Mass Timber: Early Design Decisions & Tall Wood Code Provisions

Image: Ascent / New Land Enterprises / Korb + Associates Architects / Thorton Tomasetti / Photo C

April 29, 2025

Presented by
Emmy Hoa Tran, PE
WoodWorks

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Course Description

Mass timber is a unique, non-commodity building material and, to lay the groundwork for success, certain critical decisions must be made as early as possible. These decisions can have a big impact on cost and can either increase or limit opportunities later in design. There are many cases of project teams that want to realize the full benefits of mass timber, but, because they base their designs on traditional building practices instead of optimizing them for mass timber, end up with avoidable price premiums. This presentation will walk through early project decisions and design steps, focusing on how to optimize projects for mass timber and how one early decision can influence others. Topics will include construction types, fire ratings, column grids and beam/panel spans, acoustics and MEP integration. Completed mass timber projects will be used to illustrate the variety of viable options when navigating these key decisions.

Learning Objectives

1. Identify construction types within the International Building Code where a mass timber structure is permitted.
2. Discuss the impacts of construction type on required fire-resistance ratings of structural elements, noting the impacts that these ratings have on effective member spans and resulting grids.
3. Review code-compliance requirements for acoustics and primary frame connections, and provide solutions for meetings these requirements with tested mass timber assemblies.
4. Highlight effective methods of integrating MEP services in a mass timber building and discuss the relative impacts of each on cost, aesthetics, occupant comfort and future tenant renovations.

Glue Laminated Timber (Glulam)
Beams and Columns

Cross-Laminated Timber (CLT)
Solid Sawn Laminations

Cross-Laminated Timber (CLT)
SCL Laminations

Photo: Freres Lumber

Photo: StructureCraft

Photo: LendLease

Photo: LEVER Architecture

Nail-Laminated Timber (NLT)

Photo: Think Wood

Dowel-Laminated Timber (DLT)

Photo: StructureCraft

Decking

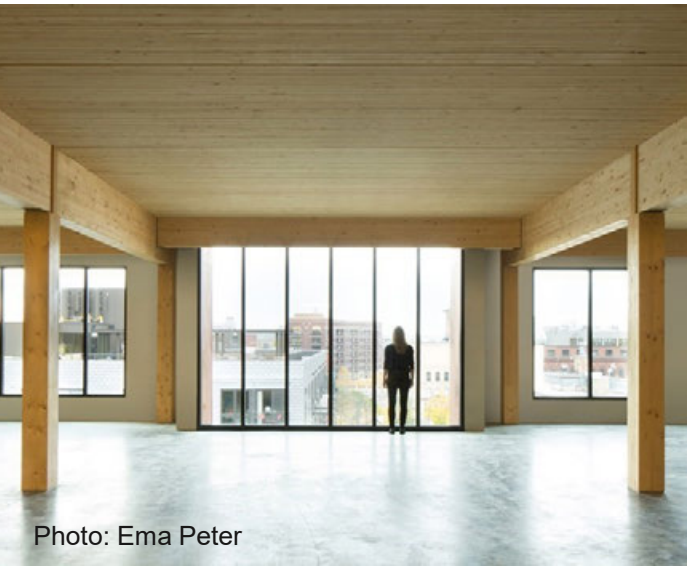


Photo: Ema Peter

Photo: StructureCraft

Photo: Bernard André Photography

Key Early Design Decisions

What is the Single Most Important Early Design Decision on a Mass Timber Project? Is it:

- Construction Type
- Fire-Resistance Ratings
- Member Sizes
- Grids & Spans
- Exposed Timber (where & how much)
- MEP Layout
- Acoustics
- Concealed Spaces
- Connections
- Penetrations

The Answer is… They All Need to Be Weighed (Plus Others)

Key Early Design Decisions

Early = Efficient

Realize Efficiency in:

- **Cost reduction**
- **Material use (optimize fiber use, minimize waste)**
- **Construction speed**
- **Trade coordination**
- **Minimize RFIs**

Commit to a mass timber design from the start

Key Early Design Decisions

One *potential* design route:

1. **Building size & occupancy informs construction type & grid**

2. **Construction type informs fire resistance ratings**

3. **Grid & fire resistance ratings inform timber member sizes & MEP layout**

But that's not all…

Key Early Design Decisions

Other impactful decisions:

- **Acoustics** informs member sizes (and vice versa)
- Fire-resistance ratings inform **connections & penetrations**
- **MEP layout** informs use of concealed spaces

Key Early Design Decisions

Other impactful decisions:

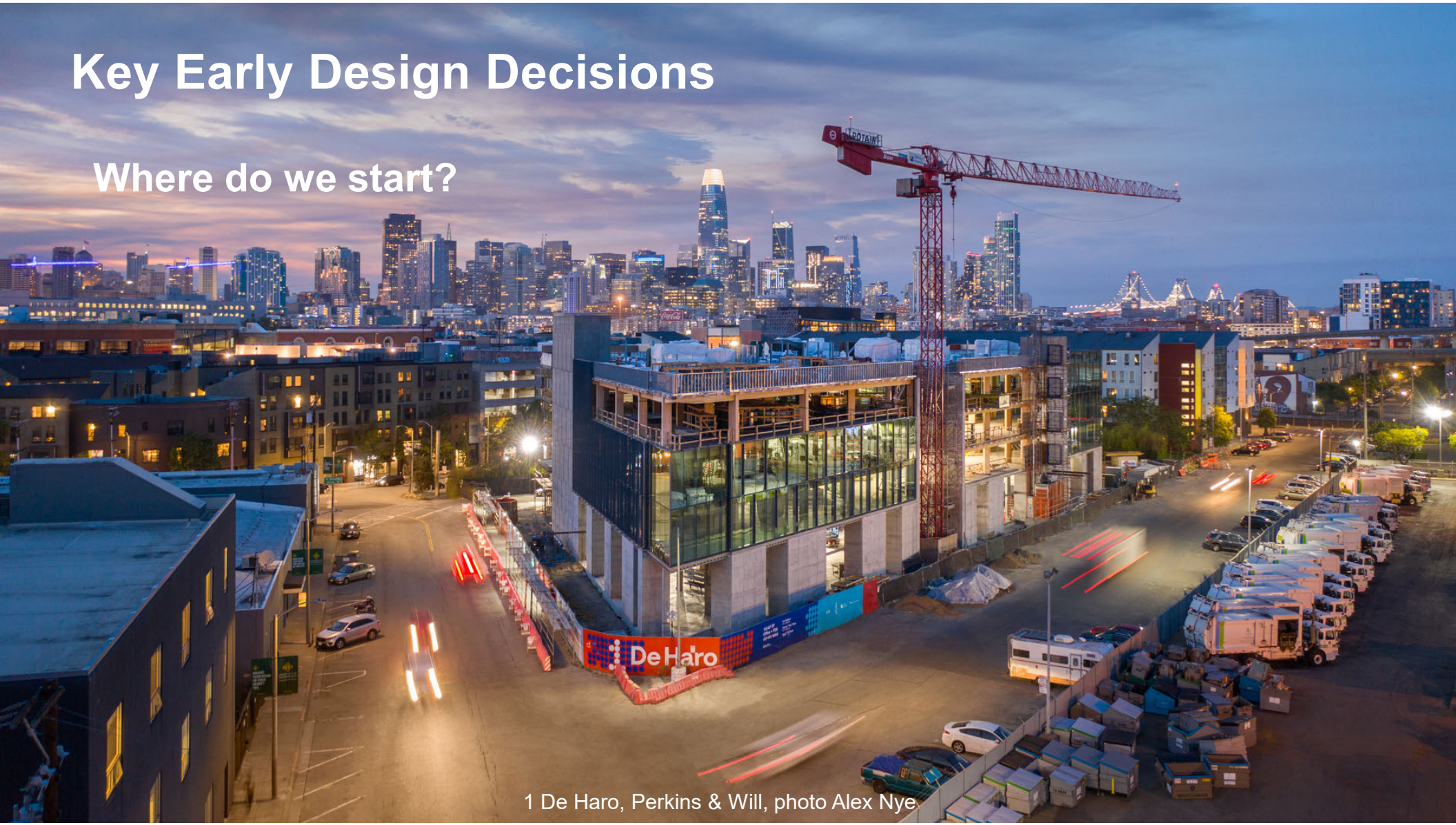
- **Grid informs efficient spans, MEP layout**
- **Manufacturer capabilities inform member sizes, grids & connections**
- **Lateral system informs connections, construction sequencing**

And more…

Platte Fifteen, Oz Architecture, KL&A Engineers & Builders, Arch Angle Media

Key Early Design Decisions

Where do we start?



1 De Haro, Perkins & Will, photo Alex Nye

Key Early Design Decisions

Construction Type – Primarily based on building size & occupancy

	Construction Type (All Sprinklered Values)							
	IV-A	IV-B	IV-C	IV-HT	III-A	III-B	V-A	V-B
Occupancies	Allowable Building Height above Grade Plane, Feet (IBC Table 504.3)							
A, B, R	270	180	85	85	85	85	70	60
	Allowable Number of Stories above Grade Plane (IBC Table 505.4)							
A-2, A-3, A-4	18	12	6	4	4	3	3	2
B	18	12	9	6	6	4	4	3
R-2	18	12	8	5	5	5	4	3
	Allowable Area Factor (At) for SM, Feet^2 (IBC Table 506.2)							
A-2, A-3, A-4	135,000	90,000	56,250	45,000	42,000	28,500	34,500	18,000
B	324,000	216,000	135,000	108,000	85,500	57,000	54,000	27,000
R-2	184,500	123,000	76,875	61,500	72,000	48,000	36,000	21,000

Key Early Design Decisions

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	Construction Type (All Sprinklered Values)							
	IV-A	IV-B	IV-C	IV-HT	III-A	III-B	V-A	V-B
Occupancies	Allowable Building Height above Grade Plane, Feet (IBC Table 504.3)							
A, B, R	270	180	85	85	85	85	70	60
A-2, A-3, A-4	135,000	90,000	56,250	45,000	42,000	28,500	34,500	18,000
B	324,000	216,000	135,000	108,000	85,500	57,000	54,000	27,000
R-2	184,500	123,000	76,875	61,500	72,000	48,000	36,000	21,000

For low- to mid-rise mass timber buildings, there may be multiple options for construction type. There are pros and cons of each, don't assume that one type is always best.

Key Early Design Decisions

Fire-Resistance Ratings

- Driven primarily by construction type
- Rating achieved through timber alone or non-com protection required?

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B
Primary structural frame[f] (see Section 202)	3[a,b]	2[a,b,c]	1[b,c]	0[c]	1[b,c]	0	3[a]	2[a]	2[a]	HT	1[b,c]	0
Bearing walls												
Exterior[a,f]	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3[a]	2[a]	1	0	1	0	3	2	2	1/HT[g]	1	0
Nonbearing walls and partitions Exterior	See Table 705.5											
Nonbearing walls and partitions Interior[d]	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	$1^1/_2$[b]	1[b,c]	1[b,c]	0[c]	1[b,c]	0	$1^1/_2$	1	1	HT	1[b,c]	0

Key Early Design Decisions

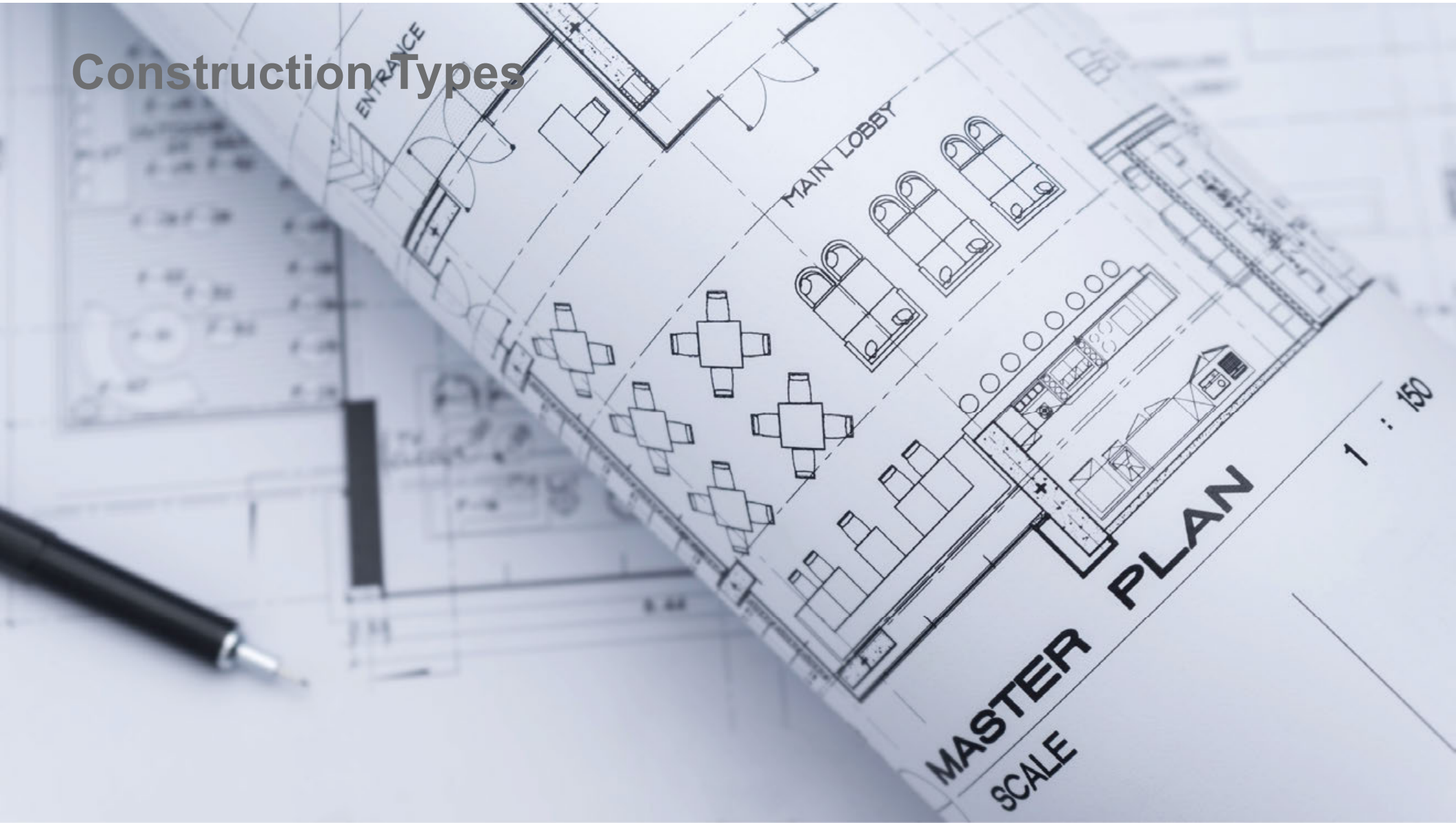
Fire-Resistance Ratings (FRR)

- Thinner panels (i.e. 3-ply) generally difficult to achieve a 1+ hour FRR
- 5-ply CLT / 2x6 NLT & DLT panels can usually achieve a 1- or 2-hour FRR
- Construction Type | FRR | Member Size | Grid (or re-arrange that process but follow how one impacts the others)

Panel	Example Floor Span Ranges
3-ply CLT (4-1/8" thick)	Up to 12 ft
5-ply CLT (6-7/8" thick)	14 to 17 ft
7-ply CLT (9-5/8")	17 to 21 ft
2x4 NLT	Up to 12 ft
2x6 NLT	10 to 17 ft
2x8 NLT	14 to 21 ft
5" MPP	10 to 15 ft


Credit: David Barber, ARUP

Construction Types

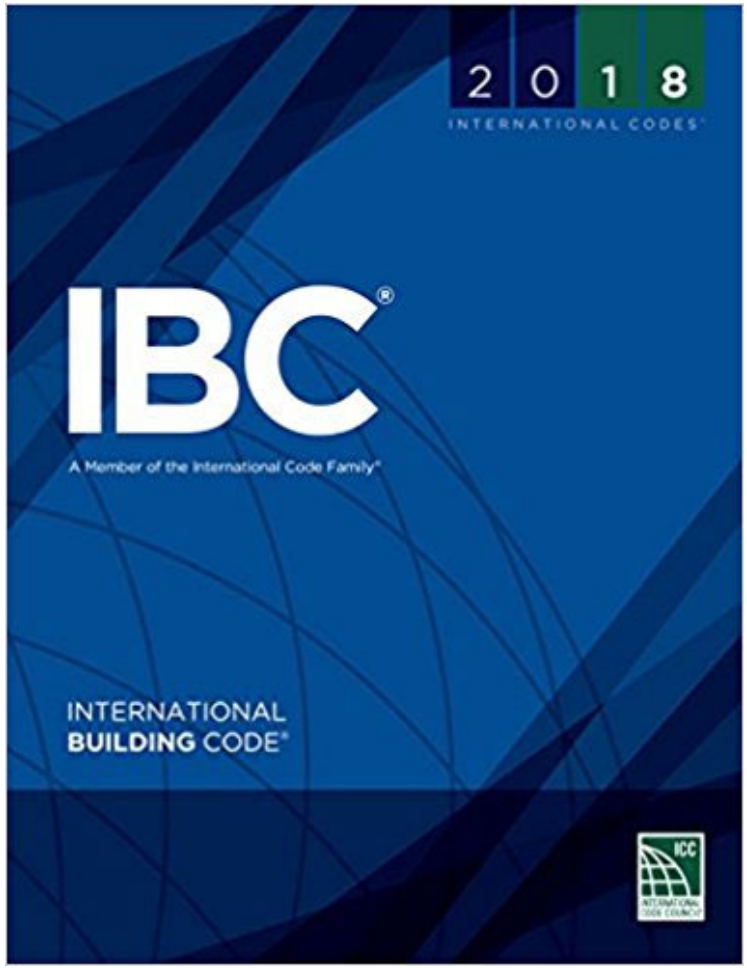


Construction Types

When does the code allow mass timber to be used?

IBC defines mass timber systems in IBC Chapter 2 and notes their acceptance and manufacturing standards in IBC Chapter 23

Permitted anywhere that combustible materials and heavy timber are allowed, plus more

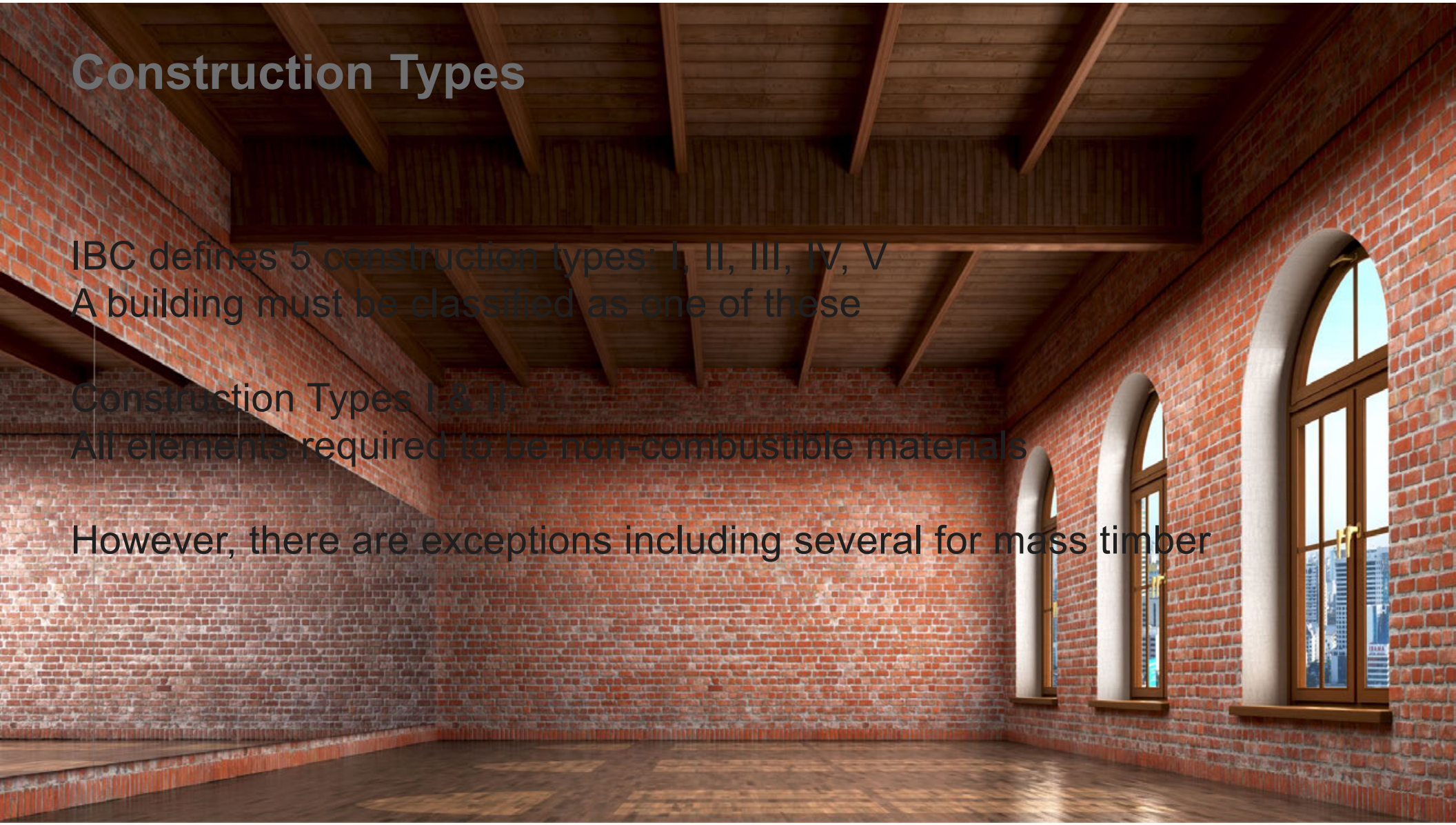


Construction Types

IBC defines 5 construction types: I, II, III, IV, V
A building must be classified as one of these

Construction Types I & II:
All elements required to be non-combustible materials

However, there are exceptions including several for mass timber



Construction Types

Where does the code allow MT to be used?

- Type IB & II: Roof Decking

Photo Credit: DeStafano & Chamberlain, Inc, Robert Benson Photography

Image: StructureCraft Builders

Construction Types

Where does the code allow MT to be used?

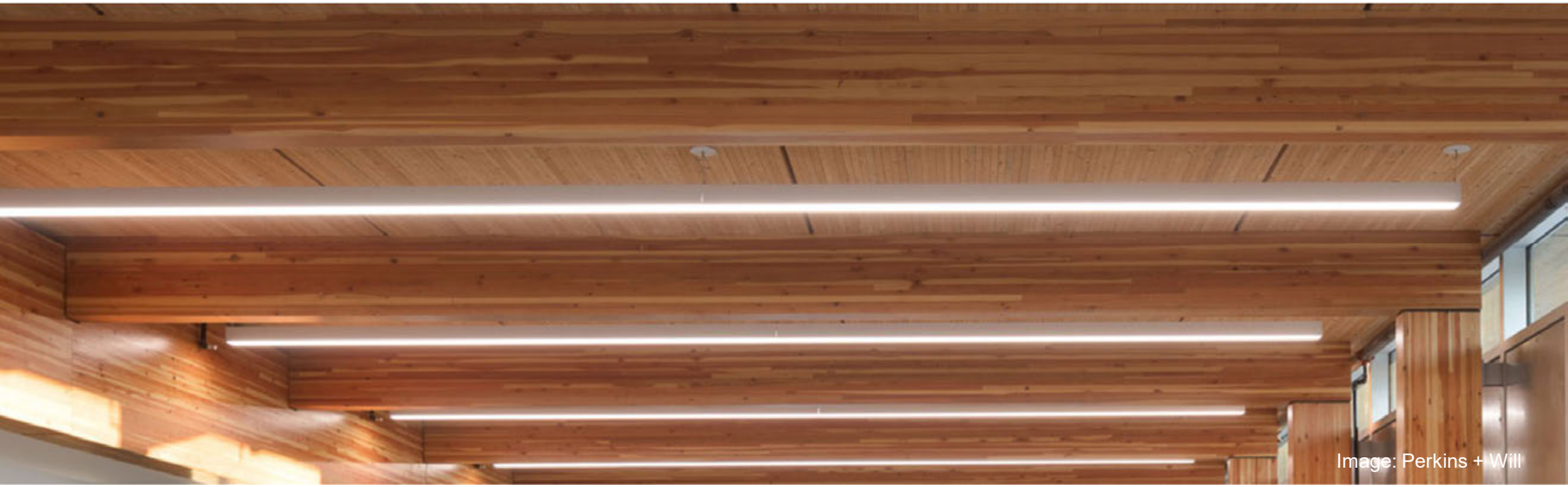
- Type III: Interior elements (floors, roofs, partitions/shafts) and exterior walls if FRT

ICE Block I, RMW Architecture & Interiors, Buehler Engineering, Bernard André Photography

Construction Types

Where does the code allow MT to be used?

