Copyright Materials

This presentation is protected by US and International Copyright laws. Reproduction, distribution, display and use of the presentation without written permission of the speaker is prohibited.

© The Wood Products Council 2012

Learning Objectives

At the end of this program, participants will be able to:

1. Participants will be able to understand what is wall panelizing.
2. Participants will be able to understand the benefits to utilizing wall panelizing.
3. Participants will be able to understand how BIM modeling plays a key role in the use of wall panelizing.
4. Participants will be able to understand how wall panelizing can be used on future projects.

© The Wood Products Council 2012
About Larrabure Framing

• Founded by Brian Larrabure in 1989. Larrabure Framing is a member of the NAHB, the BIA, and is a Simpson Strong Tie certified company. Comprised of separate multi-family and single family housing divisions, our company performs work for national home builders, REIT’s, general contractors and high end owner-builders.

Multi-Family Division

• This division has completed over 10,000 units of 5 story Type III construction, establishing our company as the most experienced Type III framer in the state.
• Over 5000 units have been panelized.
• We have also completed a multitude of 2 to 4 story type V projects including tight inner city infill projects that require intense coordination with the builder and suppliers.

Housing Division

• Our Housing division has built thousands of homes throughout Southern California.
• From entry level to high end customs.
• Since 2005 Over 50% have been panelized.

Pre Fabricated Wall Panels aka Panelization

• History of Panelization.
• A highly developed system using a BIM environment to model and coordinate rough framing issues such as: architectural requirements vs. structural, plumbing, HVAC, and electrical.
• Using BIM 95% of the framing issues are resolved after which we then build the major structural framing components at our off site Facility.
Some Benefits of Panelizing

- Consistent layout and framing unit to unit and floor to floor.
- Reduction in on site man power needs by 30%.
- Reduced demand to site utilities, toilets, parking and refuse generated by employees.
- Reduction in on site injuries.
Why Panelize

• To save time on critical path and schedule by as much as 50%.
• Greatly reduce field driven Change Orders.
• Reduces on site material waste by 50 to 70%, Contributes up to 4 Leed Points*.
• By panelizing builder can meet current Cal Green waste reduction requirements*.
• Save Thousands $$ on waste removal.

What do we look for?

• ADA issues.
• Thickness of wall finishes, shear panel, layers of drywall, stucco, wall heights etc.
• Non stacking point loads and structural steel.
• Window / door sizing vs. structural requirements.
• Concrete slab or podium dimensions vs. superstructure.
H-C Blocking

WALL ELEVATION / MATERIAL CUT LIST

FLOOR STACKING

ROOF RAFTERS

ROOF PLANES
Site layout includes locations of wall panels as shown in project design book.
Lumber components are laser etched and cut to size in one operation.

Laser Etching

Structural components are organized and assembled on tables.
The stacking/shipping report assures efficient loading and site placement of panels.

Company Trucks & Outside Haulers

LESS SITE CONGESTION

Tower or Hydro Crane loading
Your upcoming projects

- Cost
- Project size
- Lead time is the key
- Select the team
- Understand the limitations
Questions?

This concludes The American Institute of Architects Continuing Education Systems Course.

Brian Larrabure
BLF, Inc.
brian@larrabureframing.com