Advanced Framing

This **Advanced Method and Material** was developed jointly by the City of Bellingham and Sustainable Connections to reduce the amount of building materials used on a project while increasing the thermal efficiency of a home all without compromising structural integrity.

**BENEFITS**

Advanced Framing can significantly increase a buildings performance while reducing the overall material cost for a project. Additional benefits include:

- Increased thermal efficiency
- Increased energy savings
- Reduced material costs
- Lower demand on natural resources
- Faster build time (lower labor costs)
- Contribute LEED® points for your project

**POLICY/CONDITIONS**

Advanced Framing may be installed when the following conditions are met:

- Buildings meeting conventional design provisions and being within the Washington State limitations not requiring a professional architect or professional engineer, may be designed by anyone.
- Portions of buildings not meeting prescriptive design requirements may be professionally designed without requiring the entire building to be professionally designed.
- Designers and builders may choose which advanced framing components they wish to include in their project but may not qualify for various incentive programs unless all advanced framing elements are incorporated.
Advanced Framing

COMPLIANCE WITH THESE STANDARDS

- Current edition of the IBC
- Current edition of the IRC
- ASCE 7-05 (optional)
- American Forest and Paper Association (AF&PA) Wood Frame Construction Manual (WFCM)

INCENTIVES

City of Bellingham

Use of Advance Framing techniques are one method for achieving LEED and BuiltGreen certified projects. The City of Bellingham currently offers a “Bin-Bump-Up Program” for projects that meet this criteria. The Bin-Bump-Up supports green building projects by reducing building permit review time for certified green projects and assigning them to a new Green Project Review Team.

- Residential projects that qualify for BuiltGreen 4&5 Star or LEED Gold equivalent will be bumped to a seven-day review
- Commercial projects that qualify for LEED Gold equivalent will be bumped to the earliest review bin
- Technical Assistance provided from City Green Review Team
- Integrated Review from City staff

SCOPE

All one or two story wood framed buildings meeting prescriptive requirements of IBC Section 2308 or IRC Chapters 5-8, or professionally designed one and two story wood framed buildings designed in compliance with ASCE 7-05, or professionally designed using other nationally recognized standards.

DEFINITIONS


PERMIT REQUIREMENTS

Listed and tabular values and limitations for wood framing intended to resist live and dead loads both axial and lateral.

ADDITIONAL RESOURCES

Department of Energy
Department of Energy Advanced Framing Fact Sheet

Building Science Corporation
http://www.buildingscience.com

Lstiburek, Joe. “The Future of Framing is Here.”
Fine Homebuilding, October/November 2005

Forest Stewardship Council
Promoting environmentally appropriate, socially beneficial, and economically viable management of the world’s forests.
http://www.fsc.org

For more information please contact the City of Bellingham Building Development:(360) 778-8300 or planning@cob.org