- Type IV: Any exposed interior elements & roofs, must meet min. sizes; exterior walls if CLT or FRT. Concealed space limitations (varies by code version)



Construction Types

Type IV construction permits exposed heavy/mass timber elements of min. sizes.

Framing		Solid Sawn (nominal)	Glulam (actual)	SCL (actual)
Floor	Columns	8 x 8	$6^{3}/_{4}$ x 8¼	7 x 7½
	Beams	6 x 10	5 x 10½	5¼ x 9½
Roof	Columns	6 x 8	5 x 8¼	5¼ x 7½
	Beams*	4 x 6	3 X $6^{7}/_{8}$	3½ X 5½

Minimum Width by Depth in Inches
See IBC 2018 2304.11 or IBC 2015 602.4 for Details

*3” nominal width allowed where sprinklered

Construction Types

Type IV min. sizes:

<u>Floor Panels/Decking:</u>

- 4” thick CLT (actual thickness)
- 4” NLT/DLT/GLT (nominal thickness)
- 3” thick (nominal) decking covered with: 1” decking <u>or</u> 15/32” WSP <u>or</u> ½” particleboard


Photo: StructureCraft

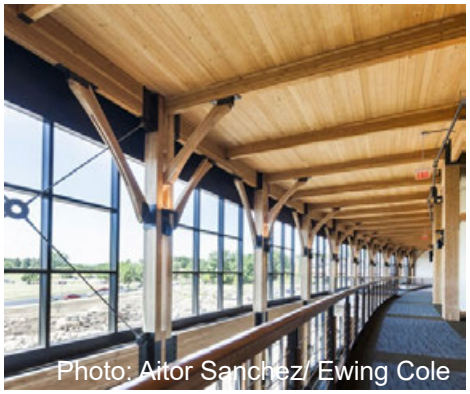


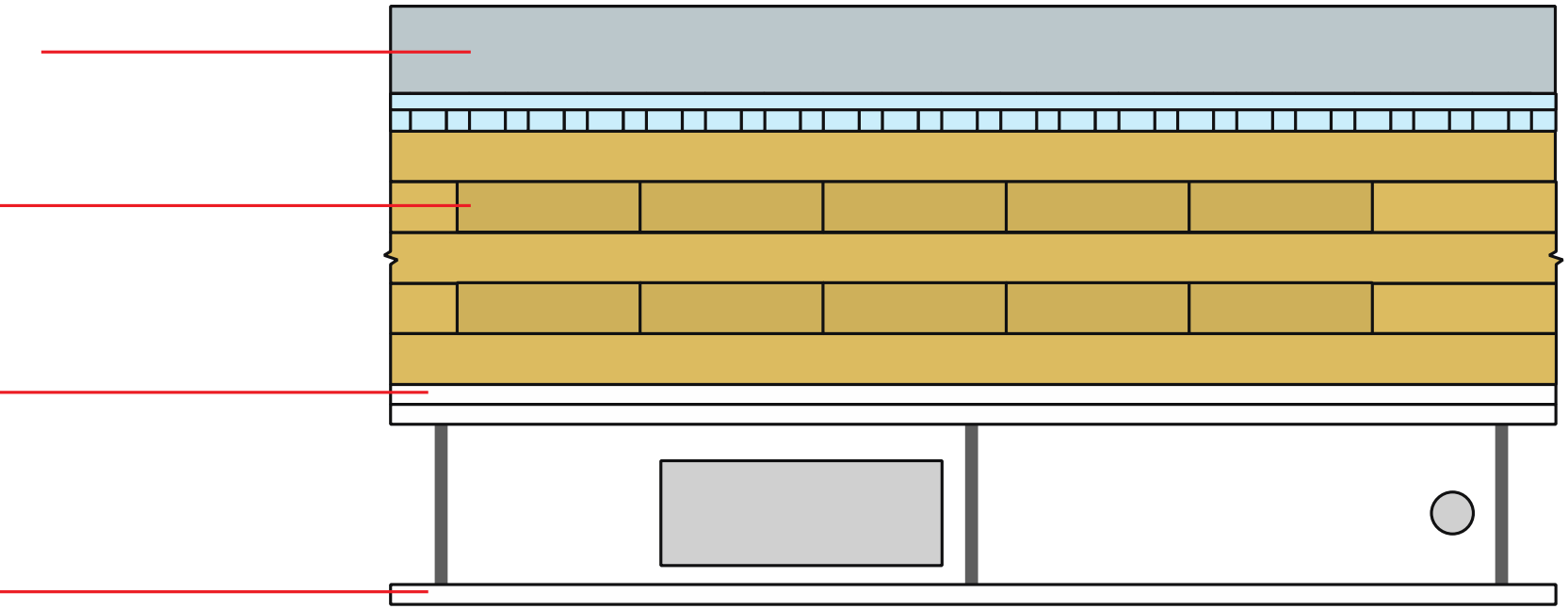
Photo: Aitor Sanchez/ Ewing Cole


Photo: WoodWorks

Construction Types

Type IV concealed spaces

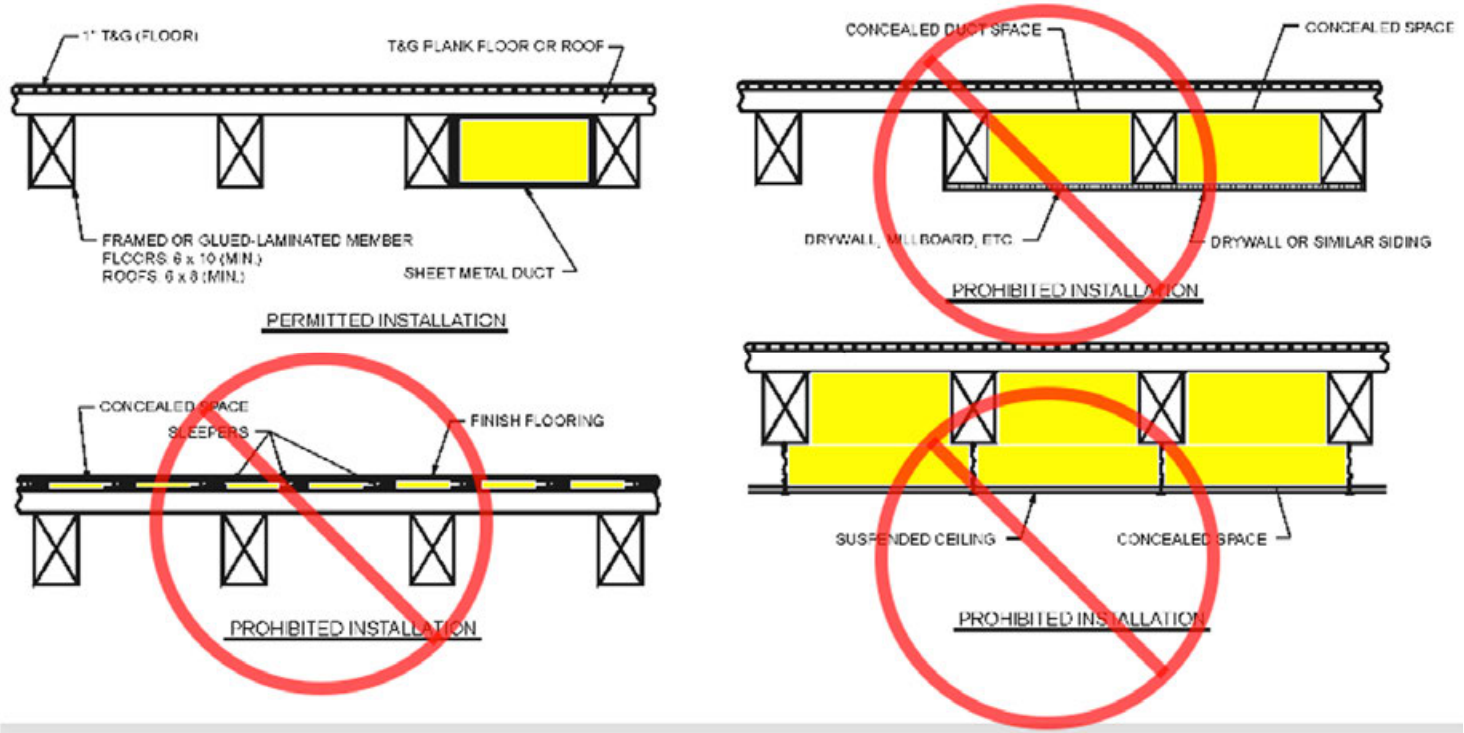
Can I have a dropped ceiling? Raised access floor?



Construction Types

Type IV concealed spaces

Until 2021 IBC, Type IV-HT provisions prohibited concealed spaces



Credit: IBC

Construction Types

Concealed spaces solutions paper

Richard McLain, PE, SE
Senior Technical Director – Tall Wood
WoodWorks – Wood Products Council

WOODWORKS

Concealed Spaces in Mass Timber and Heavy Timber Structures

Concealed spaces, such as those created by a dropped ceiling in a floor/ceiling assembly or by a stud wall assembly, have unique requirements in the International Building Code (IBC) to address the potential of fire spread in non-visible areas of a building. Section 718 of the 2018 IBC includes prescriptive requirements for protection and/or compartmentalization of concealed spaces through the use of draft stopping, fire blocking, sprinklers and other means. For information on these requirements, see the WoodWorks Q&A, *Are sprinklers required in concealed spaces such as floor and roof cavities in multi-family wood-frame buildings?*[1]

For mass timber building elements, the choice of construction type can have a significant impact on concealed space requirements. Because mass timber products such as cross-laminated timber (CLT) are prescriptively recognized for Type IV construction, there is a common misperception that exposed mass timber building elements cannot be used or exposed in other construction types. This is not the case.

In addition to Type IV buildings, structural mass timber elements—including CLT, glue-laminated timber (glulam), nail-laminated timber (NLT), structural composite lumber (SCL), and tongue-and-groove (T&G) decking—can be utilized and exposed in the following construction types, whether or not a fire-resistance rating is required:

- **Type III** – Floors, roofs and interior walls may be any material permitted by code, including mass timber; exterior walls are required to be noncombustible or fire retardant-treated wood.
- **Type V** – Floors, roofs, interior walls and exterior walls (i.e., the entire structure) may be constructed of mass timber.
- **Types I and II** – Mass timber may be used in select circumstances such as roof construction—including the primary frame in the 2021 IBC—in Types I-B, II-A or II-B; exterior columns and arches when 20 feet or more of horizontal separation is provided; and balconies, canopies and similar projections.

The John W. Olver Design Building at UMass Amherst includes exposed wood structure in some areas and dropped ceilings in others. Architect: Leers Weinzapfel Associates

https://www.woodworks.org/wp-content/uploads/wood_solution_paper-Concealed_Spaces_Timber_Structures.pdf

Construction Types

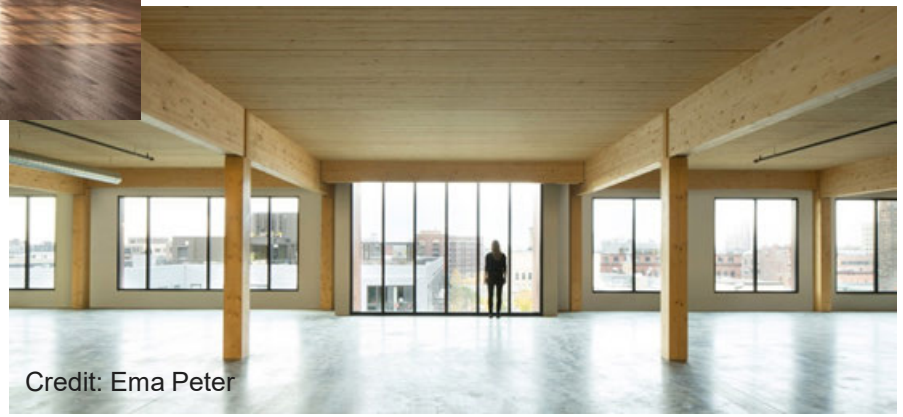
Where does the code allow MT to be used?

- Type V: All interior elements, roofs & exterior walls

Construction Types

Type III: 6 stories

Allowable mass timber building size for group B occupancy with NFPA 13 Sprinkler



Credit: Ema Peter

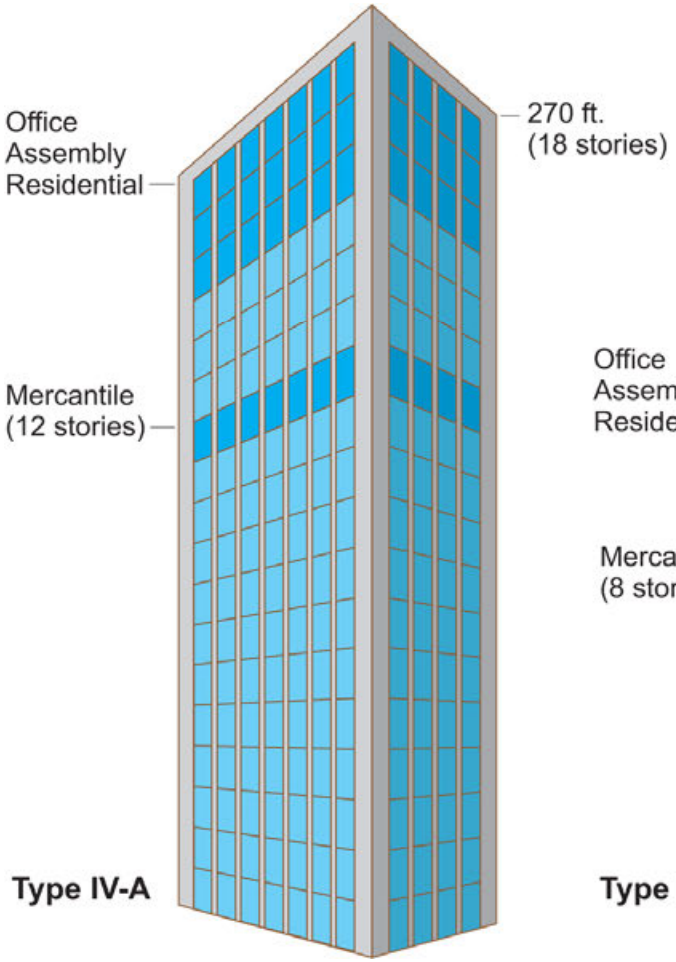
Type IV: 6 stories

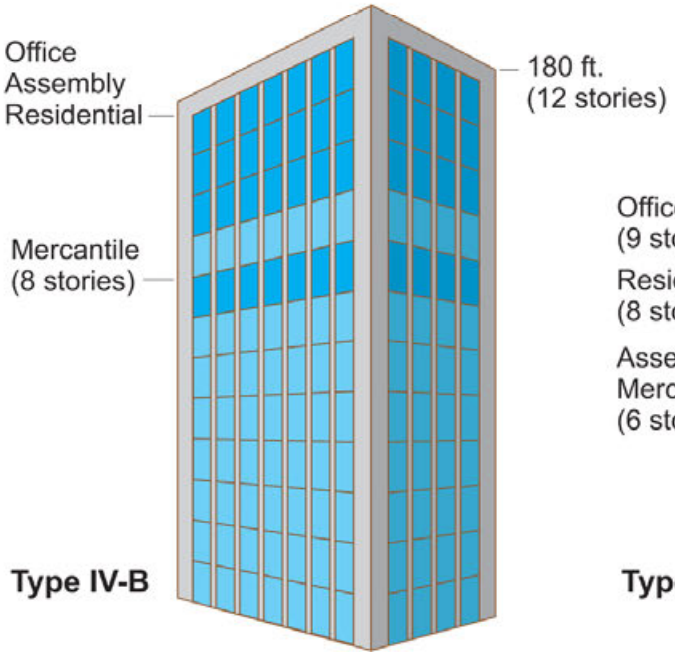
Credit: Christian Columbres Photography

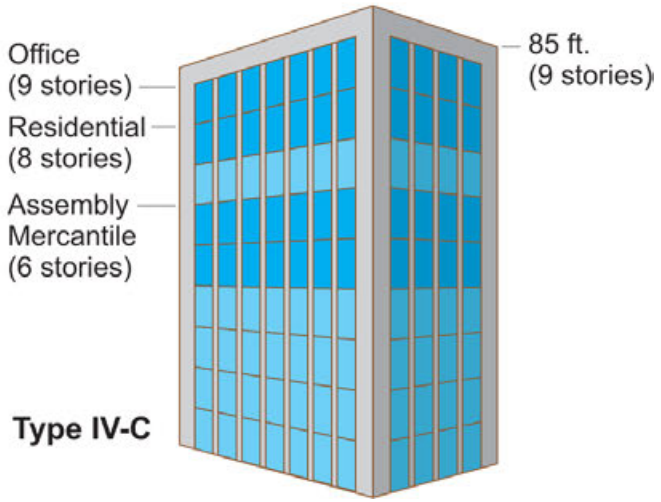
Type V: 4 stories

Construction Types

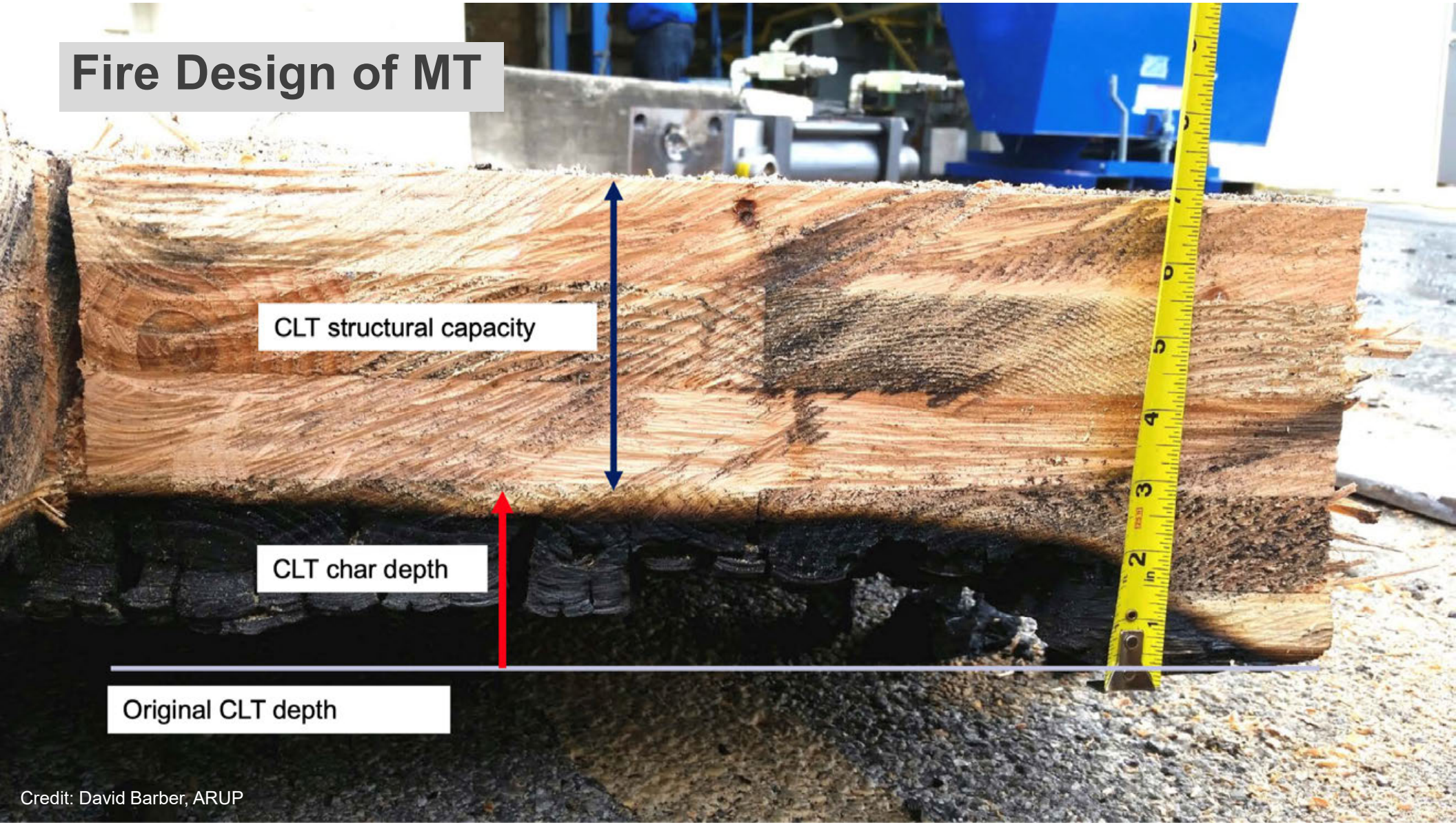
New Options in 2021 IBC
Allowable mass timber building size for group B occupancy with NFPA 13 Sprinkler







Fire Design of MT



Credit: David Barber, ARUP

Key Early Design Decisions

Construction type influences FRR

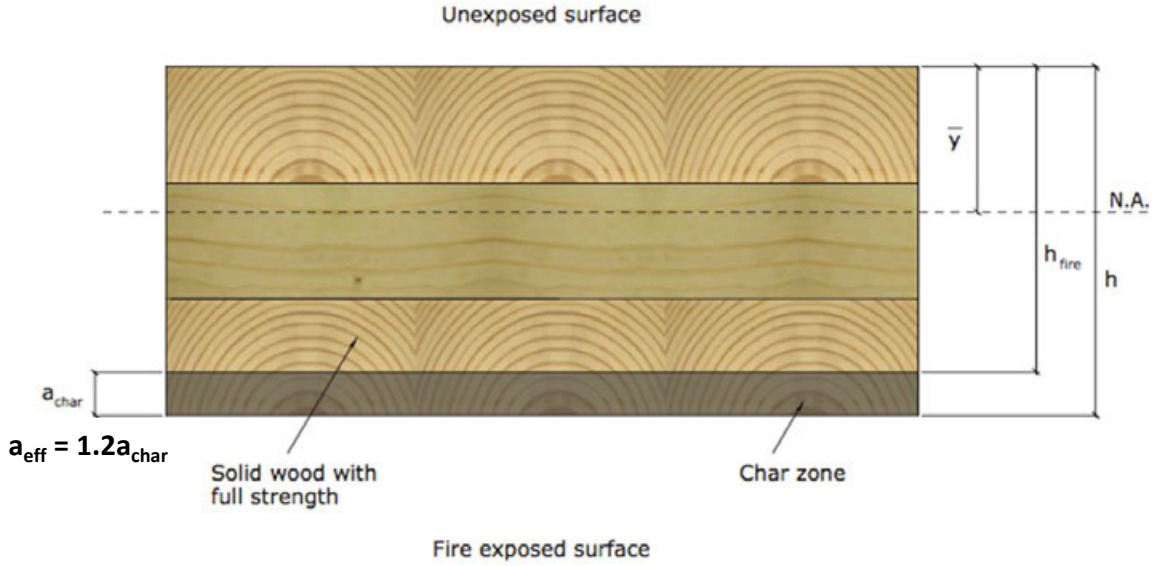
- Type IV-HT Construction (minimum sizes)
- **Other than type IV-HT**: Demonstrated fire resistance

Method of demonstrating FRR (calculations or testing) can impact member sizing

Key Early Design Decisions

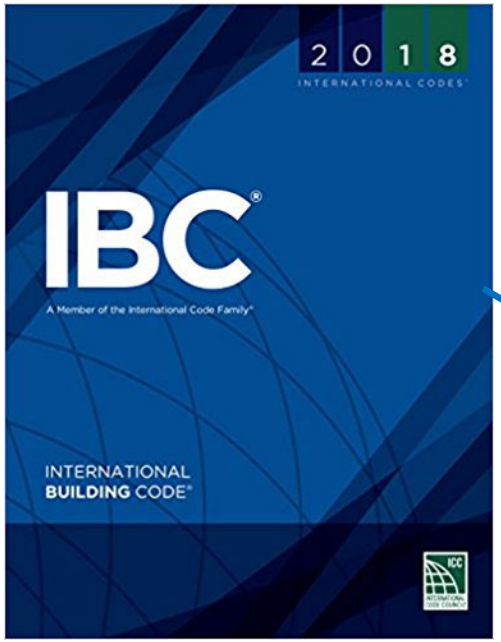
Which Method of Demonstrating FRR of MT is Being Used?

