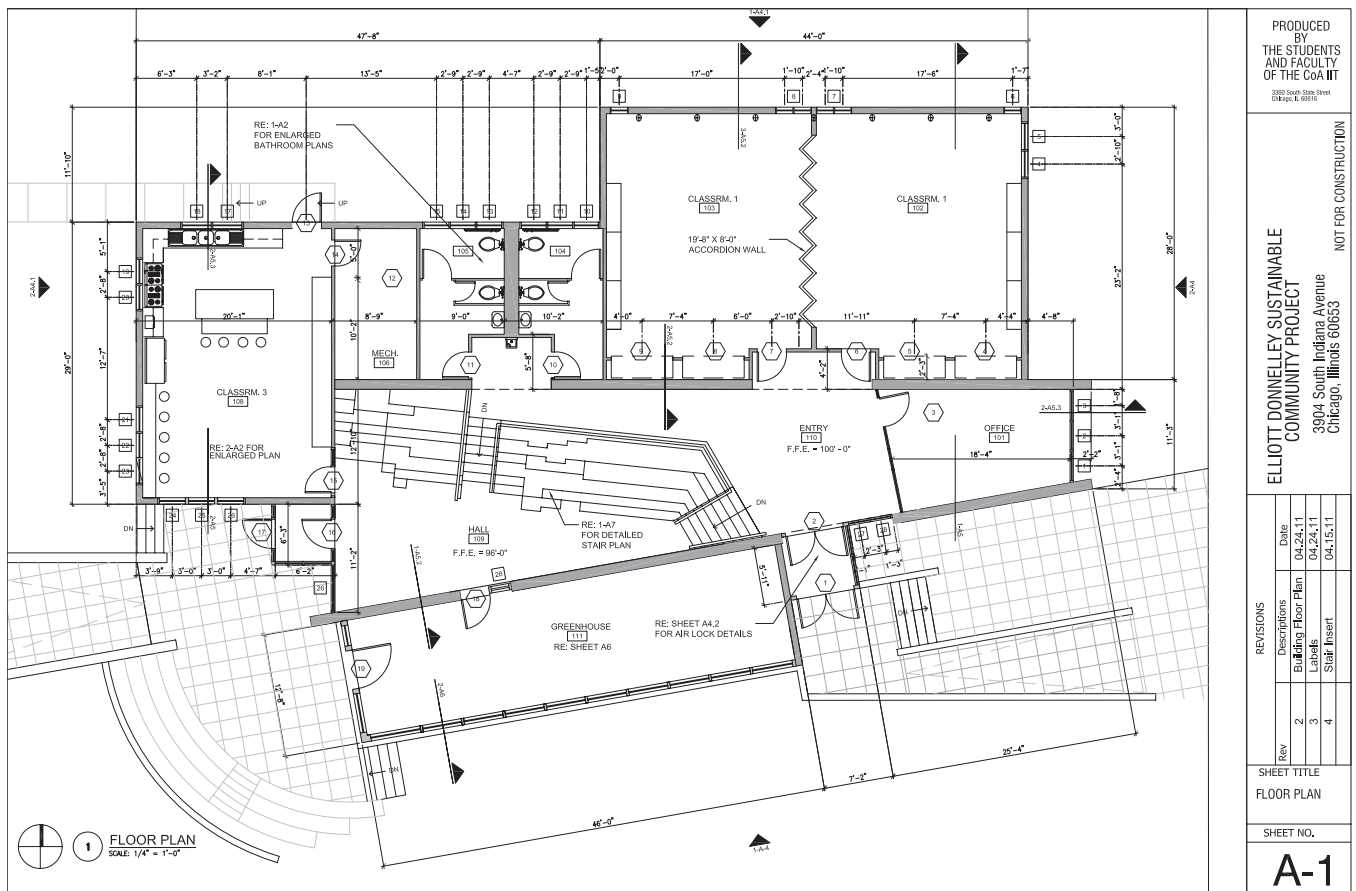


Figure 1.8 A building section graphically illustrates a cut through the building from foundation to roof, showing interior spaces and the materials of construction.

