

Cost-Saving Strategies

Consider these proven strategies to save time and money in the construction process.

1

Eliminate/minimize fill dirt requirement

Bringing in fill to raise a site is expensive and time consuming. Fortunately, using a raised wood floor foundation by default eliminates practically all fill dirt needs. So, the first strategy is a no-brainer: build on a raised wood floor foundation.

Saves dirt, transportation, one subcontractor trade and time



2

Properly size all concrete footings, grade beams and piers

Don't be afraid to challenge the project engineer. In many cases, footings are oversized because they were not designed for the specific project and site, and because cost-saving strategies were not considered.

Saves concrete



3

Consider spot footings for interior piers

When the design allows for spot footings under a pier or column, considerable concrete and labor is saved when compared to continuous footings.

Saves concrete and time



4

Use trenched earth to form concrete

Whenever possible, avoid formwork by using the free formwork of dirt. Most footings will be below finish grade and not exposed to view.

Saves labor and form material



5

Consider wood pony walls and/or wood posts

Eliminate a separate subcontractor trade. When there is no concrete masonry on the project, an entire sub-trade can be eliminated. Instead, framers can easily install wood pony walls and wood posts on top of footings.

Saves one subcontractor trade, CMUs and time



6

Explore systems that require only a single pour of concrete

Most projects require a concrete truck (and possibly a pumping truck) twice – once for the footings, and then a second time to either fill CMU cells or to pour a concrete wall. Consider mono-pour systems with the wall and footing poured at the same time, or wood systems situated on a concrete footing.

Saves jobsite trips, time and inspections



7

Use roof trusses to eliminate/minimize interior loads

The floor system can often be simplified by pushing all or most of the gravity loads to the exterior walls of the structure.

Saves concrete and wood



8

Optimize/eliminate interior supports

Reducing the number of required interior supports can result in significant cost savings. Consider narrow structures and design a floor system with girders and joists that span further.

Saves concrete, wood and time



9

Optimize spans and spacing of joists and girders

Wood floors systems can often be optimized with advanced framing concepts that remove redundant materials, resulting in dramatic savings. Consider the direction and spacing of joist spans, depth of joists, deflection criteria, cantilever locations, girder direction, location and spacing.

Saves wood and time



10

Employ best practices for detailing a wood floor system

Simple concepts can save a bundle: avoid hangers, ledger boards, and notching by placing joists in bearing. Framing over the top of girders minimizes the cutting of joists; end-nail rather than toe-nail whenever possible.

Saves time and connectors