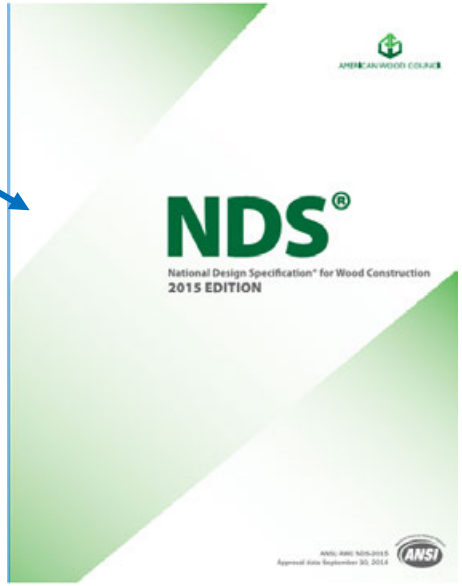
1. Calculations in Accordance with IBC 722 → NDS Chapter 16
2. Tests in Accordance with ASTM E119



FRR Design of MT

Calculated FRR of Exposed MT:
IBC to NDS code compliance path





Code Path for Exposed Wood Fire-Resistance Calculations

IBC 703.3
Methods for determining fire resistance

- Prescriptive designs per IBC 721.1
- ***Calculations in accordance with IBC 722***
- Fire-resistance designs documented in sources
- Engineering analysis based on a comparison
- Alternate protection methods as allowed by 104.11

IBC 722
Calculated Fire Resistance

"The calculated *fire resistance* of exposed wood members and wood decking shall be permitted in accordance with **Chapter 16 of ANSI/AWC National Design Specification for Wood Construction (NDS)**

NDS Chapter 16
Fire Design of Wood Members

- Limited to calculating fire resistance up to 2 hours
- Char depth varies based on exposure time (i.e., fire-resistance rating), product type and lamination thickness. Equations and tables are provided.
- TR 10 and NDS commentary are helpful in implementing permitted calculations.

FRR Design of MT

Nominal char rate of 1.5”/HR is recognized in NDS. Effective char depth calculated to account for duration, structural reduction in heat-affected zone

Table 16.2.1A Char Depth and Effective Char Depth (for β_n = 1.5 in./hr.)

Required Fire Resistance (hr.)	Char Depth, a_{char} (in.)	Effective Char Depth, a_{eff} (in.)
1-Hour	1.5	1.8
1½-Hour	2.1	2.5
2-Hour	2.6	3.2

Table 16.2.1B Effective Char Depths (for CLT with β_n=1.5in./hr.)

Required Fire Endurance (hr.)	Effective Char Depths, a_{char} (in.) lamination thicknesses, h_{lam} (in.)								
	5/8	3/4	7/8	1	1-1/4	1-3/8	1-1/2	1-3/4	2
1-Hour	2.2	2.2	2.1	2.0	2.0	1.9	1.8	1.8	1.8
1½-Hour	3.4	3.2	3.1	3.0	2.9	2.8	2.8	2.8	2.6
2-Hour	4.4	4.3	4.1	4.0	3.9	3.8	3.6	3.6	3.6

FRR Design of MT

Tested FRR of Exposed MT:

- Many successful Mass Timber ASTM E119 fire tests have been completed by industry & manufacturers


NGC Testing Services

Fire Testing Laboratory

ACCREDITED Testing Laboratory TL-216

TEST REPORT

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for

American Wood Council

222 Catoctin Circle SE, Suite 201
Leesburg, VA 20175

Standard Methods of
Fire Tests of Building Construction and Materials
ASTM E 119 – 11a

Test Report No: WP-1950
Assignment No: K-1089
Subject Material: Cross-Laminated Timber and Gypsum Board Wall Assembly (Load-Bearing)
Test Date: October 4, 2012
Report Date: October 15, 2012

Prepared by:
Michael J. Ridzo
Test Engineer

Reviewed by:
Robert J. Merchetti
Director, Laboratory Facilities and Testing Services

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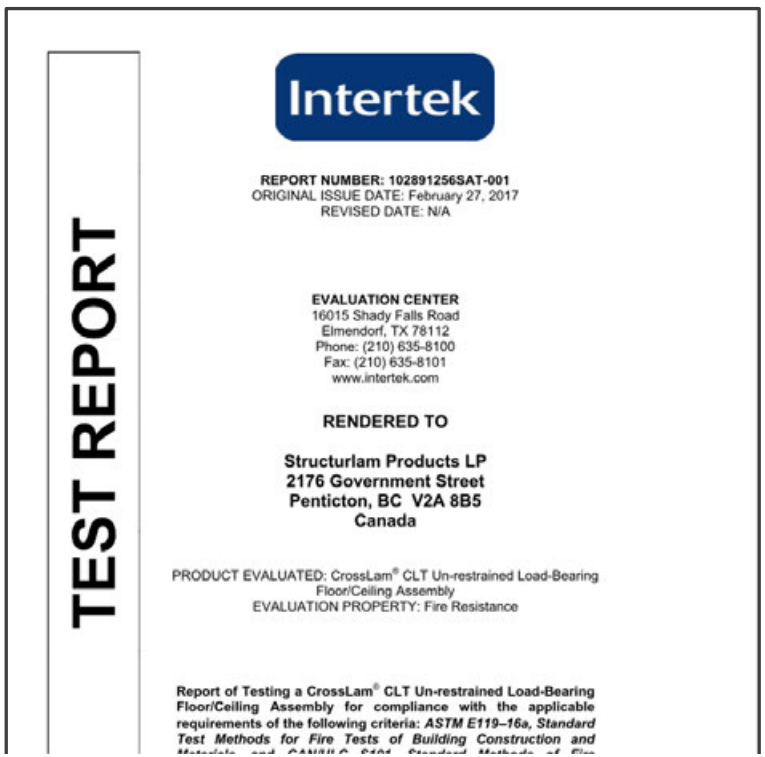

TEST REPORT

Intertek

REPORT NUMBER: 102891256SAT-001
ORIGINAL ISSUE DATE: February 27, 2017
REVISED DATE: N/A

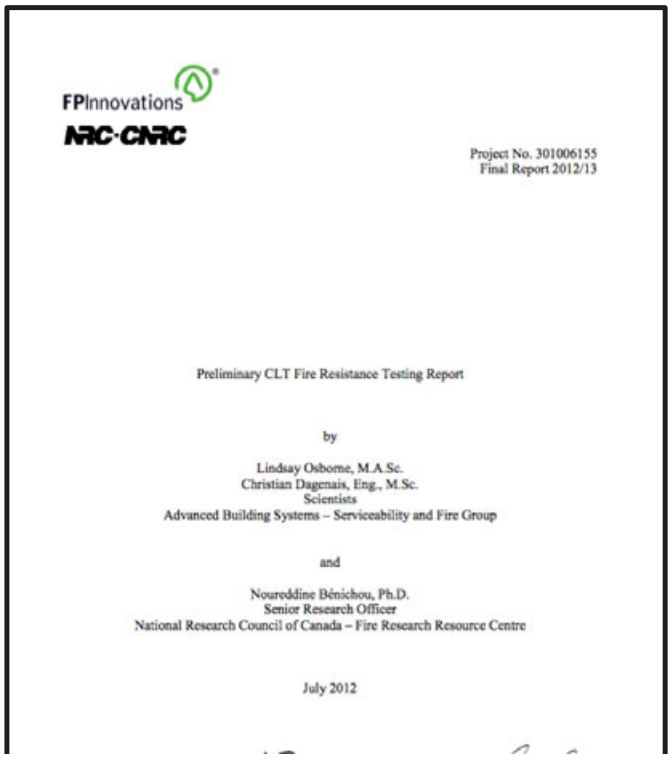
EVALUATION CENTER
16015 Shady Falls Road
Elmendorf, TX 78112
Phone: (210) 635-8100
Fax: (210) 635-8101
www.intertek.com

RENDERED TO

Structurlam Products LP
2176 Government Street
Penticton, BC V2A 8B5
Canada

PRODUCT EVALUATED: CrossLam® CLT Un-restrained Load-Bearing Floor/Ceiling Assembly
EVALUATION PROPERTY: Fire Resistance

Report of Testing a CrossLam® CLT Un-restrained Load-Bearing Floor/Ceiling Assembly for compliance with the applicable requirements of the following criteria: *ASTM E119–16a, Standard Test Methods for Fire Tests of Building Construction and*


FPInnovations
NRC·CNRC

Project No. 301006155
Final Report 2012/13

Preliminary CLT Fire Resistance Testing Report

by

Lindsay Osborne, M.A.Sc.
Christian Dagenais, Eng., M.Sc.
Scientists
Advanced Building Systems – Serviceability and Fire Group

and

Noureddine Bénichou, Ph.D.
Senior Research Officer
National Research Council of Canada – Fire Research Resource Centre

July 2012

FRR Design of MT

WoodWorks Inventory of Fire Tested MT Assemblies

< Back to Mass Timber Fire & Acoustic Database

Application Type

- Fire-Resistance Rated Mass Timber Floor/Roof Assemblies 31
- Fire-Resistance Rated Mass Timber Wall Assemblies 26
- Firestop Systems For Penetrations in Mass Timber Assemblies 57
- Fire-Resistance Rated Mass Timber Connections 19
- Perimeter Fire Containment Systems in Mass Timber Structures 5
- Noncombustible Protection of Mass Timber Building Elements 4

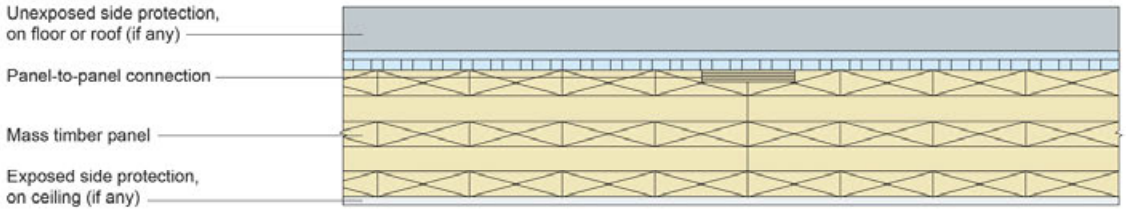
Mass Timber Panel

- CLT 109
- CLT (SCL) 1
- NLT 3
- DLT 3
- GLT 2
- SCL 1
- T&G

Number of Layers

- to 3 39

Fire-Resistance Rated Mass Timber Floor/Roof Assemblies



Fire-resistance ratings of assemblies are demonstrated through fire-resistance tests, recognized calculations, or approved alternatives. The IBC recognizes US testing standards ASTM E119 and UL 236 while the Canadian standard ULC S101 has the same fire exposure and performance criteria. Fire-resistance ratings developed using these standards may be acceptable to building officials in either country.

Mass Timber Panel	Structural Grade	Exposed Side Protection	Unexposed Side Protection	Panel Connection	Load Rating	Fire-Resistance Rating (Hours)	Test Protocol	Method of Compliance
3-layer 4.13" (105mm) CLT	ANY	None	None	TBD	Varies, Determined by Calculation	1	ASTM E119	Calculated Fire-Resistance Rating by NDS Chapter 16 WoodWorks Paper Fire Design of Mass Timber Members
5-layer 6.88" (175mm) CLT	ANY	None	None	TBD	Varies, Determined by Calculation	1	ASTM E119	Calculated Fire-Resistance Rating by NDS Chapter 16 WoodWorks Paper Mass Timber
5-layer 6.88" (175mm) CLT	ANY	None	None	TBD	Varies, Determined by Calculation	2	ASTM E119	Calculated Fire-Resistance Rating by NDS Cha WoodWorks Paper Mass Timber

Print Results

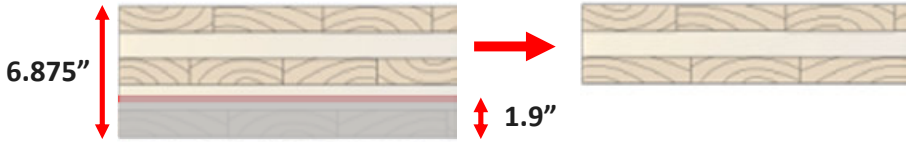
Need Project Support?

Fire Design of Mass Timber

- Fire Resistance Ratings (FRR)
  - Thinner panels (i.e. 3-ply) can be difficult to achieve 1+ hour FRR
  - 5-ply CLT panels can usually achieve 1- or 2-hour FRR
  - Construction Type -> FRR -> Member size -> Grid (order as needed)

Panel	Example Floor Span Ranges
3-ply CLT (4-1/8" thick)	Up to 12 ft
5-ply CLT (6-7/8" thick)	14 to 17 ft
7-ply CLT (9-5/8")	17 to 21 ft
2x4 NLT	Up to 12 ft
2x6 NLT	10 to 17 ft
2x8 NLT	14 to 21 ft
5" MPP	10 to 15 ft

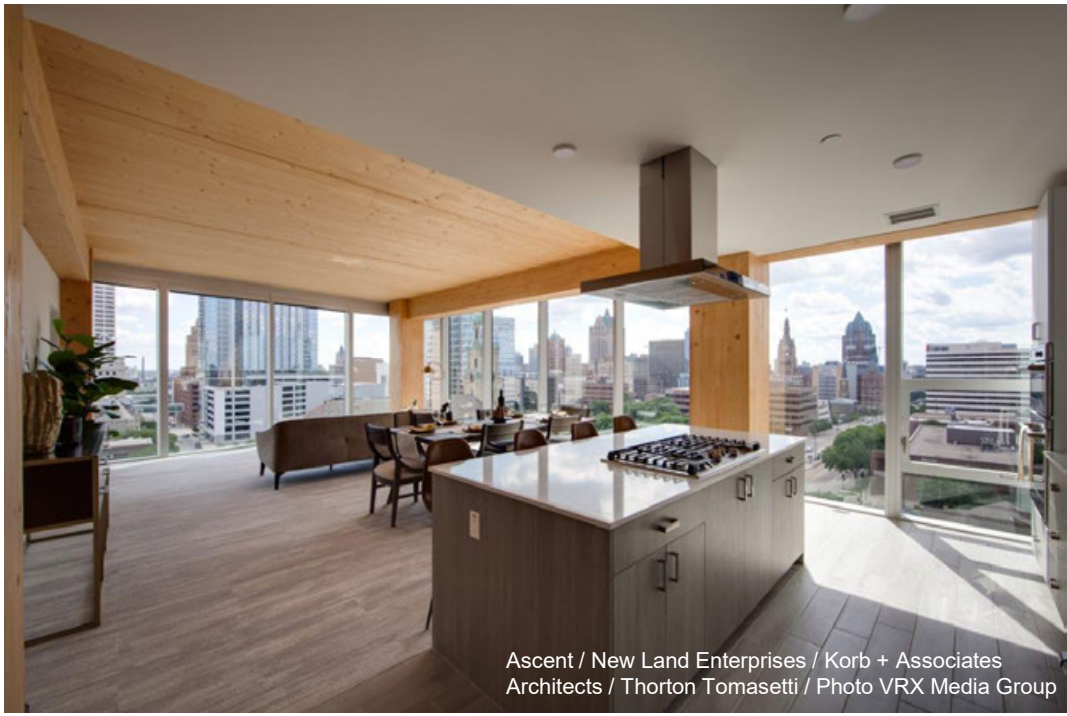
3 ply (after 1-hour rating)



5 ply (after 1-hour rating)

Dwelling Unit Separation Requirements

- IBC 708.3 & 711.2.4.3
  - 1-hour FRR for walls and floors between dwelling or sleeping units
  - Some allowances for 1/2-hour
    - Types II-B, III-B, V-B when equipped with NFPA 13 sprinkler
    - Corridor walls per Table 1020.1 when equipped with NFPA 13 sprinkler



Ascent / New Land Enterprises / Korb + Associates Architects / Thorton Tomasetti / Photo VRX Media Group

FRR Design of MT

Method of demonstrating FRR (calculations or testing) can impact member sizing

Each has unique benefits:

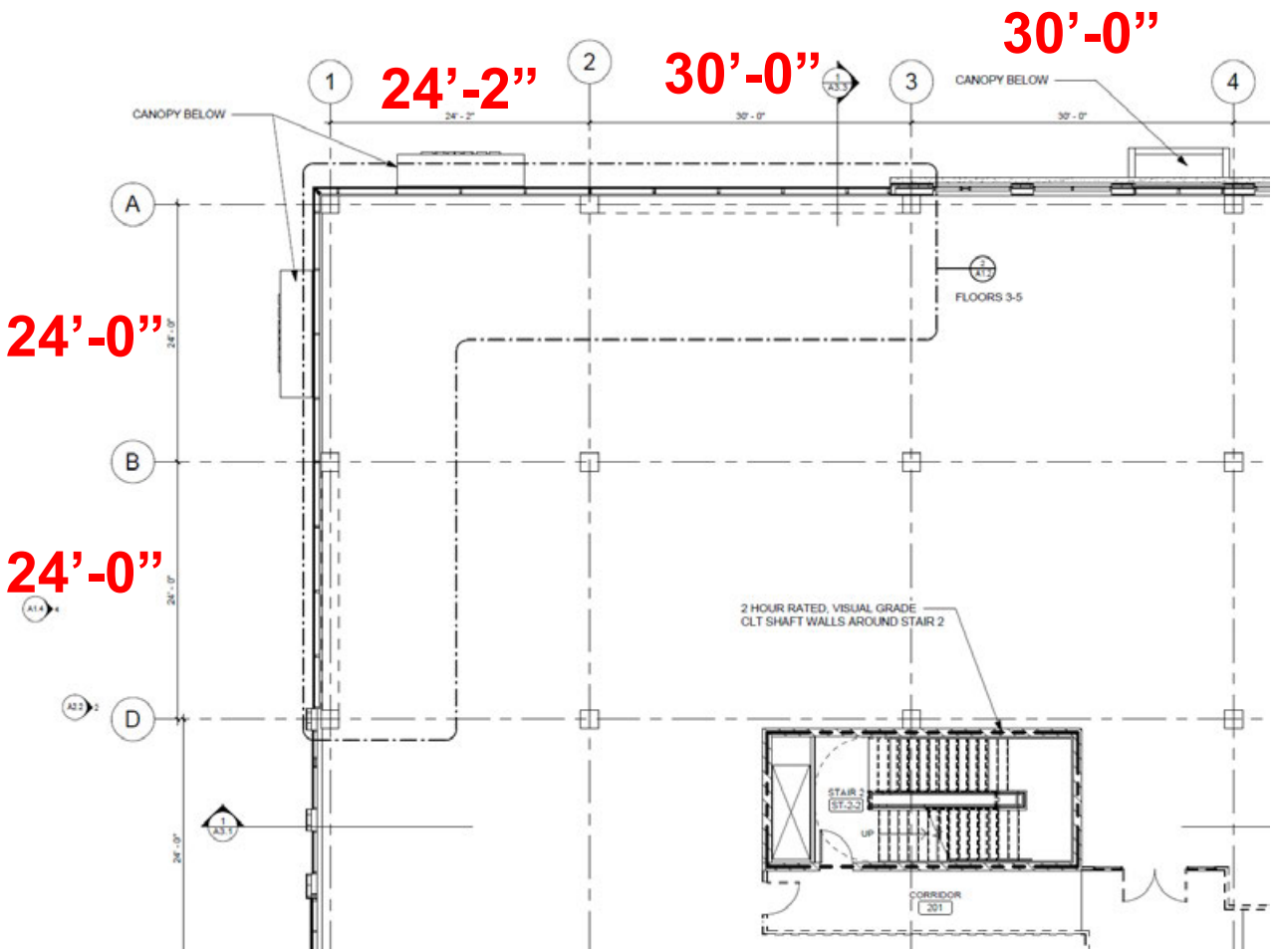
- **Testing:**
  - Can result in higher FRR for some assemblies when compared to calculations (i.e. 2-hr FRR with 5-ply CLT panel).
  - Seen as more acceptable by some building officials
- **Calculations:**
  - Can provide more design flexibility
  - Allows for project span and loading specific analysis

Structural Grid

Structural Grid

Grids & Spans

- Consider Efficient Layouts
- Repetition & Scale
- Manufacturer Panel Sizing
- Transportation



Structural Grid

Member Sizes

- Impact of FRR on Sizing
- **Impact of Sizing on Efficient Spans**
- Consider connections – can drive member sizing

0 HR FRR: Consider 3-ply Panel

- Efficient Spans of 10-12 ft
- Grids of 20x20 (1 purlin) to 30x30 (2 purlins) may be efficient

Platte Fifteen, Denver, CO
30x30 Grid, 2 purlins per bay
3-ply CLT
Image: JC Buck

Structural Grid

Member Sizes

- Impact of FRR on Sizing
- **Impact of Sizing on Efficient Spans**
- Consider connections – can drive member sizing

1 or 2 HR FRR: Likely 5-ply Panel

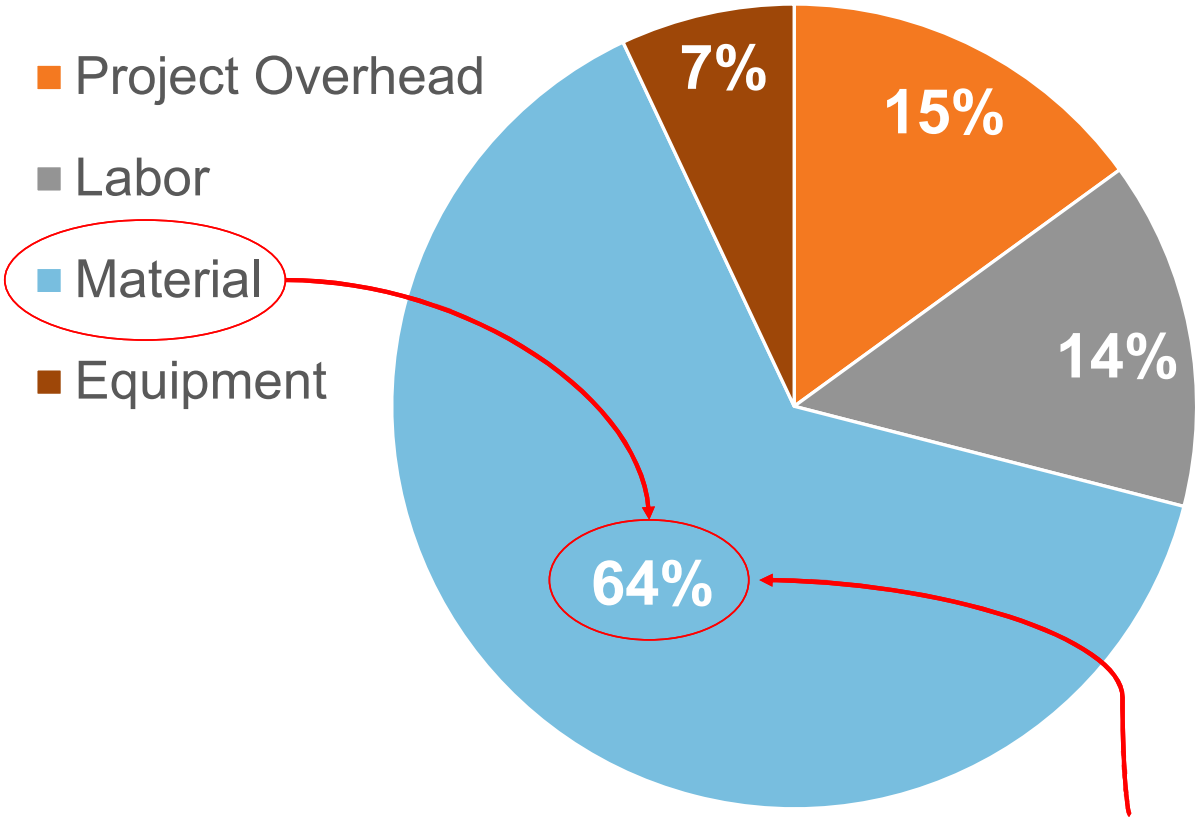
- Efficient spans of 14-17 ft
- Grids of 15x30 (no purlins) to 30x30 (1 purlin) may be efficient

First Tech Credit Union, Hillsboro, OR
12x32 Grid, One-Way Beams
5-ply (5.5”) CLT
Image: Swinerton

Key Early Design Decisions

Why so much focus on panel thickness?