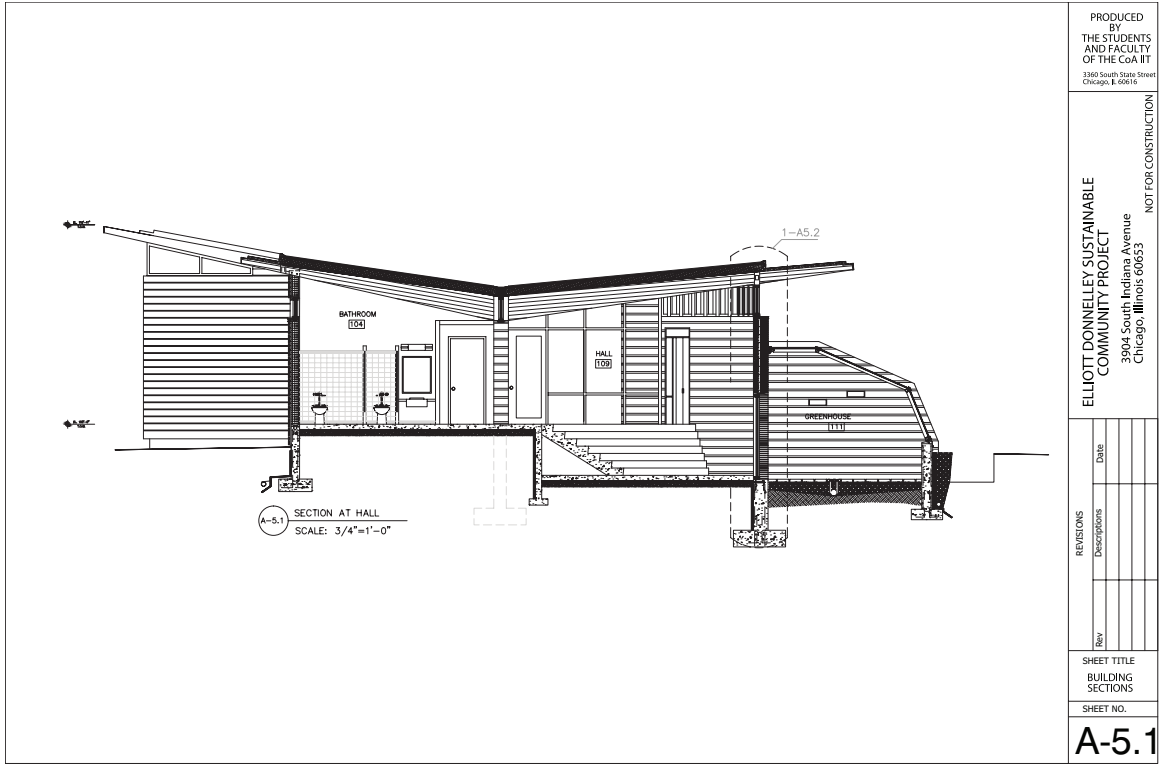
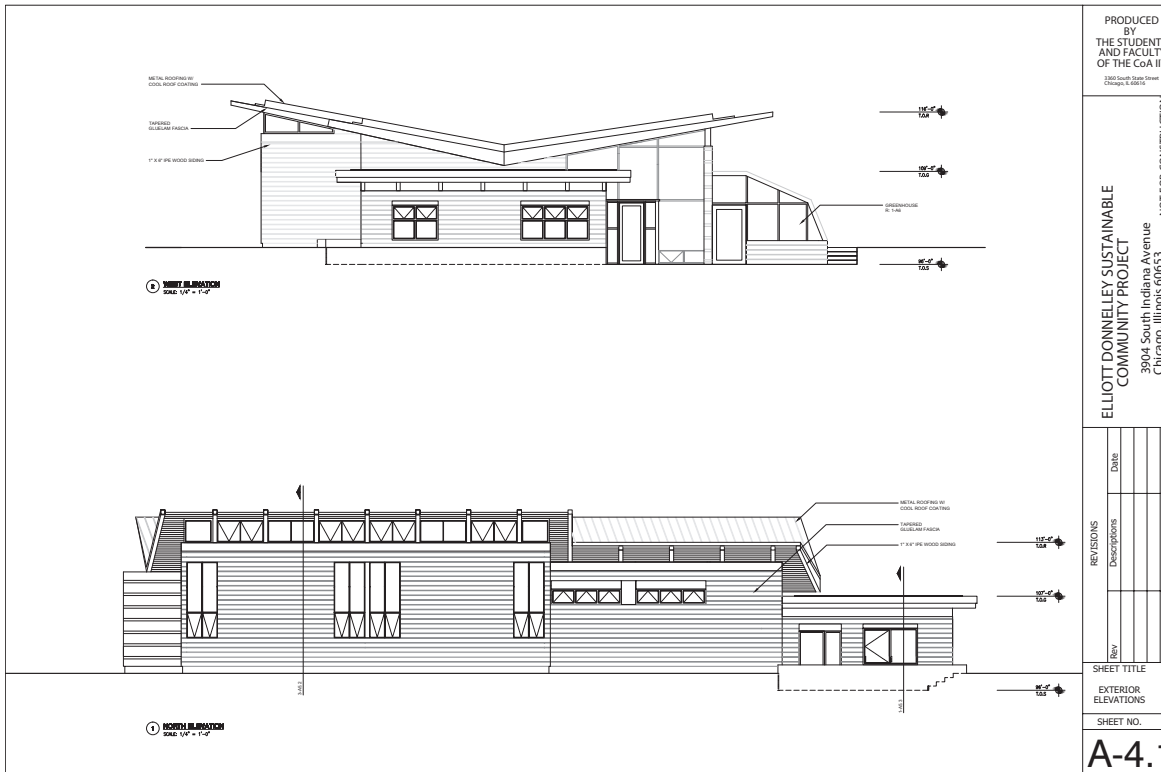


Figure 1.9 An elevation drawing shows the exterior facade of a building, delineating geometries, building heights, and the materials of construction.



mechanical systems, materials, and construction methods are determined. If a contractor for the project has been selected, it is advisable to include them in the development of solutions for constructability and other technical aspects of the construction.