Key Early Design Decisions

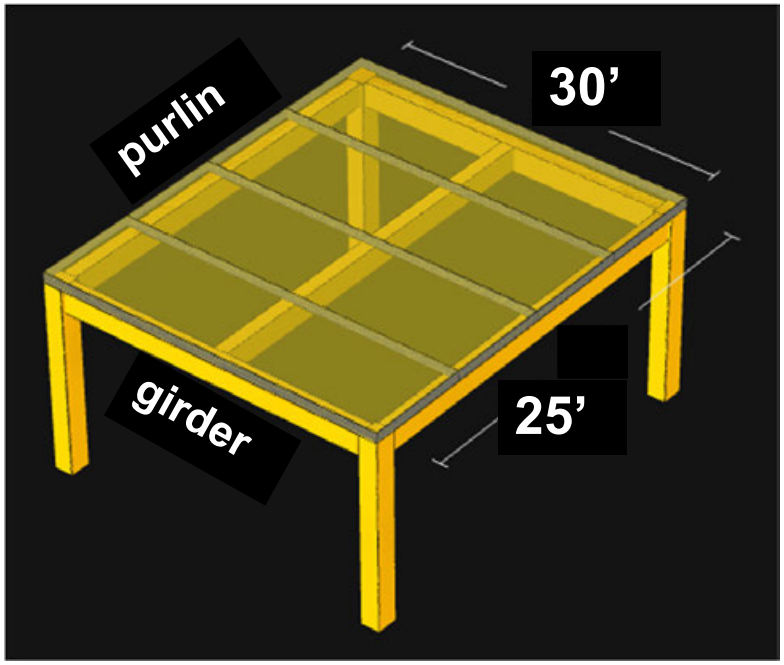


Panels are the biggest part of the biggest piece of the cost pie

Source: Swinerton

Key Early Design Decisions

Panel volume usually 65-80% of MT package volume



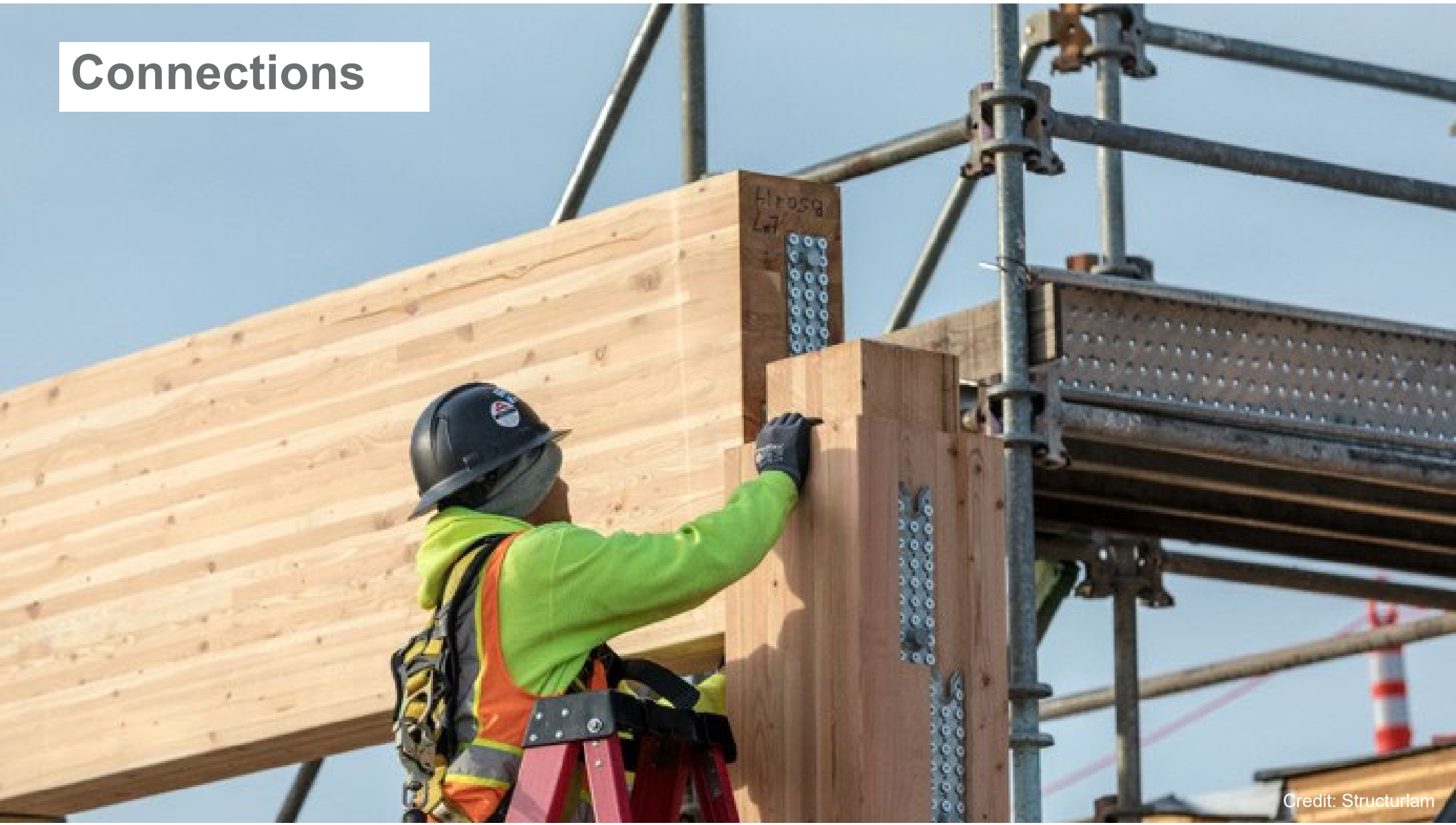
Source: Fast + Epp, Timber Bay Design Tool

Type IIIA option 1

1-hr FRR
Purlin: 5.5”x28.5”
Girder: 8.75”x33”
Column: 10.5”x10.75”
Floor panel: 5-ply

Glulam volume = 118 CF (22% of MT)
CLT volume = 430 CF (78% of MT)
Total volume = 0.73 CF / SF

Connections



Key Early Design Decisions

Many ways to demonstrate connection fire protection:
calculations, prescriptive NC, test results, others as approved by AHJ


Photo: John Stamets


Photo: Josh Partee

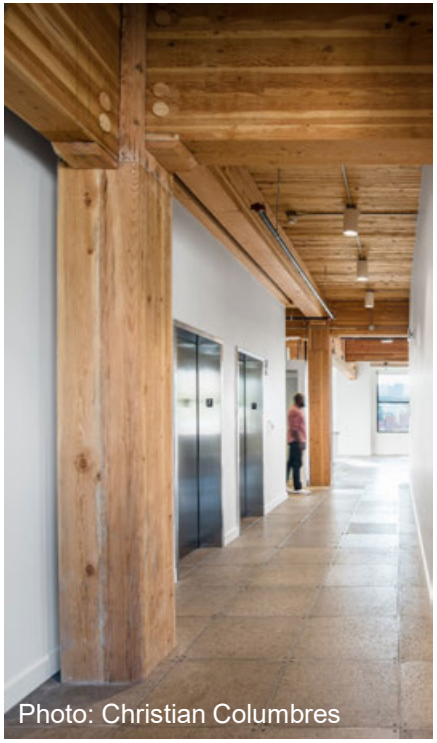


Photo: Christian Columbres

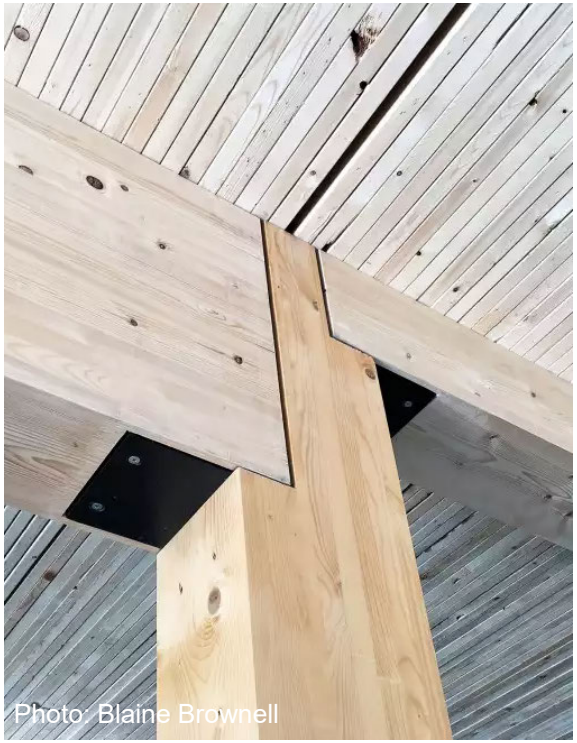
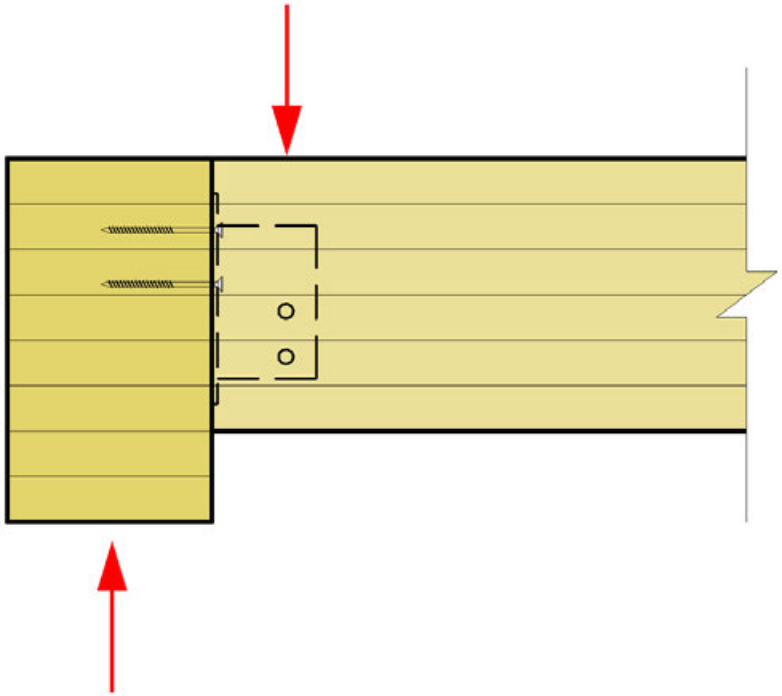


Photo: Blaine Brownell

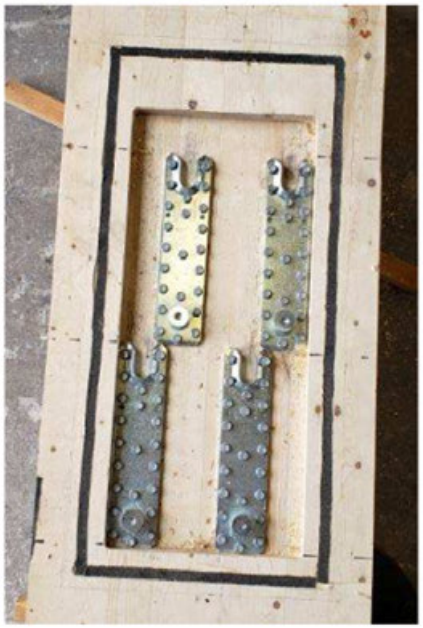
Key Early Design Decisions

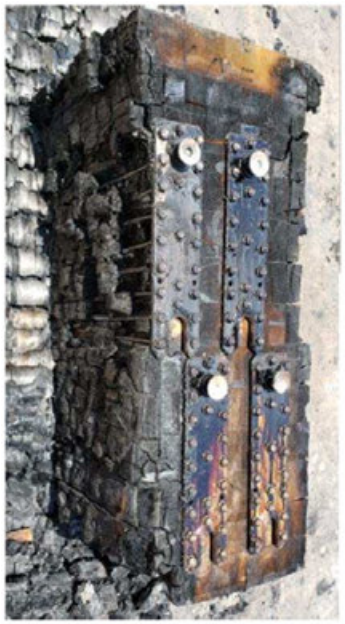
Steel hangers/hardware fully concealed within a timber-to-timber connection is a common method of fire protection

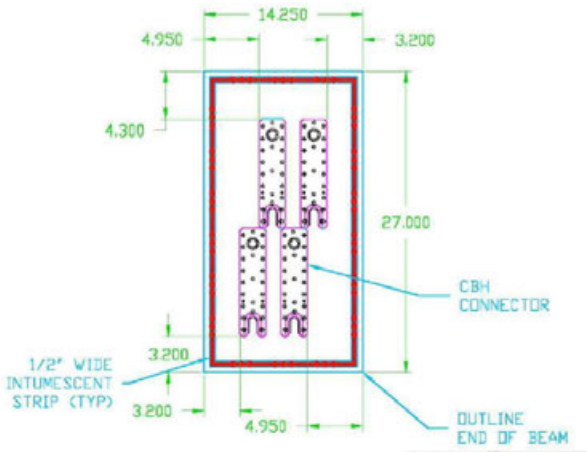


Key Early Design Decisions

Connection FRR and beam reactions could impact required beam/column sizes







Photos: Simpson Strong-Tie

Photo: LEVER Architecture

Connections

Other connection design considerations:

- Structural capacity
- Shrinkage
- Constructability
- Aesthetics
- Cost

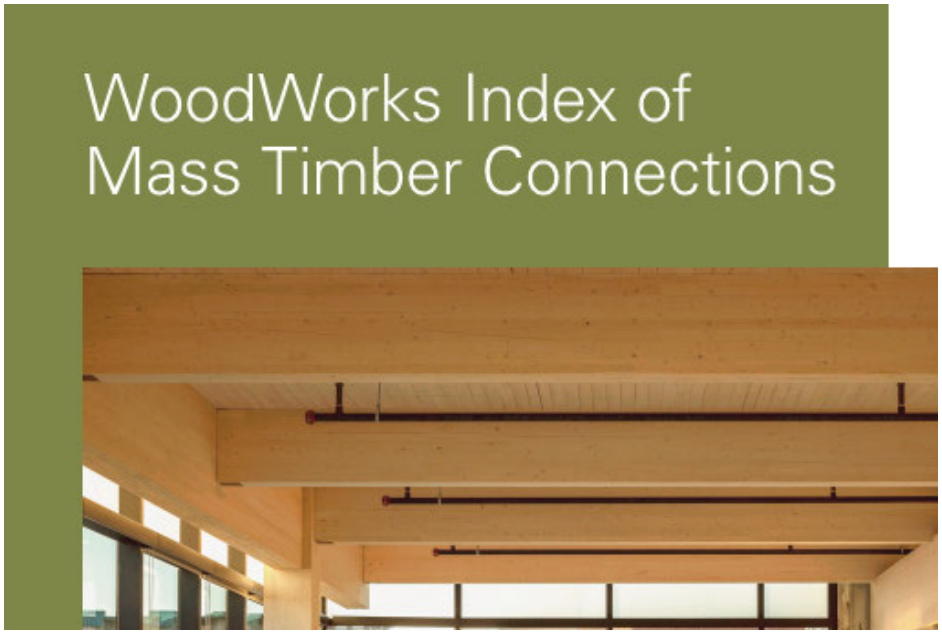
Key Early Design Decisions

WOODWORKS WOOD PRODUCTS COUNCIL

KL&A Engineers & Builders

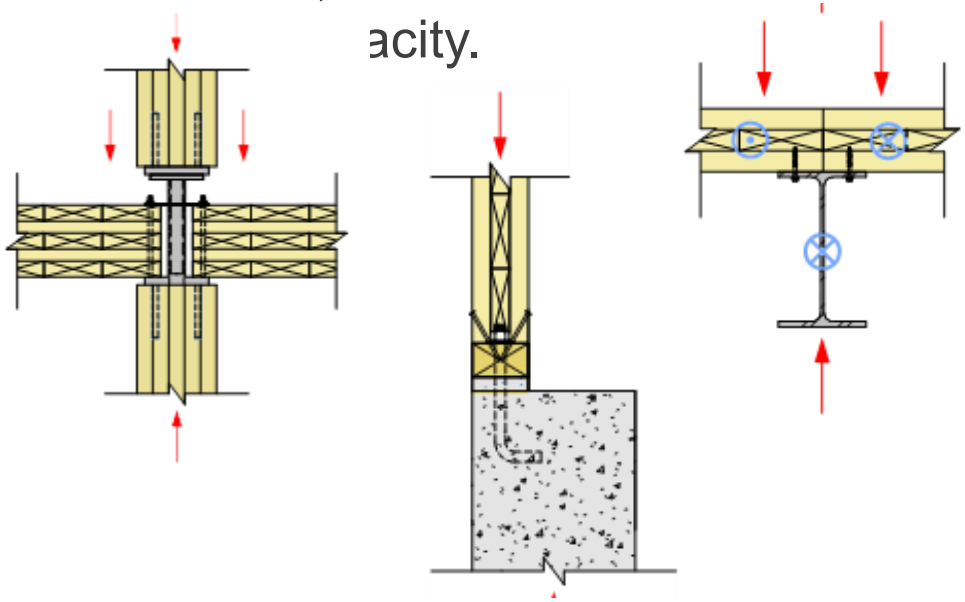
OZ ARCHITECTURE URBAN DESIGN INTERIOR DESIGN

SWINERTON MASS TIMBER



MASS TIMBER CONNECTIONS INDEX

A library of commonly used mass timber connections with designer notes and information on fire resistance, relative cost and load-acity.



Penetrations & Firestopping

Photo: Alex Schreyer

Penetrations & Firestopping

Inventory of Fire Tested Penetrations in MT Assemblies

< Back to Mass Timber Fire & Acoustic Database

Clear Filters ×

Application Type

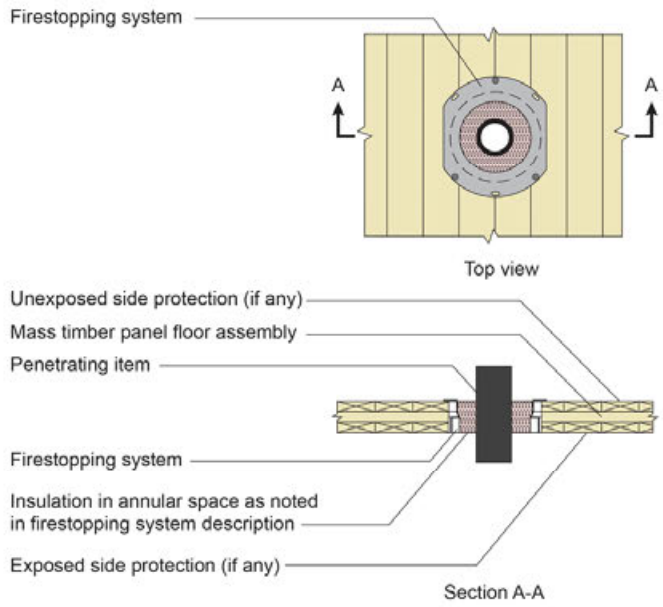
- ☐ Fire-Resistance Rated Mass Timber Floor/Roof Assemblies
- ☐ Fire-Resistance Rated Mass Timber Wall Assemblies
- ☑ Firestop Systems For Penetrations in Mass Timber Assemblies 57
- ☐ Fire-Resistance Rated Mass Timber Connections
- ☐ Perimeter Fire Containment Systems in Mass Timber Structures
- ☐ Noncombustible Protection of Mass Timber Building Elements

Mass Timber Panel

- ☐ CLT 57
- ☐ CLT (SCL)
- ☐ NLT
- ☐ DLT
- ☐ GLT
- ☐ SCL
- ☐ T&G

Number of Layers

Firestop Systems For Penetrations in Mass Timber Assemblies



When required, F and T ratings of approved penetration firestop systems can be tested with US standards ASTM E814 and UL 1479 and Canadian standard ULC S115.

Print Results

Exposed	Unexposed	Penetrating	Penetrant Centered	Firestopping	F	T	Test

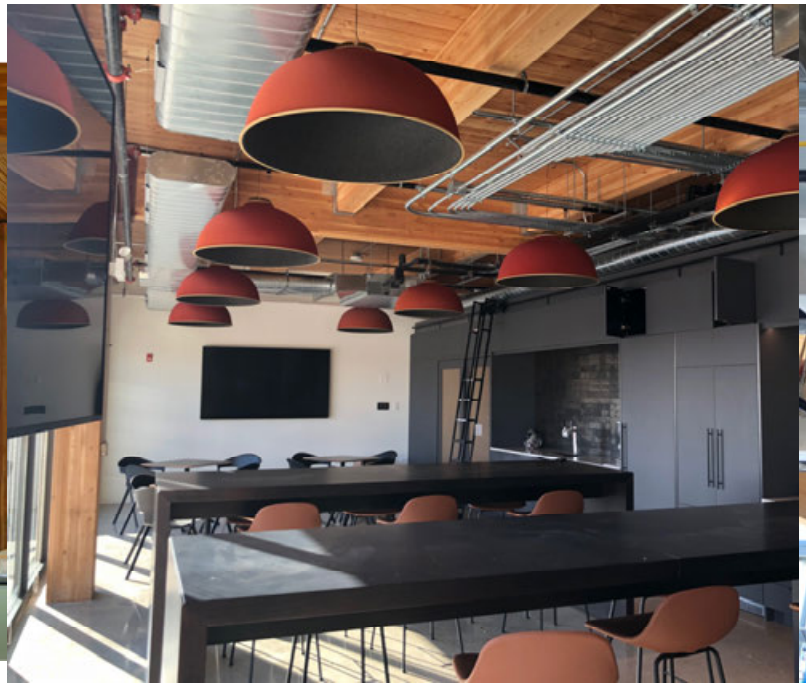
Need Project

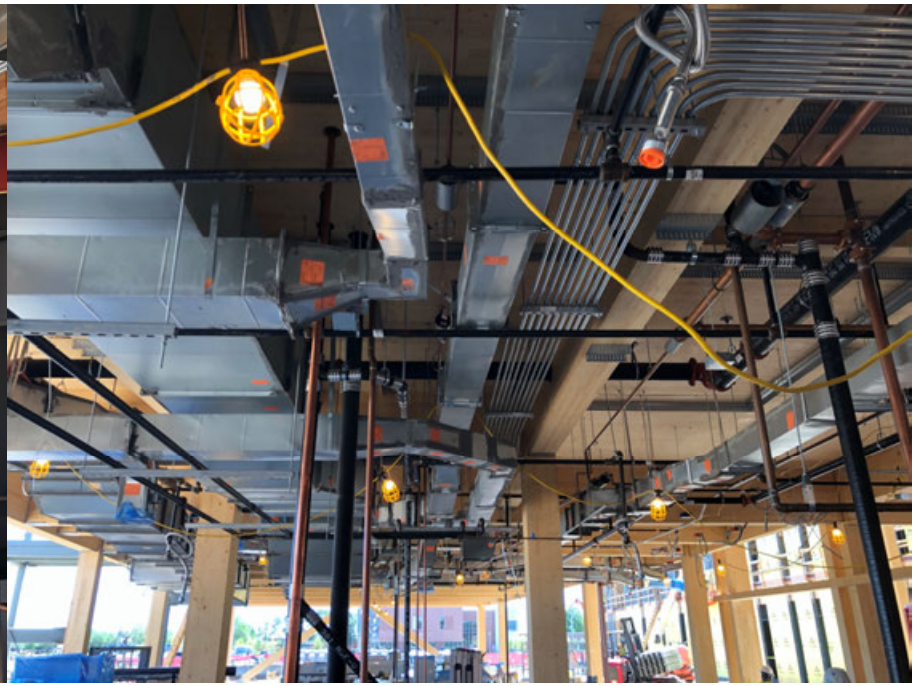
MEP Layout & Integration

MEP Layout & Integration

Set Realistic Owner Expectations About Aesthetics

- MEP fully exposed with MT structure, or limited exposure?
- Also consider acoustic impacts of MEPF routing





MEP Layout & Integration

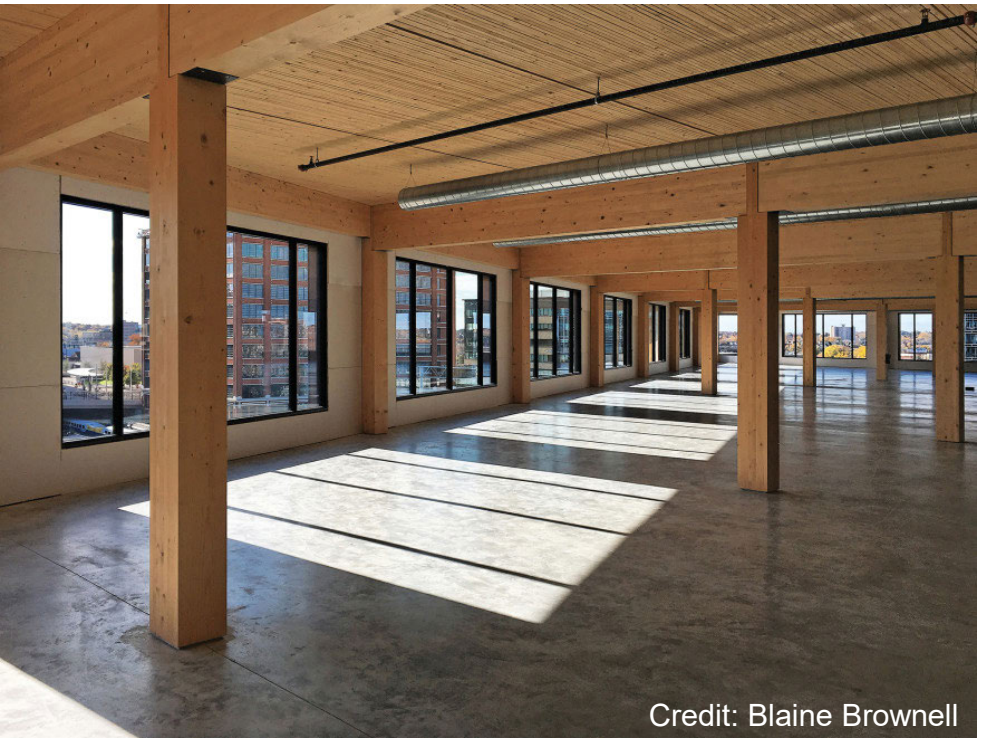
Key considerations:

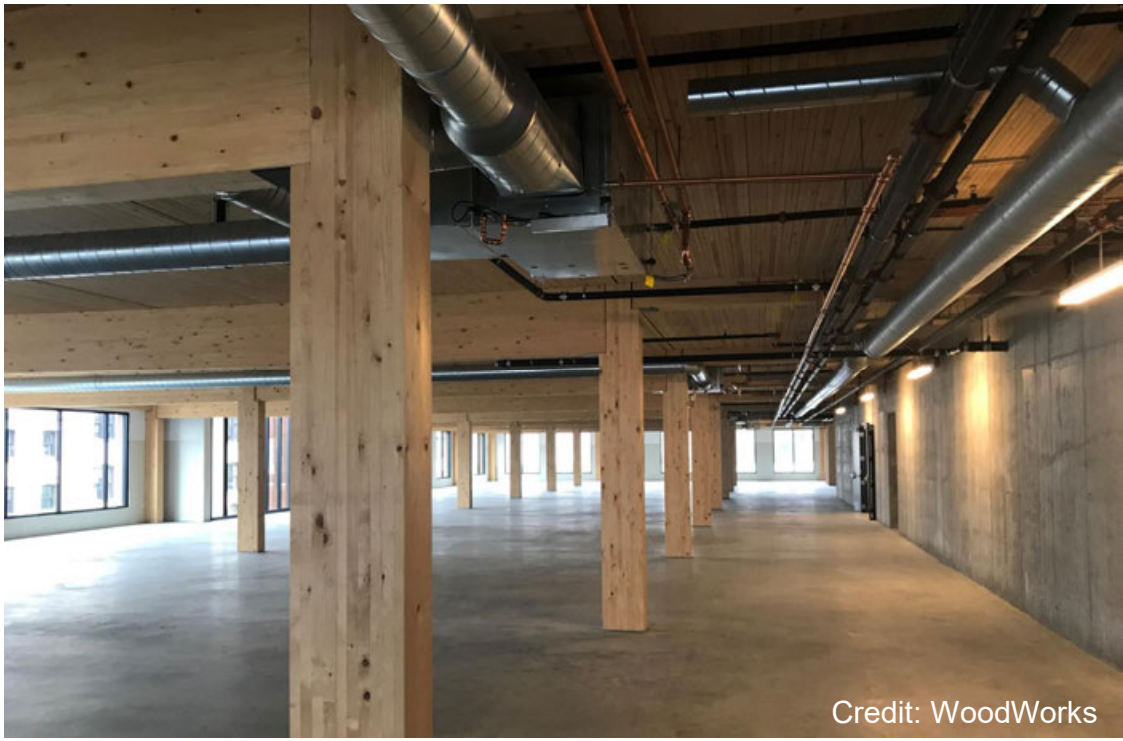
- Level of exposure desired
- Floor to floor, structure depth & desired head height
- Building occupancy and configuration (i.e. central core vs. double loaded corridor)
- Grid layout and beam orientations
- Need for future tenant reconfiguration
- Impact on fire & structural design: concealed spaces, penetrations

MEP Layout & Integration

Smaller grid bays at central core (more head height)

- Main MEP trunk lines around core, smaller branches in exterior bays


Credit: Blaine Brownell


Credit: WoodWorks

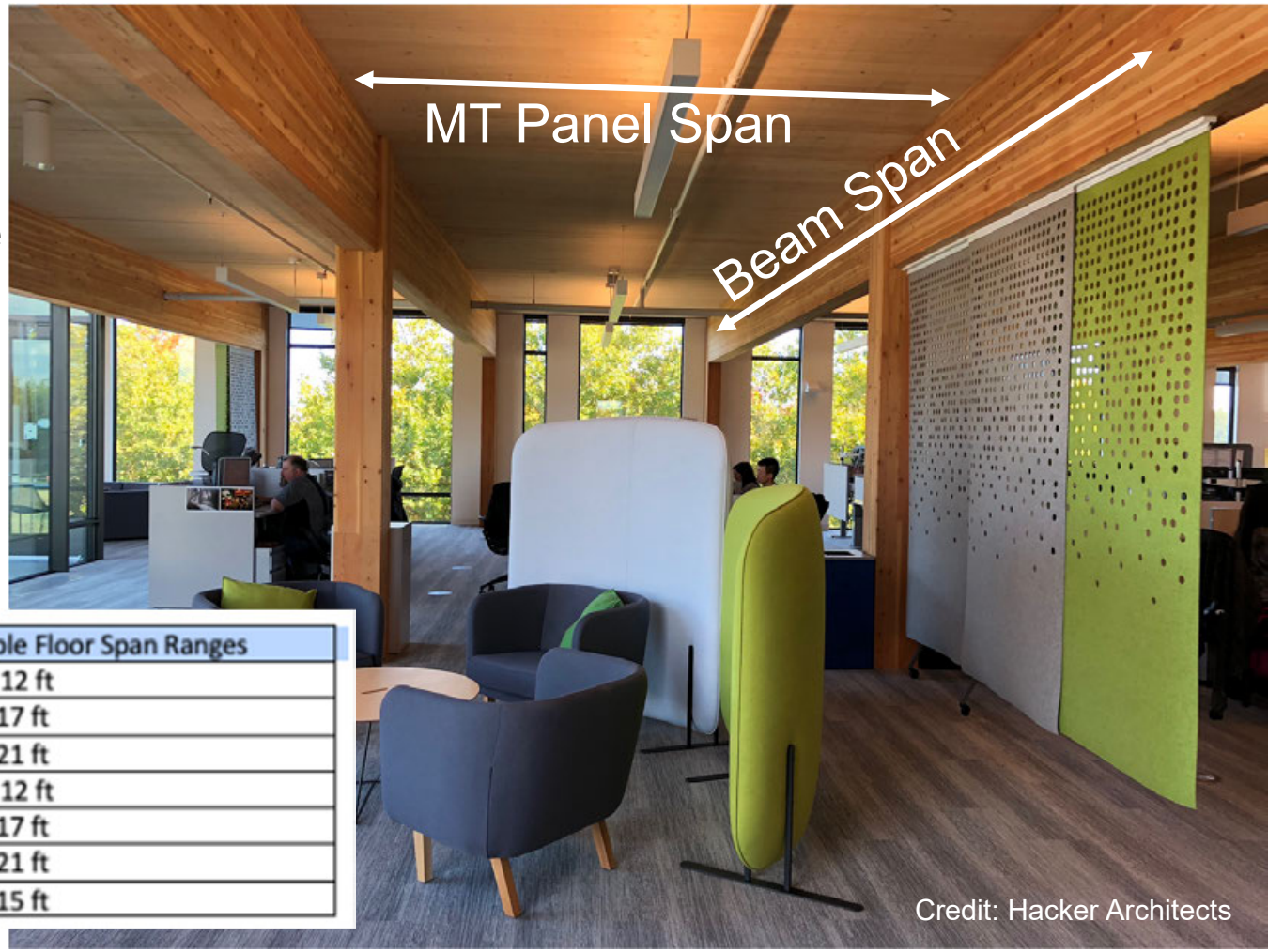
MEP Layout & Integration

Grid impact: Relies on one-way beam layout. Columns/beams spaced at panel span limits in one direction.

Beam penetrations are minimized/eliminated

Recall typical panel span limits:

Panel	Example Floor Span Ranges
3-ply CLT (4-1/8" thick)	Up to 12 ft
5-ply CLT (6-7/8" thick)	14 to 17 ft
7-ply CLT (9-5/8")	17 to 21 ft
2x4 NLT	Up to 12 ft
2x6 NLT	10 to 17 ft
2x8 NLT	14 to 21 ft
5" MPP	10 to 15 ft



MEP Layout & Integration

Dropped below MT framing

- Can simplify coordination (fewer penetrations)
- Bigger impact on head height


Credit: Alex Schreyer


Credit: WoodWorks

MEP Layout & Integration

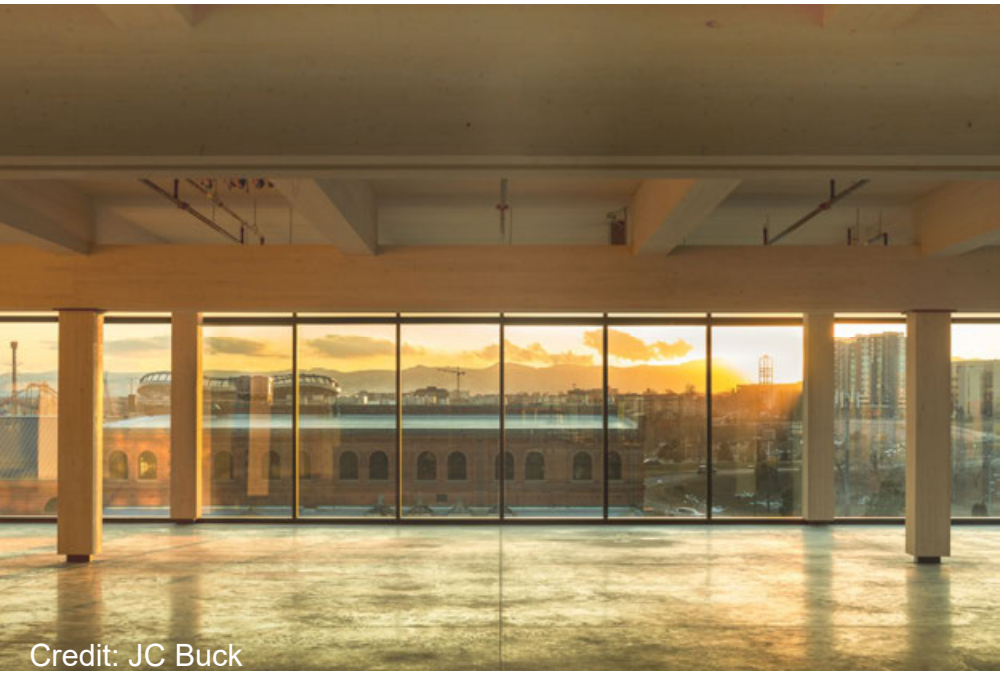
In penetrations through MT framing

- Requires more coordination (penetrations)
- Bigger impact on structural capacity of penetrated members
- Minimal impact on head height

MEP Layout & Integration

In chases above beams and below panels

- Fewer penetrations
- Bigger impact on head height (overall structure depth is greater)
- FRR impacts: top of beam exposure


Credit: JC Buck


Credit: KL&A Engineers & Builders

MEP Layout & Integration

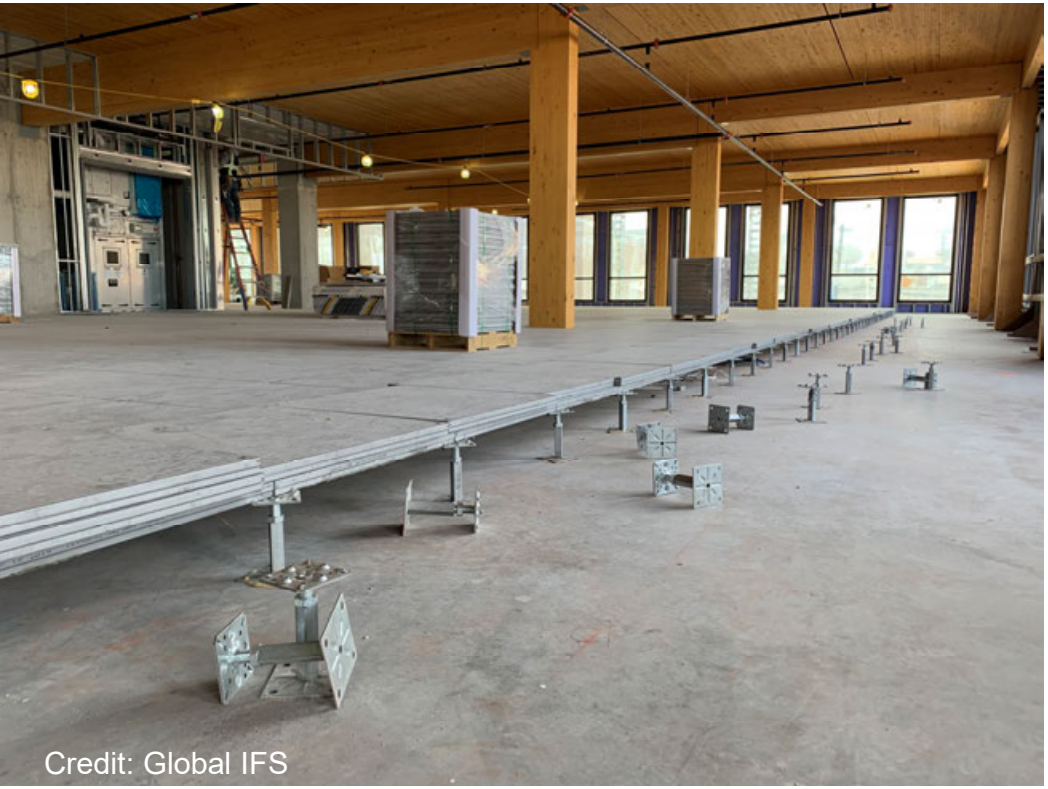
In raised access floor (RAF) above MT

- Aesthetics (minimal exposed MEP)
- Acoustic impacts (usually thinner topping req'd)

MEP Layout & Integration

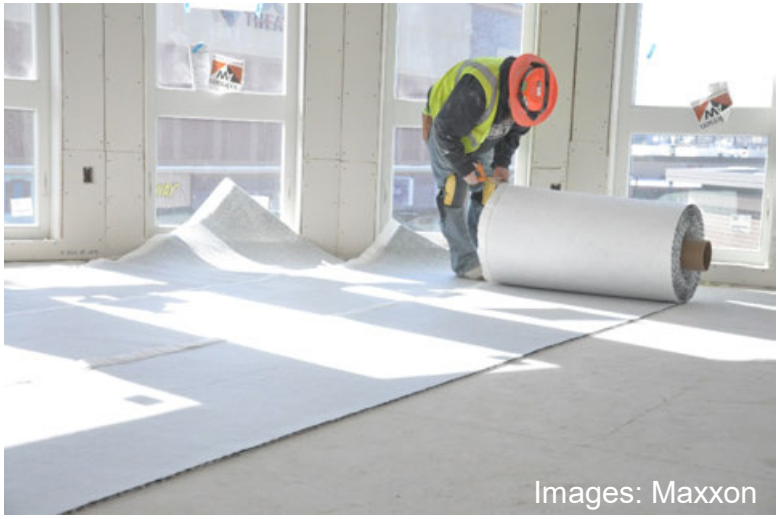
In raised access floor (RAF) above MT

- Impact on head height
- Concealed space code provisions

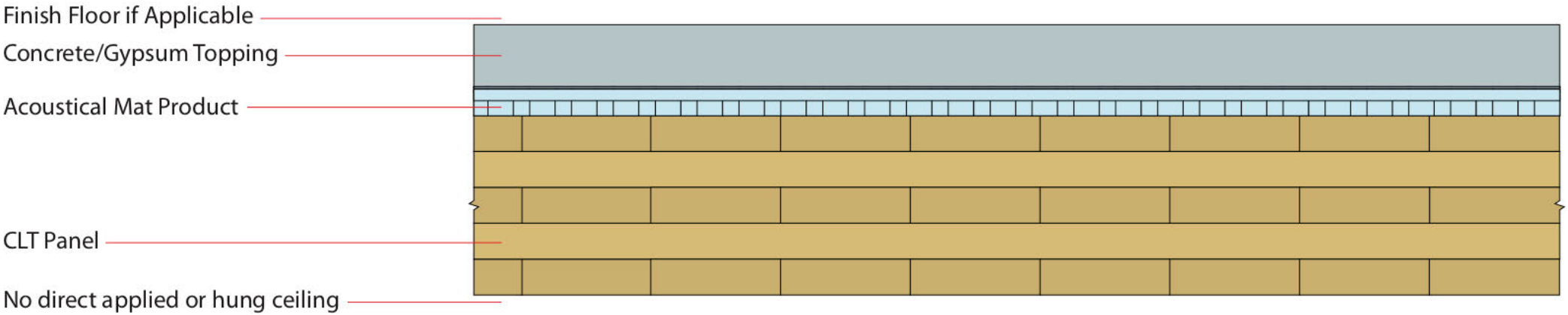


Acoustics & Sound Control

Acoustics & Sound Control



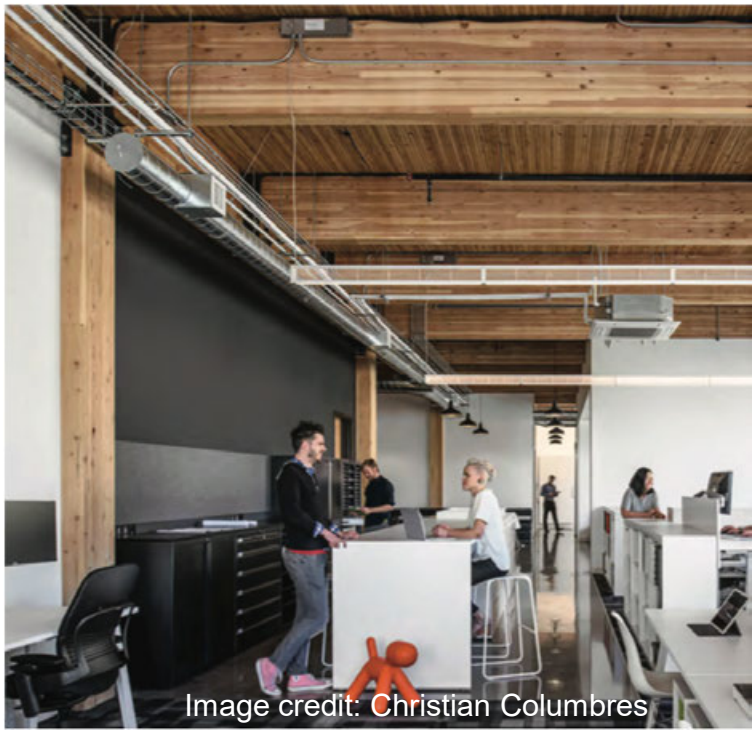
Images: Maxxon



Acoustics & Sound Control

Regardless of the structural materials used in a wall or floor ceiling assembly, there are 3 effective methods of improving acoustical performance:

1. Add mass
2. Add noise barriers
3. Add decouplers



Acoustics & Sound Control

Acoustical floor underlayments

Photo: AcoustiTECH [10]

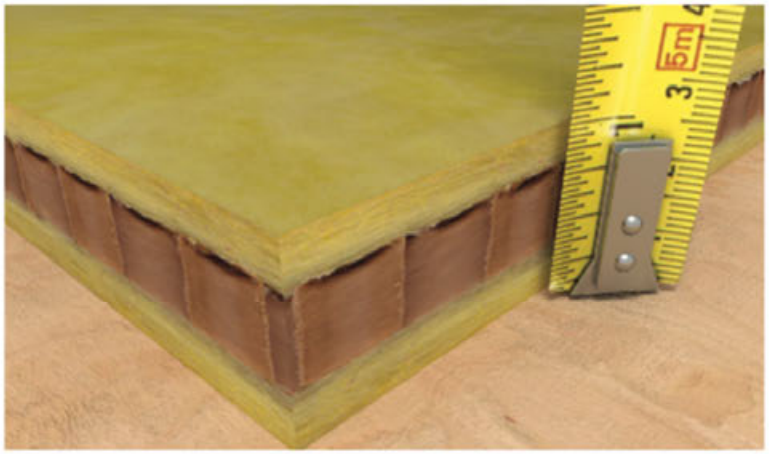


Photo: Kinetics Noise Control, Inc.,[11]

Photo: Maxxon Corporation

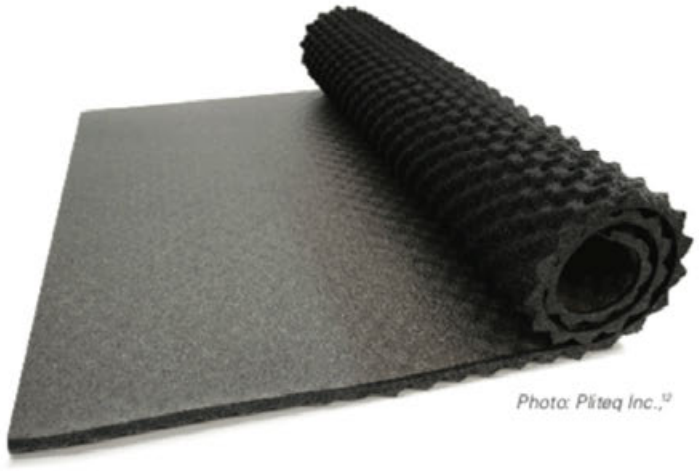


Photo: Pliteq Inc.,[12]

Acoustics & Sound Control: Inventory of Tested Assemblies

< Back to Mass Timber Fire & Acoustic Database

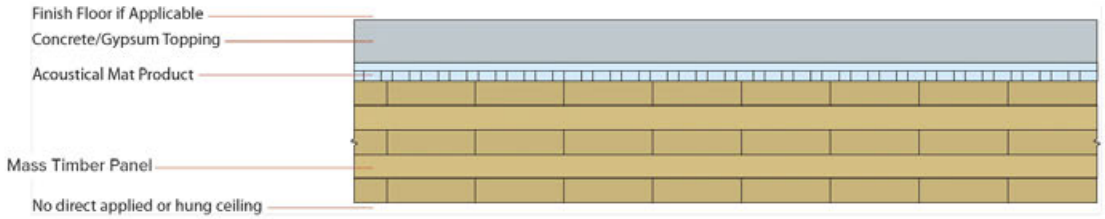
Assembly Type
- Floor/Roof 532
- Wall 147

Application Type
- CLT/Concrete Composite 7
- Concealed Ceiling 201
- Concrete/Gypsum Topping 138
- Other 108
- Raised Access Floor or Wood Sleepers 78

Mass Timber Panel
- CLT 507
- CLT (SCL) 56
- NLT 72
- DLT 22
- GLT 4
- T&G 15
- Other 3

Number of Layers
- 1-3 112
- 4-5 367
- 6-7 5

CLT Floor Assemblies with Concrete/Gypsum Topping, Ceiling Side Exposed



This illustration shows typical applications and construction for the assemblies listed below. See tested assembly for specific construction materials, connections, required dimensions, and assembly requirements.