Building Information Modeling

Building information models (BIMs) are computer files which serve to manage the complexity of the interdisciplinary information that goes into the design and construction phase activities of a building that can be exchanged and networked to support decision-making. The National Institute of Building Sciences (NIBS) sponsors the buildingSMART alliance, whose aim is to optimize a computer software system that standardizes the design, construction, operation, and maintenance process for buildings by compiling all of the related information in a single electronic format. The software, known as **Building Information Modeling (BIM)**, has revolutionized the way buildings are designed, constructed, and maintained. Architects and engineers use BIM to generate a three-dimensional model of a building with embedded links to other project information. In its current state, BIM has a range of capabilities, including drawing, construction estimating and scheduling, interdisciplinary coordination, and generating fabrication protocols. BIM also runs analysis of structural design solutions, building code compliance, projected energy performance and consumption models, and daylight penetration (**Figure 1.10**).

The buildingSMART alliance publishes the National BIM Standard – United States® which consists of reference standards, terms, and definitions; information exchange standards; and practice guidelines to support users in their implementation of BIM.

Figure 1.10 A BIM model illustrating the capability of visualization and integration of various building systems.

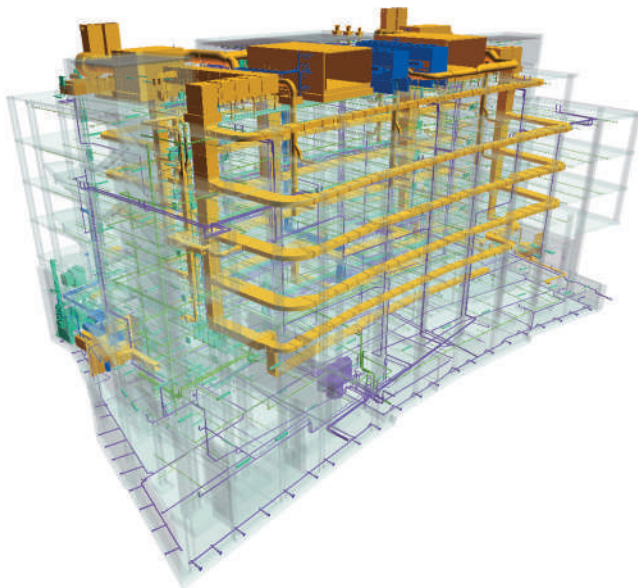


Image courtesy of Montenson Construction and McKinstry Company

The use of the Building Information Modeling system results in enhanced efficiencies during the construction process itself. Construction methods, sequences, and details can be studied using the modeling process, resulting in fewer mistakes, fewer changes, and, ultimately, shorter construction schedules. The software allows for complete material takeoffs to be generated, eliminating the painstaking process of calculating material quantities by hand. By designing in a three-dimensional model systems integration can be visualized and better coordination realized. Information from models can be fed directly to material fabricators, eliminating the need for shop drawings and ensuring tight dimensional tolerances. Students of construction should become familiar with the BIM software, because its use in the construction industry is now widespread.

Construction Documents

Once all basic decisions have been approved by the owner, the architect and consultants will commence with the final phase of the design process, the preparation of construction documents. **Construction documents (CD)** consist of two interdependent components: the drawings and the specifications.

Construction drawings, sometimes referred to as working drawings, visually outline the dimensional relationships between all aspects of the building including their location, form, size, and quantities, as well as the materials used, and their colors and textures. Working drawing sets are organized from the general overall building plans, sections, and elevations, down to the level of the detail, indicating fasteners and connections. Full drawing sets are collated according to discipline and include civil, architectural, structural, mechanical, electrical, and plumbing (MEP), and fire protection sheets, among others (**Figure 1.11**). The drawings are the basis on which the contractor generates cost estimates, and are used to guide the actual construction of the building on the site.

Since working drawings cannot give all of the details involved in describing the quality and performance characteristics of specific materials, construction methods, and project procedures, the construction documents include a written manual called the specifications. The **specifications** describe in writing more detailed information on the exact types of materials to be used and the ways in which construction processes are conducted. The drawings graphically indicate the relationship between elements, while the specifications spell out the specific types, qualities, and properties of those materials; their installation; and other information not able to be shown in the drawings.

Specifications and the MasterFormat

Construction specifications for buildings and other projects are written using the MasterFormat. The MasterFormat system was developed by the Construction Specifications Institute (CSI)