Mass Timber Panel	Acoustical Product Between MT Panel and Topping	Topping	Finish Floor	Sound Rating	Impact Rating	Method of Compliance
3-layer 4.13" CLT	SAM-N25 Supreme, 5/16"	2" Levelrock® Brand 2500	Bare Gypsum	51 STC	41 IIC	USG / Intertek Report # R0062.01-113-11-R0 Contact Product Manufacturer for Additional Information
3-layer 4.13" CLT	SAM-N25 Supreme, 5/16"	2" Levelrock® Brand 2500	2mm, LVT	51 STC	42 IIC	USG / Intertek Report # R0062.07-113-11-R0 Contact Product Manufacturer for Additional Information
3-layer 4.13" CLT	SAM-N25 Supreme, 5/16"	2" Levelrock® Brand 2500	2mm, LVT with 5mm Topcial Mat	50 STC	47 IIC	USG / Intertek Report # R0062.02-113-11-R0 Contact Product Manufacturer for A Information
3-layer 4.13" CLT	SAM-N25 Supreme, 5/16"	2" Levelrock® Brand 2500	5mm, LVT with 5mm Topical Mat	50 STC	50 IIC	USG / Intertek Report # R0062.03- Contact Product Manufacturer for A Information
3-layer 4.13" CLT	SAM-N25 Supreme,	2" Levelrock®	4.4mm, LVT	51 STC	46 IIC	USG / Intertek Report # R0062.04- Contact Product Manufacturer for Additional

Print Results

Need Project Support?

Reduce Risk

Optimize Costs

- For the entire project team, not just builders
- Lots of reference documents

Download Checklists at **www.woodworks.org**

www.woodworks.org/wp-content/uploads/wood_solution_paper-Mass-Timber-Design-Cost-Optimization-Checklists.pdf

WOODWORKS

Mass Timber Cost and Design Optimization Checklists

WoodWorks has developed the following checklists to assist in the design and cost optimization of mass timber projects.

The *design optimization* checklists are intended for building designers (architects and engineers), but many of the topics should also be discussed with the fabricators and builders. The *cost optimization* checklists will help guide coordination between designers and builders (general contractors, construction managers, estimators, fabricators, installers, etc.) as they are estimating and making cost-related decisions on a mass timber project. The *pre-design* checklist should be reviewed by the developer/owner, designers and builders.

1 De Haro
San Francisco, CA
ARCHITECT:
Perkins&Will
ENGINEERS:
DCI Engineers
CONTRACTOR:
Hathaway Dinwiddie

WoodWorks offers a wide range of resources at woodworks.org, many of which are referenced in this document. We also recommend that designers and builders download the following:

Mass Timber Design Manual[1] – Includes technical papers, continuing education articles, expert Q&As and more. Published in partnership with Think Wood.

U.S. Mass Timber Construction Manual[2] – Provides a framework for the planning, procurement and management of mass timber projects.

Keys to Mass Timber Success:

Know Your WHY

Design it as Mass Timber From the Start

Leverage Manufacturer Capabilities

Understand Supply Chain

Optimize Grid

Take Advantage of Prefabrication & Coordination

Expose the Timber

Discuss Early with AHJ

Work with Experienced People

Let WoodWorks Help for Free

Create Your Market Distinction

Images: Korb & Associates

Course Description

As interest in and use of mass timber in the U.S. has grown, so too has interest in pushing these timber structures to greater heights. Using international examples of successful tall wood buildings as precedent, some designers have proposed tall wood projects in the states using a project-specific performance-based design approach. In order to provide a uniform set of code provisions for these tall wood buildings, the International Code Council established an ad hoc committee on tall wood buildings that proposed a set of code changes allowing up to 18 stories of mass timber construction. Those code changes were announced as approved in January 2019 and will become part of the 2021 International Building Code. Following a brief discussion of history and motivators, this presentation will introduce the new tall wood code provisions and construction types, as well as the technical research and testing that supported their adoption.

Learning Objectives

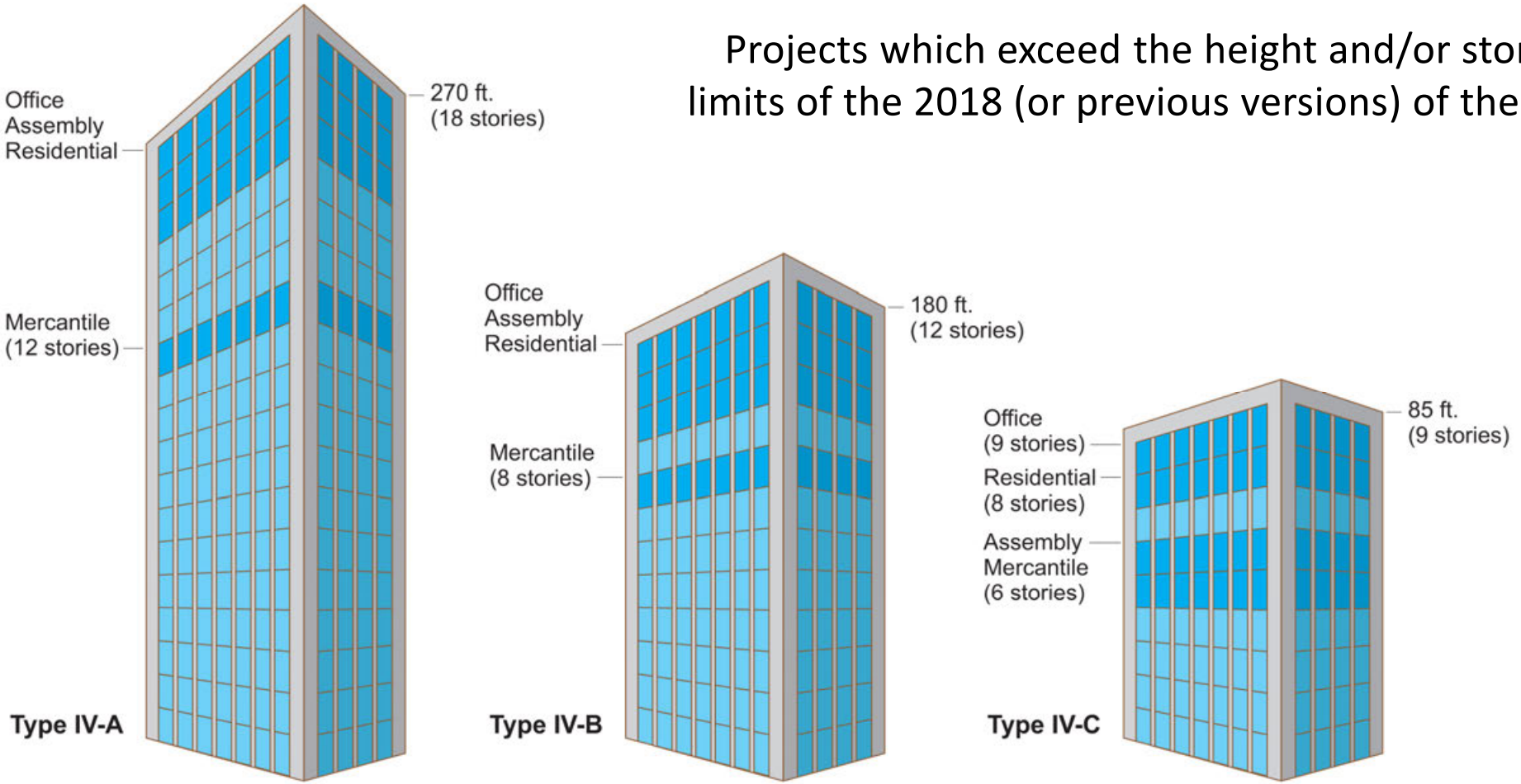
1. Review the global history of tall wood construction and highlight the mass timber products used in these structures.
2. Explore the work and conclusions of the ICC Ad Hoc Committee on Tall Wood Buildings in establishing 14 new code provisions for the 2021 IBC that address tall wood construction.
3. Discuss differences between the new tall wood mass timber construction types and existing construction types.
4. Identify the key passive fire-resistance construction requirements and active systems that enable taller wood buildings to be built safely.

What is Tall Mass Timber?

Photo: WoodWorks
Architect/Developer: oWOW

Tall Mass Timber

Projects which exceed the height and/or story limits of the 2018 (or previous versions) of the IBC



Tall Mass Timber

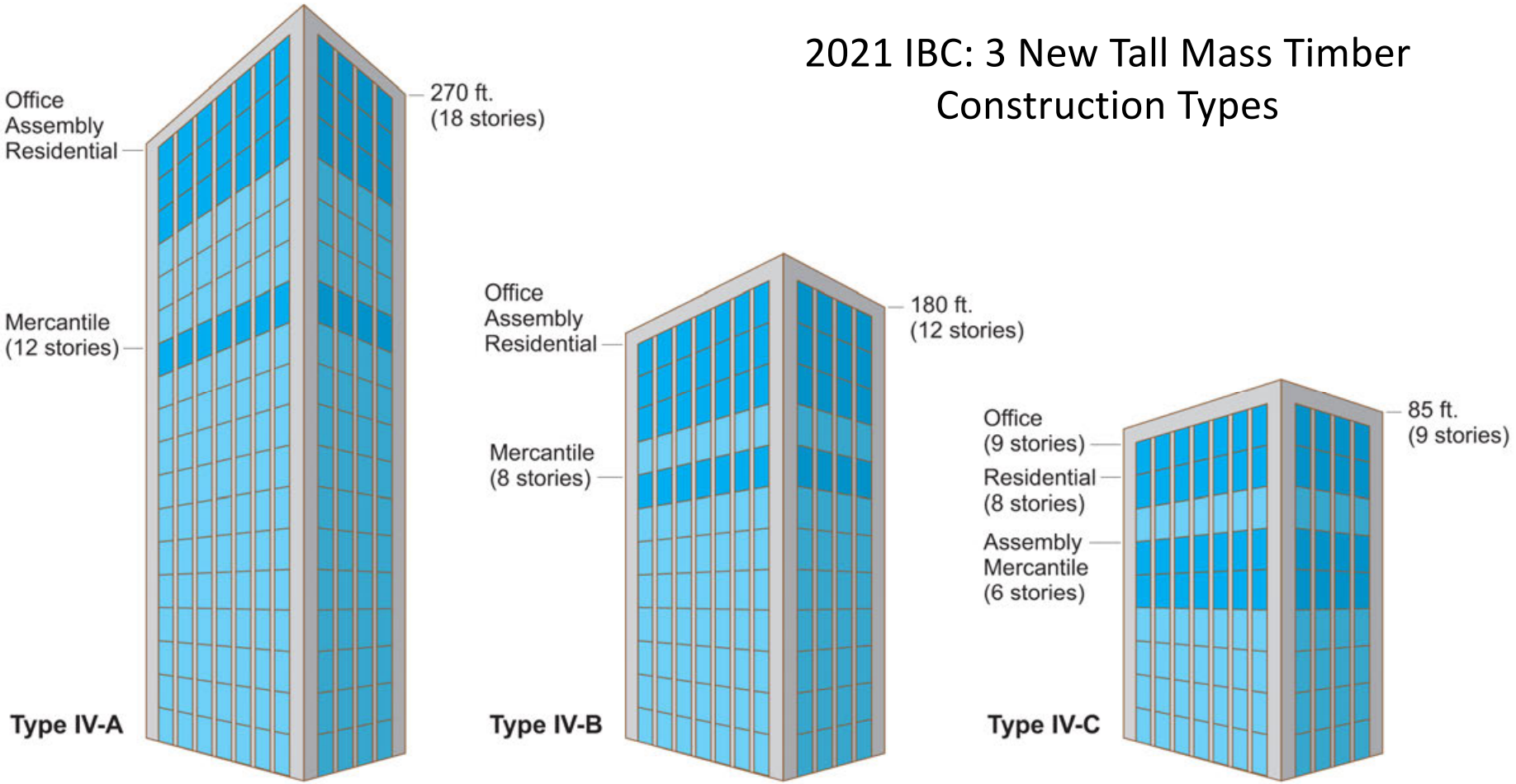
2021 IBC Introduces 3 new tall wood construction types:

- IV-A
- IV-B
- IV-C
- Previous type IV renamed type IV-HT

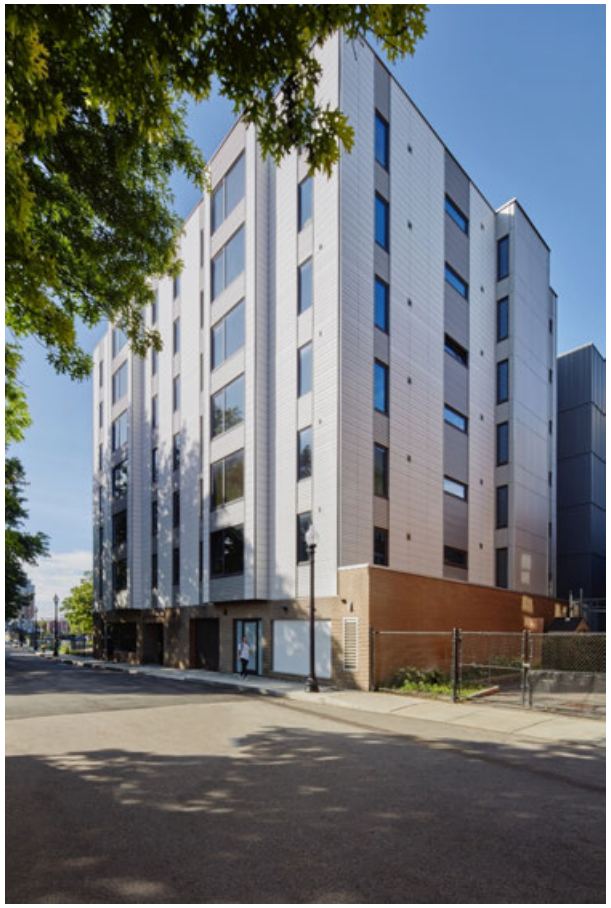
BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B

Tall Mass Timber

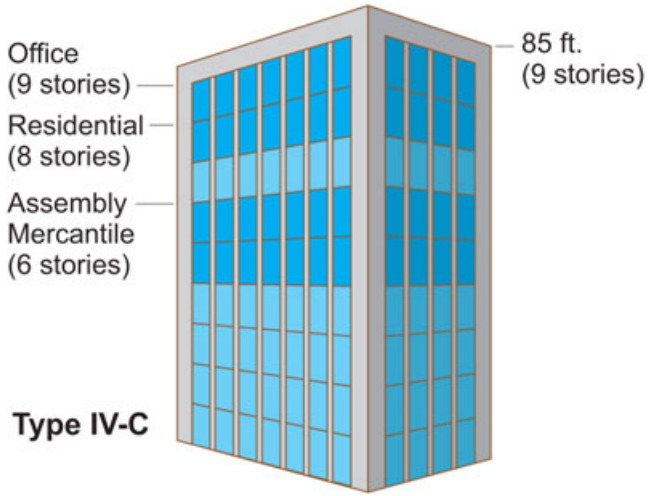
2021 IBC: 3 New Tall Mass Timber Construction Types



Type IV-C



Monte French Design Studio
Photos: Jane Messinger

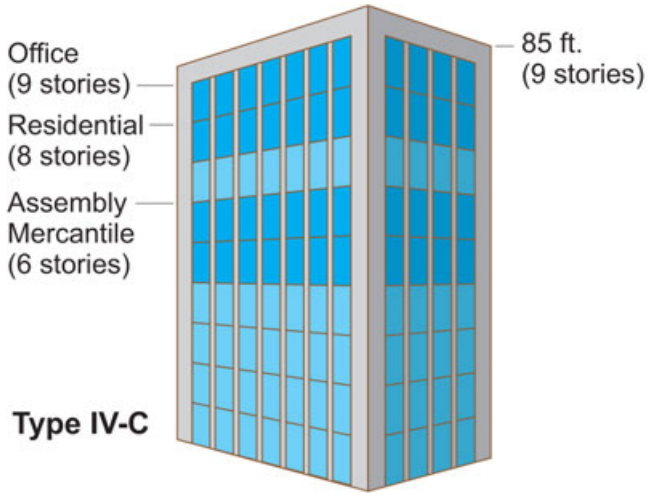


Type IV-C Exposure Limits

All Mass Timber surfaces may be exposed

Exceptions: Shafts, concealed spaces, outside face of exterior walls

Monte French Design Studio
Photo: Jane Messinger



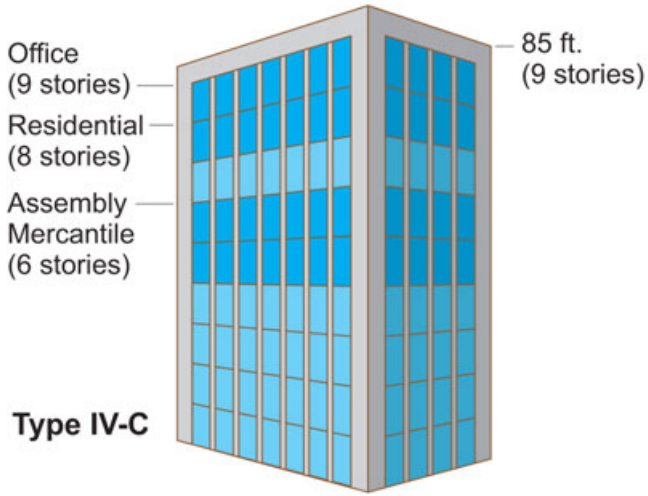
Type IV-C Building Size Limits

In most cases, Type IV-C height allowances = Type IV-HT height allowances, but additional stories permitted due to enhanced FRR

Type IV-C area = 1.25 * Type IV-HT area

Occupancy	# of Stories	Height	Area per Story	Building Area
A-2	6	85 ft	56,250 SF	168,750 SF
B	9	85 ft	135,000 SF	405,000 SF
M	6	85 ft	76,875 SF	230,625 SF
R-2	8	85 ft	76,875 SF	230,625 SF

Areas exclude potential frontage increase



Type IV-B

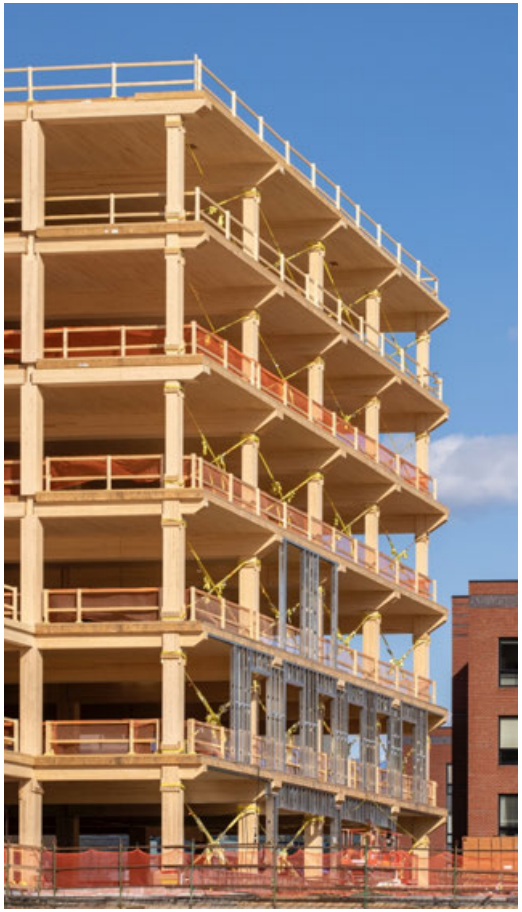
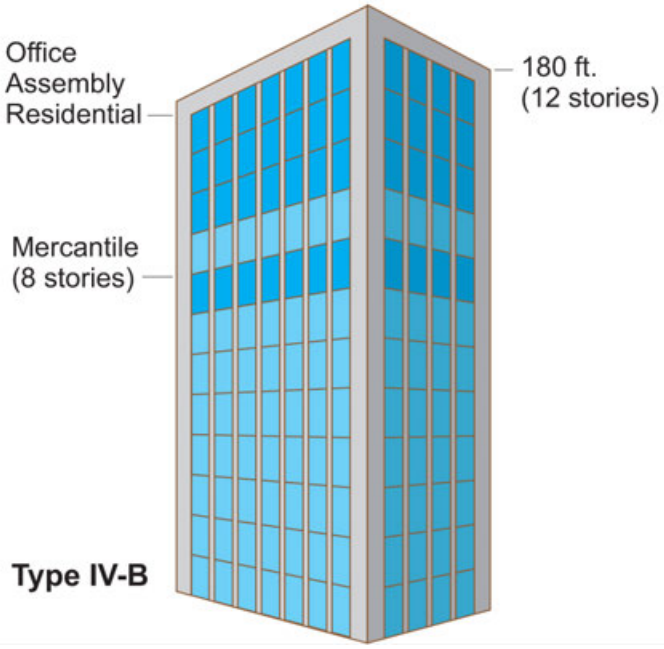


Photo: ©Prakash Patel

Photos: Nick Johnson, Tour D Space



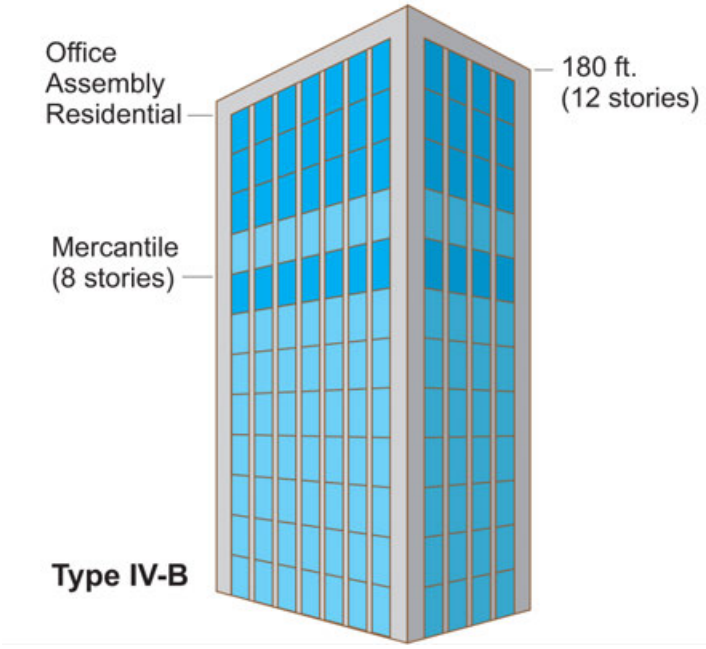
Type IV-B Exposure Limits

NC protection on some surfaces of Mass Timber

2021 IBC: 20% of ceilings or 40% of walls can be exposed

2024 IBC: 100% of ceilings or 40% of walls can be exposed

Photo: Nick Johnson, Tour D Space



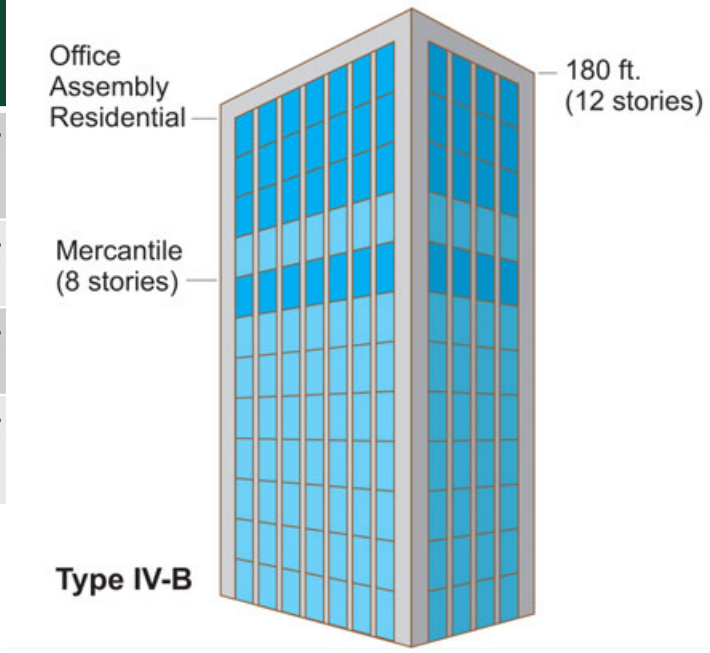
Type IV-B Building Size Limits

In most cases, Type IV-B height & story allowances = Type I-B height & story allowances

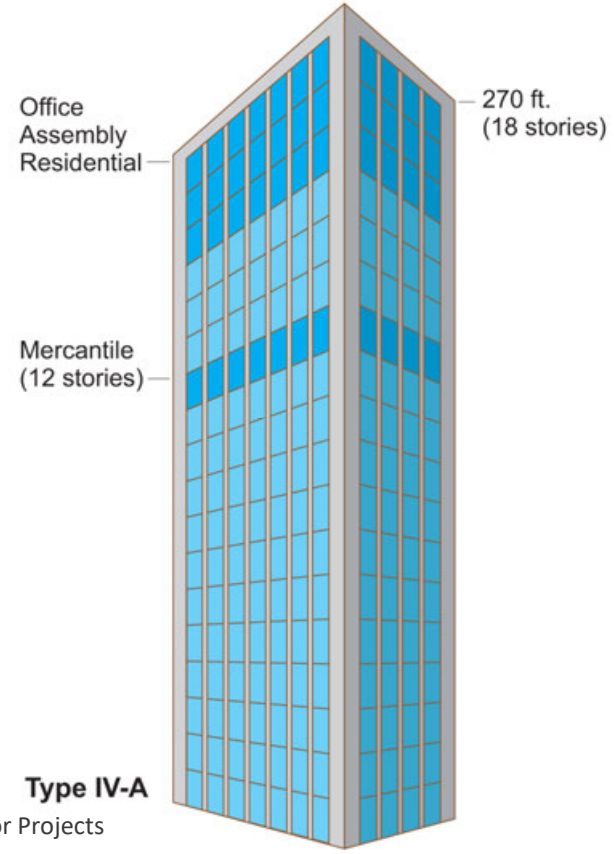
Type IV-B area = 2 * Type IV-HT area

Occupancy	# of Stories	Height	Area per Story	Building Area
A-2	12	180 ft	90,000 SF	270,000 SF
B	12	180 ft	216,000 SF	648,000 SF
M	8	180 ft	123,000 SF	369,000 SF
R-2	12	180 ft	123,000 SF	369,000 SF

Areas exclude potential frontage increase



Type IV-A

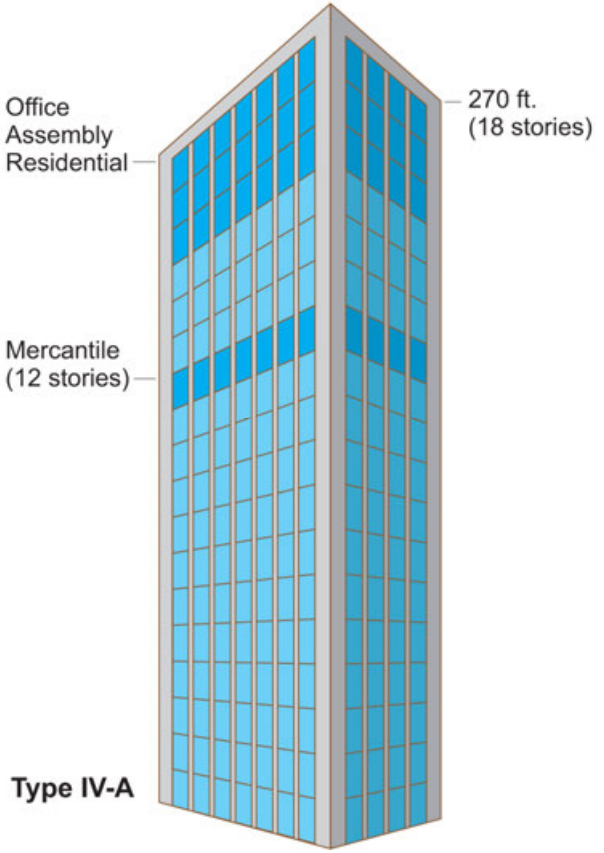


Photos: Flor Projects

Type IV-A Exposure Limits

100% NC protection on all surfaces of Mass Timber

Photo: Flor Projects



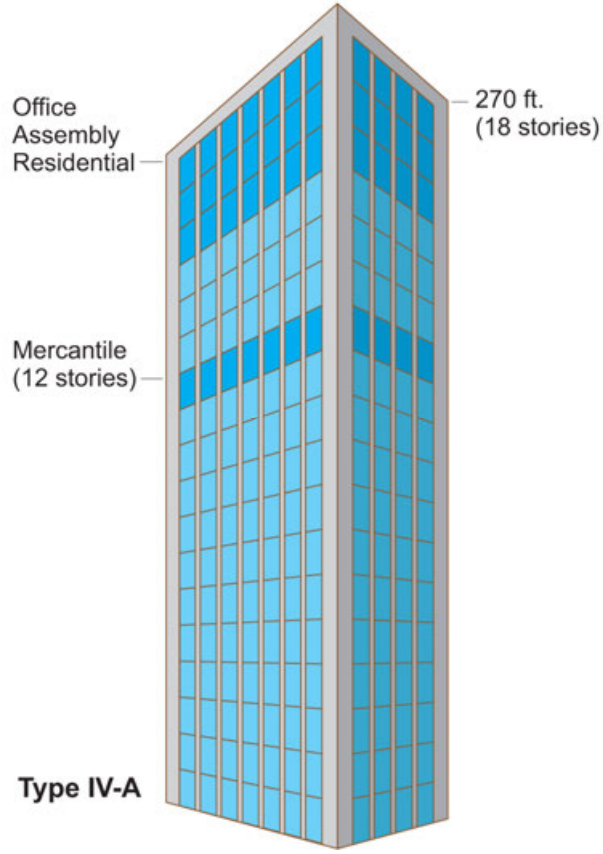
Type IV-A Building Size Limits

In most cases, Type IV-A height & story allowances = 1.5 * Type I-B height & story allowances

Type IV-A area = 3 * Type IV-HT area

Occupancy	# of Stories	Height	Area per Story	Building Area
A-2	18	270 ft	135,000 SF	405,000 SF
B	18	270 ft	324,000 SF	972,000 SF
M	12	270 ft	184,500 SF	553,500 SF
R-2	18	270 ft	184,500 SF	553,500 SF

Areas exclude potential frontage increase



Tall Mass Timber in the U.S.

How Did We Arrive Here?

INTRO, Cleveland, OH | Architect: Hartshorne Plunkard Architecture | Image Courtesy Harbor Bay Real Estate Advisors, Image Fiction

2008 – 2015: International Inspiration

8-18-Story Projects in Europe, Canada, Australia

Photos: Waugh Thisleton Architects | Bygg Mesteren | Voll Arkitekter | Michael Elkan | Naturally Wood | UBC

2015-2018: Domestic Innovation

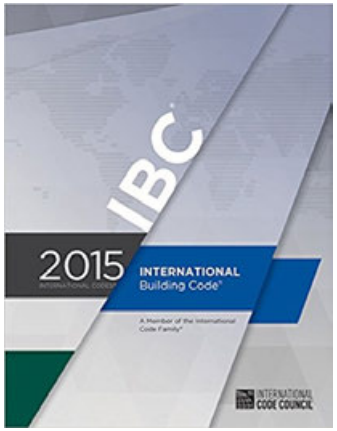
Tall Wood Building Competition, 8-Story Carbon 12 in Portland, OR

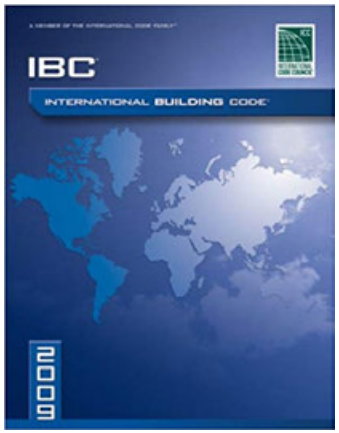
Photos: SHoP Architects | LEVER Architecture | Baumberger Studio/PATH Architecture

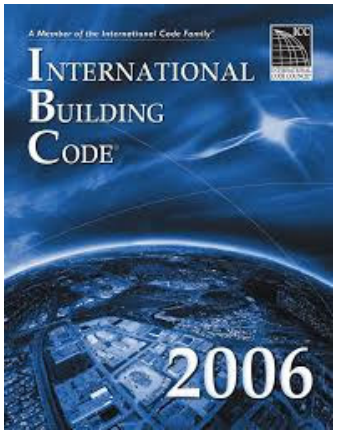
2015-2018: Building a Code Roadmap

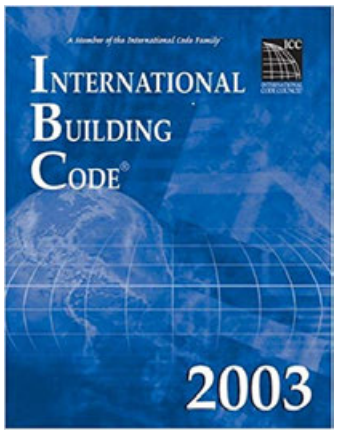
Photos: ICC

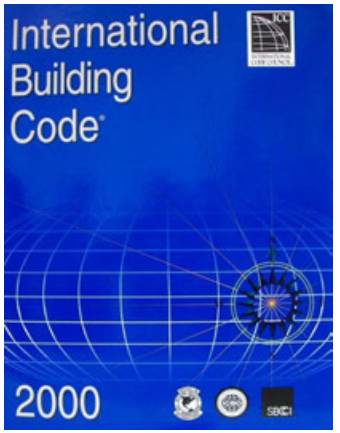
2015-2018: Building a Code Roadmap











Images: ICC

2015-2018: Building a Code Roadmap

Photo: Lendlease

2015-2018: Building a Code Roadmap

Photo: Lendlease

2015-2018: Building a Code Roadmap

Photo: Lendlease

2015-2018: Building a Code Roadmap

Photo: Lendlease

2015-2018: Building a Code Roadmap

Photo: Lendlease

2018-2021: Rollout of a New Code Path

2021 IBC

CONSTRUCTION DEVELOPMENT SUSTAINABILITY

Denver Adopts Tall Mass Timber Codes

milehighcre — January 6, 2020

On December 23, the City of Denver voted to adopt the 2019 Denver Building Code, which includes the tall mass timber code provisions approved for the 2021 International Building Code (IBC).

As part of the adoption of the new code, there will be a four-month period where new projects can use either the 2016 Denver Building Code or the newly-adopted 2019 version. After four months, all building and fire code permits will be processed under the 2019 Denver Building Code.

"We congratulate the City of Denver on incorporating mass timber into its building codes, and recognizing the potential of this new category of wood products to revolutionize the way America builds," said American Wood Council president & CEO Robert Glowinski. "Mass timber offers the strength of historic building materials with lower weight, and, in the rare event of a fire, has inherent fire resistance. Beyond the aesthetic qualities of mass timber that building owners and designers are seeking, wood is among the most energy-efficient and environmentally friendly of all construction materials, storing carbon from the atmosphere for long periods of time."

The adopted proposal to recognize mass timber in the new code was submitted by Dr. Gregory R. Kingsley on behalf of the Structural Engineers Association of Colorado. The American Wood Council provided technical assistance to the city in support of the proposal.

The 2019 Denver Building Code will now recognize three new types of construction that also are included in the 2021 IBC:

Credit: City of Denver, Mile High CRE

AMENDMENTS TO THE BUILDING AND FIRE CODE FOR THE CITY AND COUNTY OF DENVER

The 2019 Denver Building and Fire Code includes the following codes except as amended herein.

APPENDIX U
TALL WOOD BUILDINGS

SECTION U101
GENERAL

U101.1 Purpose. The purpose of this appendix is to provide criteria for three new mass timber construction types: Type IV-A, Type IV-B, and Type IV-C. These building types expand the allowable use of mass timber construction to larger areas and greater heights than allowed for Type IV-HT construction.

U101.2 Scope. The provisions in this appendix are in addition to or replace the sections in the 2018 *International Building Code* where Types IV-A, IV-B, and IV-C construction are used. Where building Types IV-A, IV-B, or IV-C are not used, this appendix does not apply.

SECTION U102
AMENDMENTS TO THE INTERNATIONAL BUILDING CODE

(Under use of this appendix chapter, the following sections shall be modified or added as follows and shall supersede the corresponding sections in the International Building Code or Denver amendments to the International Building Code)

2019-2022: REFINING THE CODE ROADMAP

RI.
SE

Fire Safe Implementation of Mass Timber In Tall Buildings

Research of the fire performance of CLT and Glued Laminated Timber buildings, with visible wood surfaces.

The main aim of this research project was to identify safe limits of exposed mass timber surface areas that correspond with performance criteria used for previous U.S. Building Code Changes.

Source: RISE

2019-2022: REFINING THE CODE ROADMAP

Conservatism: ATF lab tests based on older generation CLT adhesives

2018 ATF tests were initiated before the 2018 version of ANSI/APA PRG 320 was published and the tested CLT was not compliant with the new product standard.

Source: RISE, USDA FS FPL & AWC

2019-2022: REFINING THE CODE ROADMAP

In tall buildings, preventing fire re-growth is key.
Fire re-growth is a phenomenon in which the heat-release rate of a fire intensifies following a decay phase. Fire re-growth can be initiated when delamination occurs, as this exposes un-charred wood surfaces, thereby resulting in an influx of fuel available for consumption by the fire.

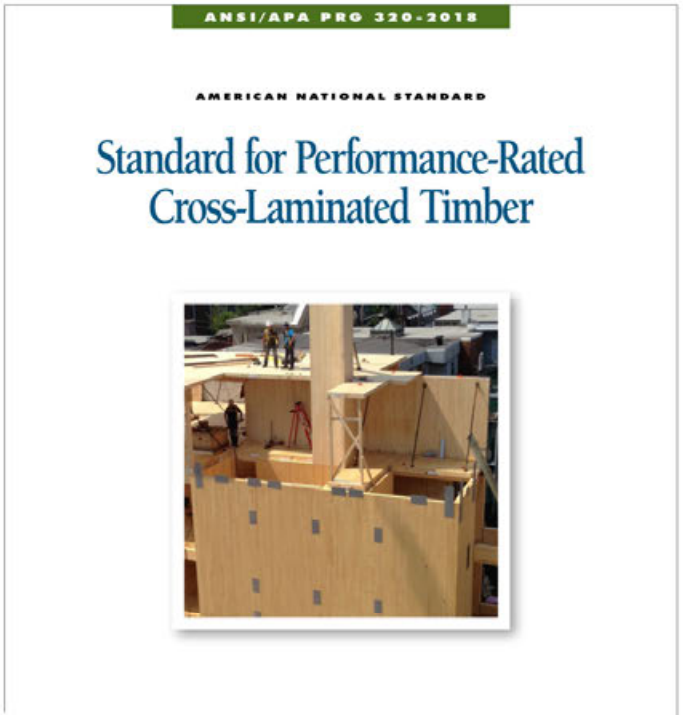

Photo: Urban One


Photo: ARUP

2019-2022: REFINING THE CODE ROADMAP

PRG 320 is manufacturing & performance standard for CLT

2019 edition (referenced in 2021 IBC) added new elevated temperature adhesive performance requirements validated by full-scale and medium-scale qualification testing to ensure CLT does not exhibit fire re-growth



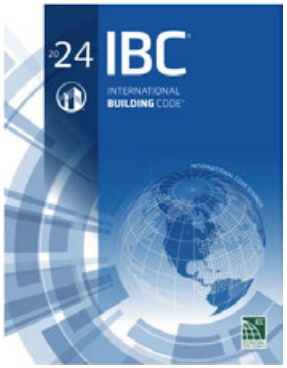
ANNEX B. PRACTICE FOR EVALUATING ELEVATED TEMPERATURE PERFORMANCE OF ADHESIVES USED IN CROSS-LAMINATED TIMBER (MANDATORY)

2019-2022: REFINING THE CODE ROADMAP

Photo: RISE

2019-2022: REFINING THE CODE ROADMAP

Change to 2024 IBC: IV-B Ceiling Exposure



602.4.2.2.2 Protected area.

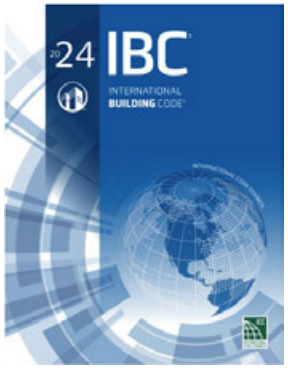
Interior faces of *mass timber* elements, including the inside face of exterior *mass timber walls* and *mass timber roofs*, shall be protected in accordance with Section 602.4.2.2.1.

Exceptions: Unprotected portions of *mass timber* ceilings and walls complying with Section 602.4.2.2.4 and the following:

1. Unprotected portions of *mass timber* ceilings and walls complying with one of the following:
   1.1. Unprotected portions of *mass timber* ceilings, including attached beams, limited to an area less than or equal to 100 percent of the floor area in any *dwelling unit*within a *story* or fire area within a *story*.
   1.2. Unprotected portions of *mass timber* walls, including attached columns, limited to an area less than or equal to 40 percent of the floor area in any *dwelling unit*within a *story* or fire area within a *story*.
   1.3. Unprotected portions of both walls and ceilings of *mass timber*, including attached columns and beams, in any *dwelling unit* or fire area and in compliance with Section 602.4.2.2.3.
2. *Mass timber* columns and beams that are not an integral portion of walls or ceilings, respectively, without restriction of either aggregate area or separation from one another.

2019-2022: REFINING THE CODE ROADMAP

Change to 2024 IBC: IV-B Exposure Separation



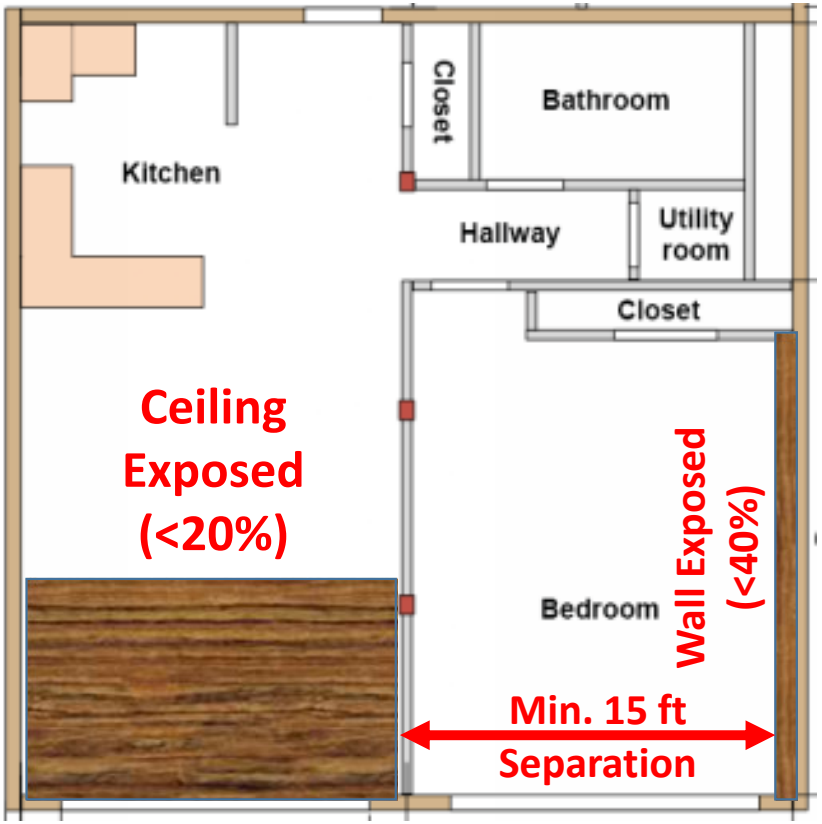
602.4.2.2.4 Separation distance between unprotected *mass timber* elements.

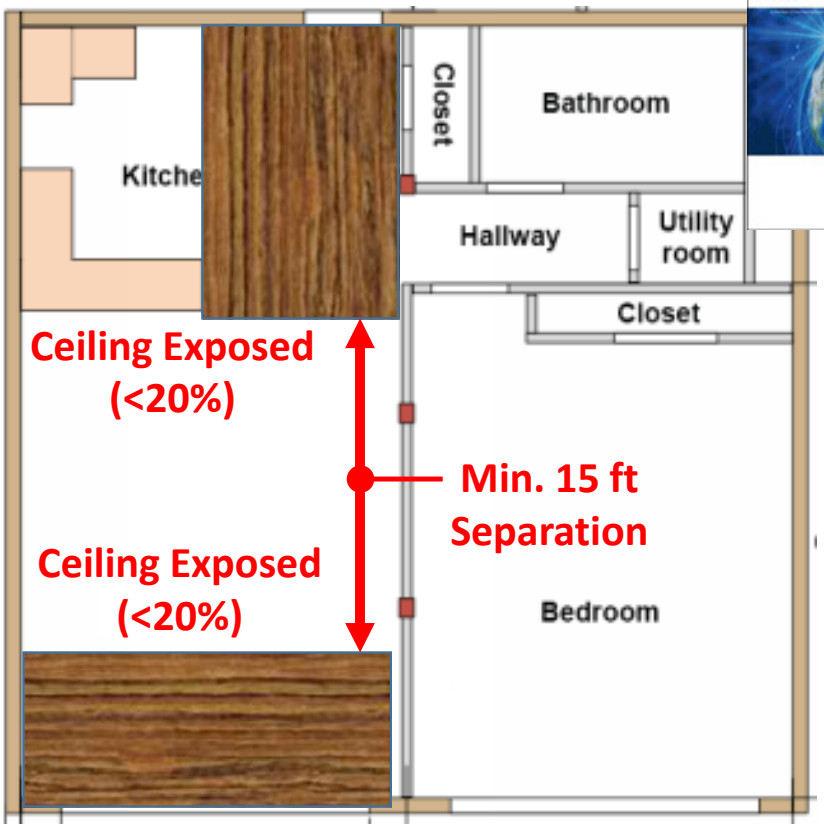
In each *dwelling unit* or *fire area*, unprotected portions of *mass timber* walls shall be not less than 15 feet (4572 mm) from unprotected portions of other walls measured horizontally along the floor.

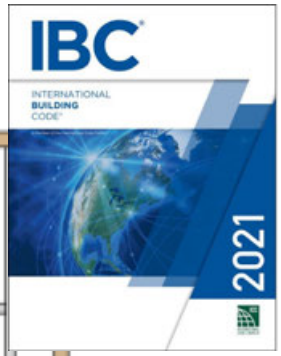
2024 IBC eliminates need for 15 ft separation between exposed walls and ceilings, and between portions of exposed ceilings

2019-2022: REFINING THE CODE ROADMAP

2021 IBC Allowances



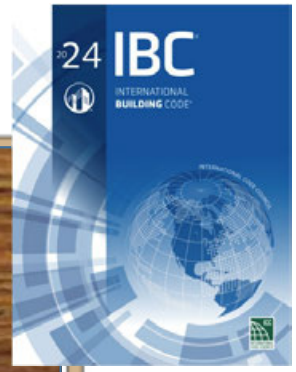


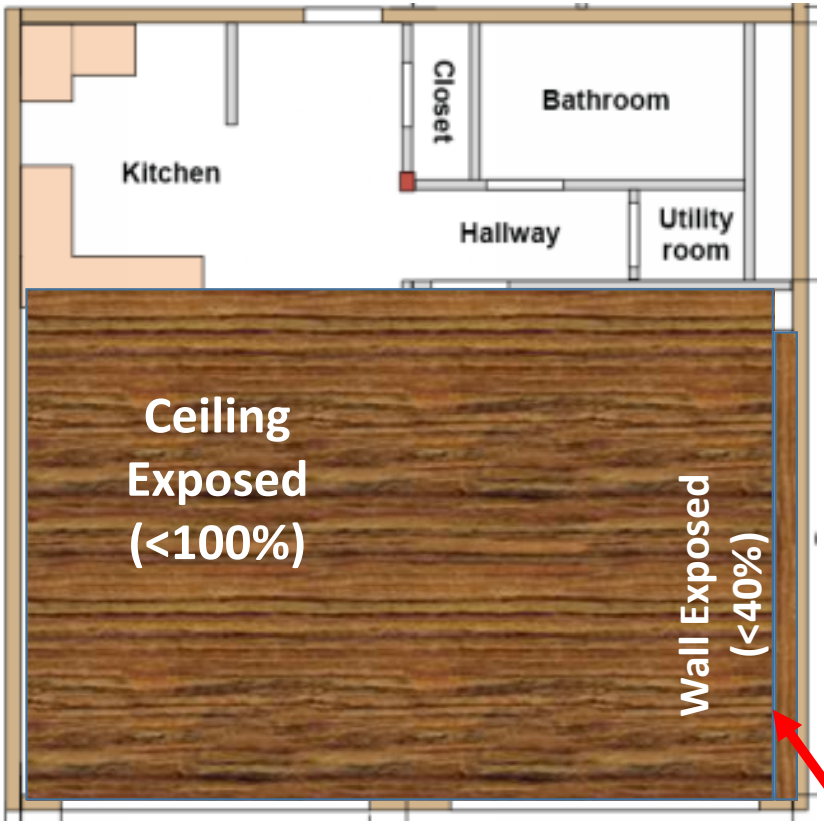


Credit: AWC

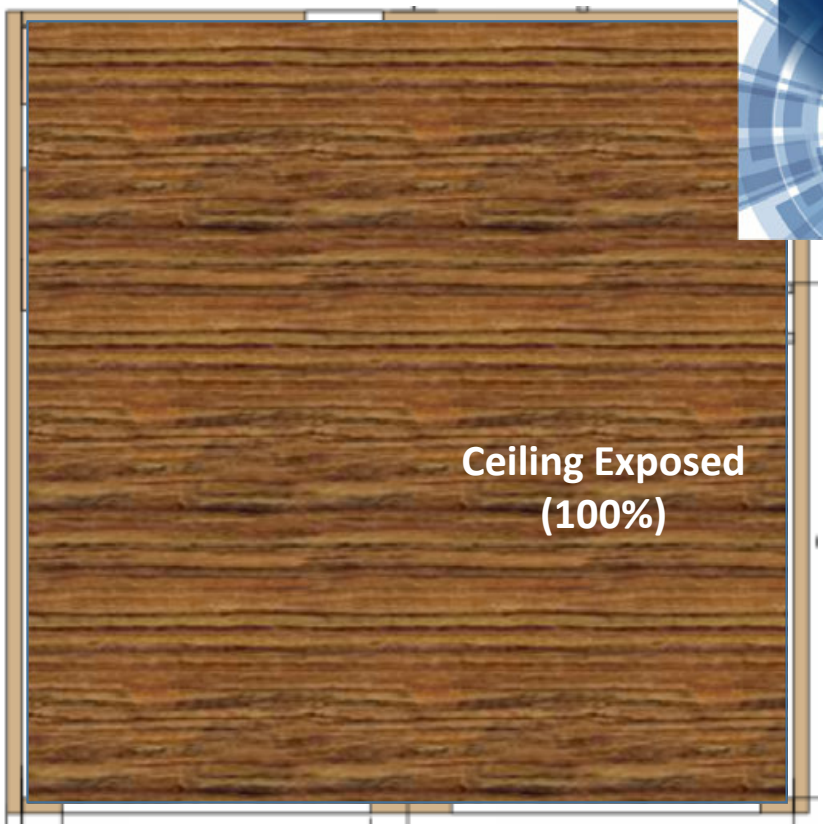
2019-2022: REFINING THE CODE ROADMAP

2024 IBC Allowances





Credit: AWC

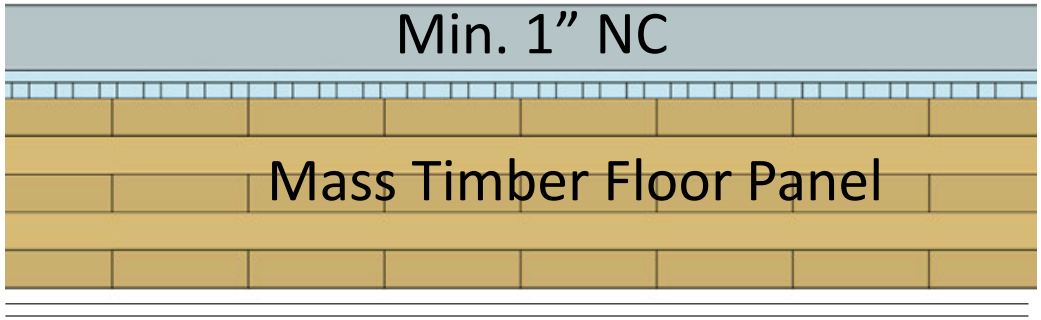


No separation req'd between wall & ceiling

2019-2022: REFINING THE CODE ROADMAP

100% Timber Ceiling Exposure Up to 12 Stories

2019-2022: REFINING THE CODE ROADMAP



Min. 1” thick NC protection required on mass timber floors in IV-A and IV-B. Not required in IV-C

2019-2022: REFINING THE CODE ROADMAP

Change to 2024 IBC: Sequencing of NC topping install

F174-21
IFC: 3303.5

Proponents: David Tyree, representing AWC (dtyree@awc.org); Raymond O'Brocki, AWC, representing AWC (robrocki@awc.org)

2021 International Fire Code

Revise as follows:

3303.5 Fire safety requirements for buildings of Types IV-A, IV-B and IV-C construction. Buildings of Types IV-A, IV-B and IV-C construction designed to be greater than six stories above *grade plane* shall comply with the following requirements during construction unless otherwise *approved* by the *fire code official*:

1. Standpipes shall be provided in accordance with Section 3313.
2. A water supply for fire department operations, as *approved* by the *fire code official* and the *fire chief*.
3. Where building construction exceeds six stories above *grade plane* and noncombustible protection is required by Section 602.4 of the *International Building Code*, at least one layer of noncombustible protection shall be installed on all building elements on floor levels, including mezzanines, more than four levels below active mass timber construction before additional floor levels can be erected.

   ~~**Exception**~~ **Exceptions:**

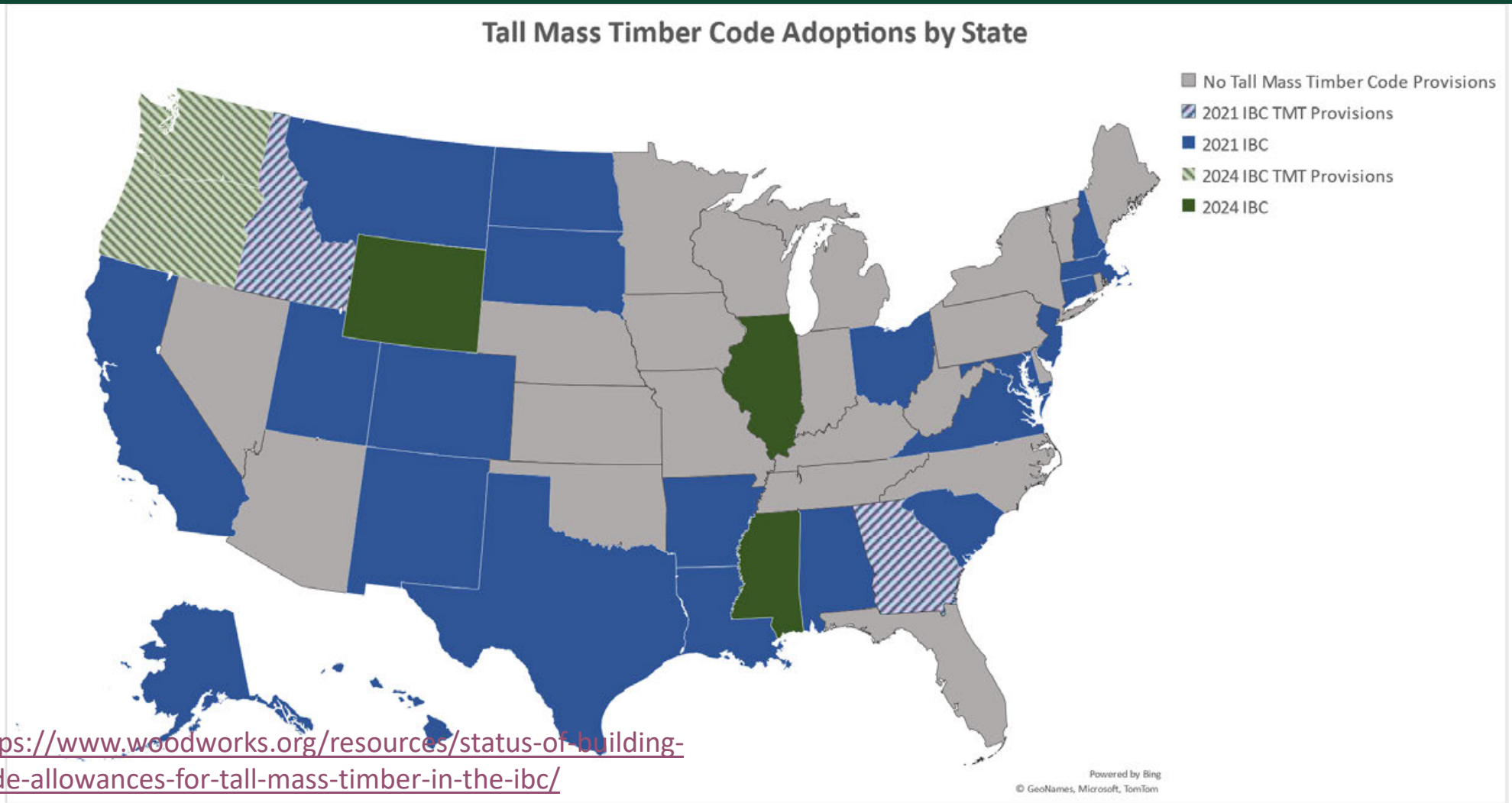
   1. Shafts and vertical exit enclosures shall not be considered part of the active mass timber construction.
   2. Noncombustible material on the top of mass timber floor assemblies shall not be required before erecting additional floor levels.

4. Where building construction exceeds six stories above *grade plane*, required exterior wall coverings shall be installed on floor levels, including mezzanines, more than four levels below active mass timber construction before additional floor levels can be erected.

   Exception: Shafts and vertical exit enclosures shall not be considered part of the active mass timber construction.

Credit: ICC

TALL MASS TIMBER CODE ADOPTIONS



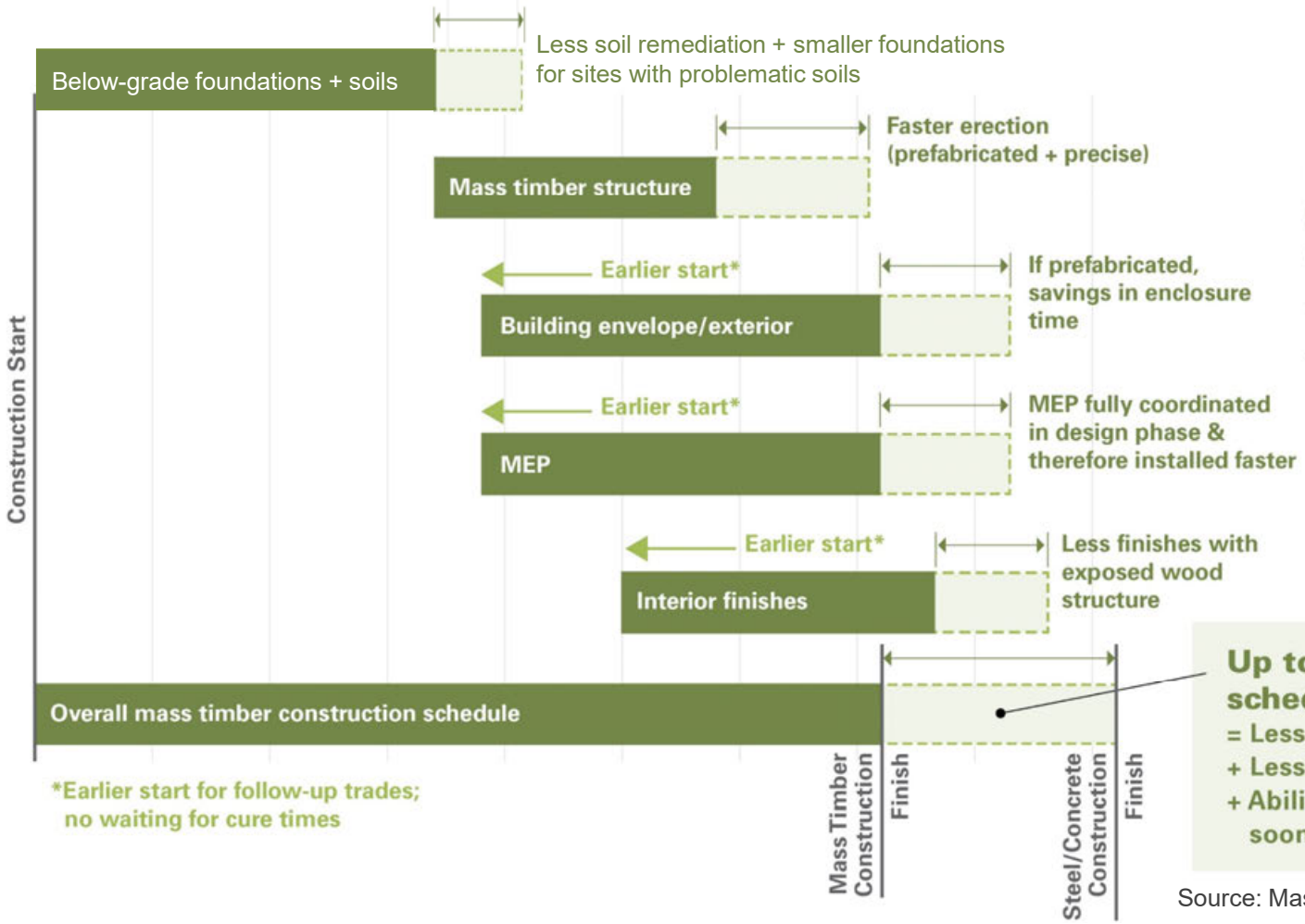
https://www.woodworks.org/resources/status-of-building-code-allowances-for-tall-mass-timber-in-the-ibc/

WHY ALL OF THE INTEREST?

Photo: WoodWorks
Architect/Developer: oWOW

Compressing the Typical Schedule

Fast Construction



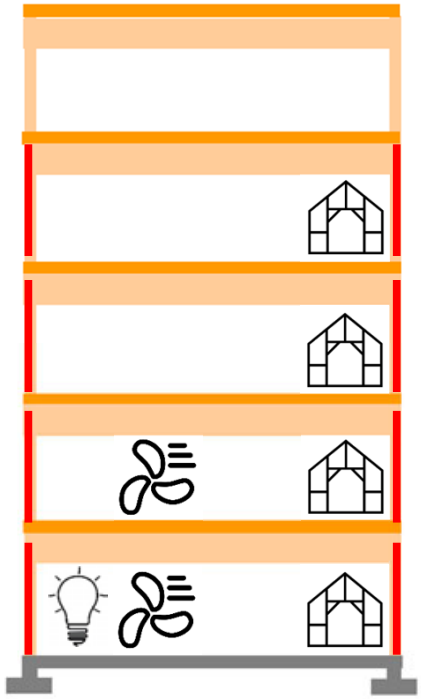
Look for these potential $$ schedule savings with mass timber in comparison to steel and concrete.

Up to 25% schedule savings
= Less carrying costs
+ Less GC overhead
+ Ability to lease/occupy sooner

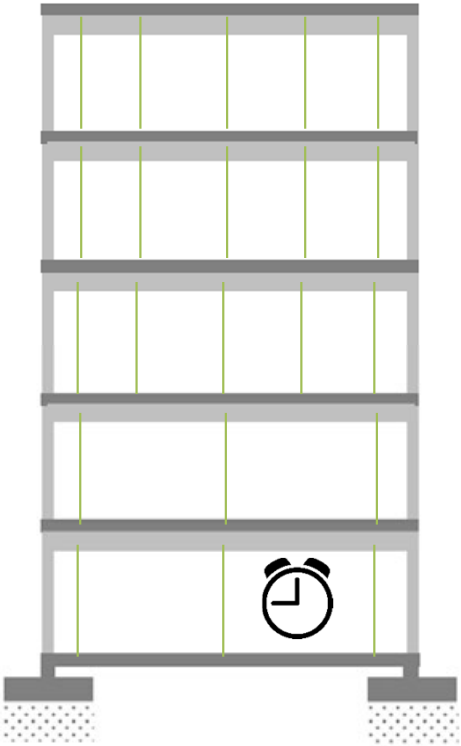
Source: Mass Timber Cost & Design Optimization, WoodWorks[2]

Schedule Savings for Rough-In Trades

Fast Construction



NO curing
(mass timber)



Curing & maze of shores (concrete)

Construction Impacts: Labor Availability

Mass Timber: Structural Warmth is a Value-Add

TMBR (unbuilt) Minneapolis, MN | Images: D/O Architects

But is it cost competitive?

Need to Consider Holistic Costs, Not Structure Only

$/SF

$/SF

Image: GBD Architects

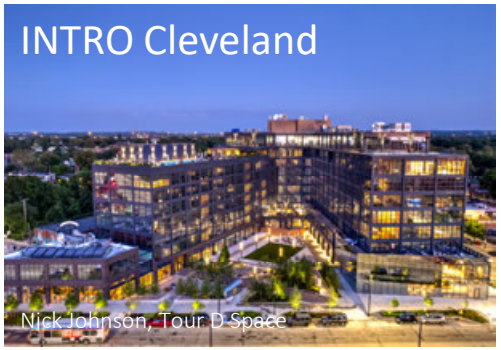
Risk Mitigation: Total Project Cost Analysis

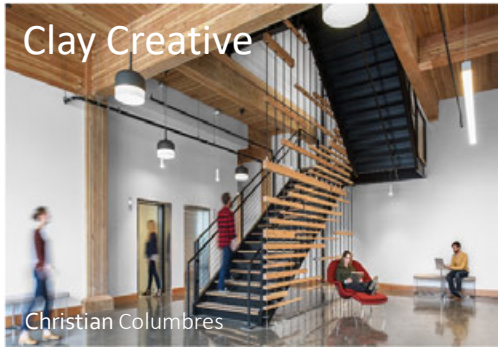
CONSIDERATIONS:

- Ceiling Treatment
- Floor Topping
- HVAC System & Route
- Foundation Size
- Soil Improvements
- Exterior Skin Coordination
- Value of Time

Credit: Hacker Architects

Mass Timber Business Case Studies





WOODWORKS
WOOD PRODUCTS COUNCIL

$ Costs + $ Returns
Challenges,
Lessons Learned, Successes

Scan code here
to download the
current package

What's the 'Sweet Spot' for Tall Mass Timber?

Depends on many factors:

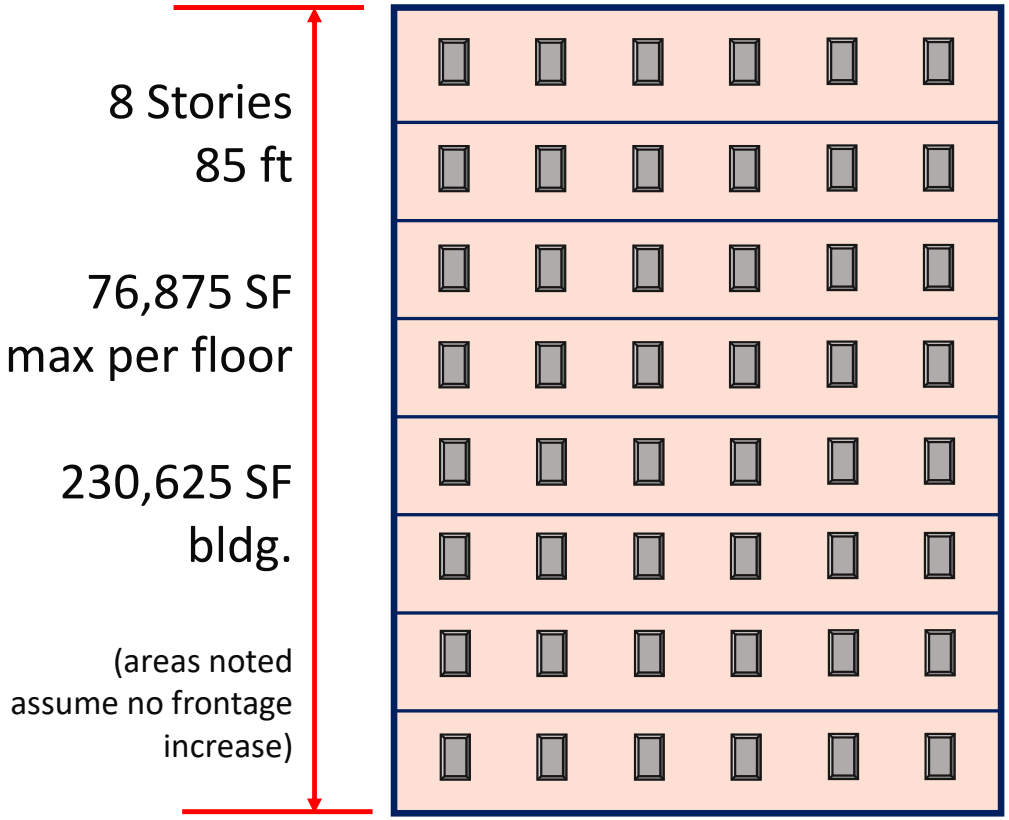
- Project Use
- Site Constraints
- Local Zoning & FAR Limitations
- Budget
- Client Objectives for Sustainability, Exposed Timber
- And More…

But Some General Trends Could Be:

80 M Street, SE, Washington, DC
Photo: Hickok Cole | Architect: Hickok Cole

Type IV-C Tall Mass Timber

Example R-2, Type IV-C Building



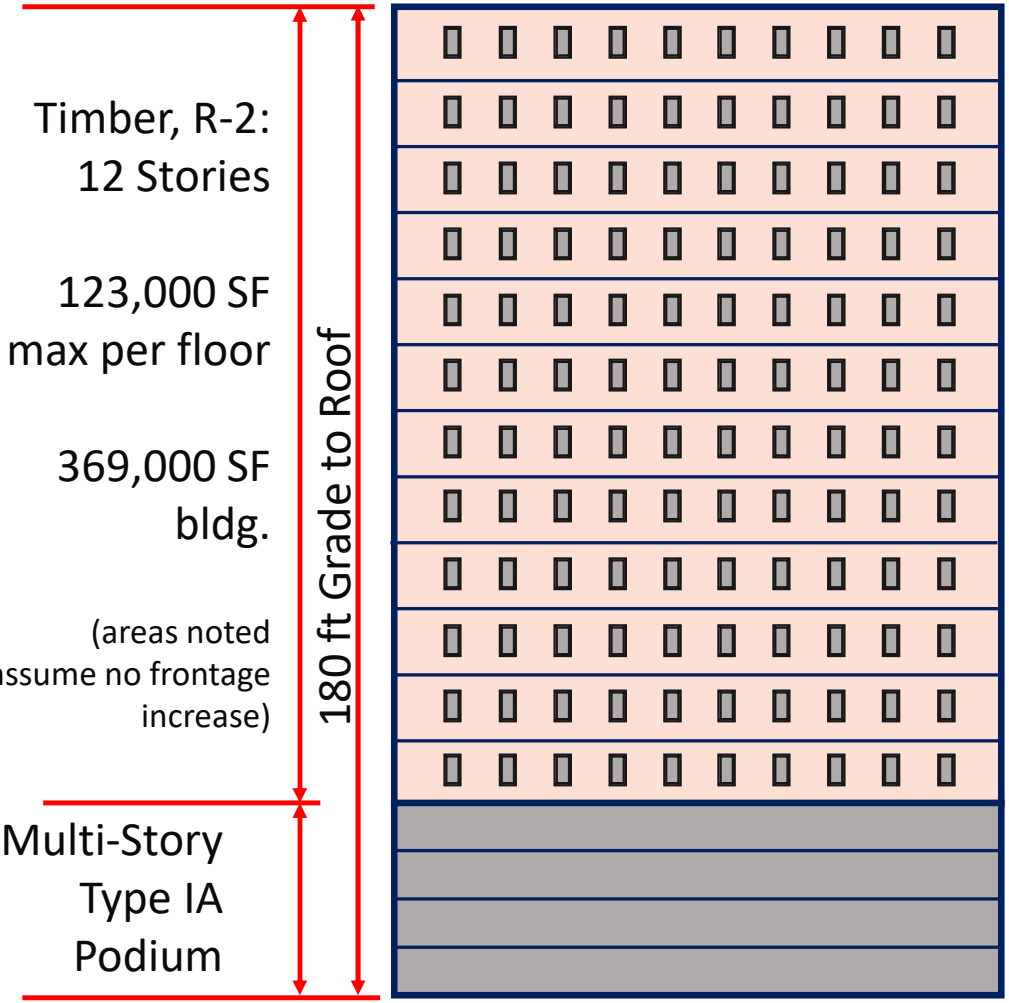
Not Likely to Utilize Podium Due to Overall Building Height Limit (85 ft) Relative to # of Timber Stories (8)

Same Overall Building Height Limit as IV-HT (85 ft) but higher Fire-Resistance Ratings Req'd

3 Additional Stories Permitted Compared to IV-HT

All Timber Exposed

Type IV-B Tall Mass Timber



Example Mixed-Use, Type IV-B Building

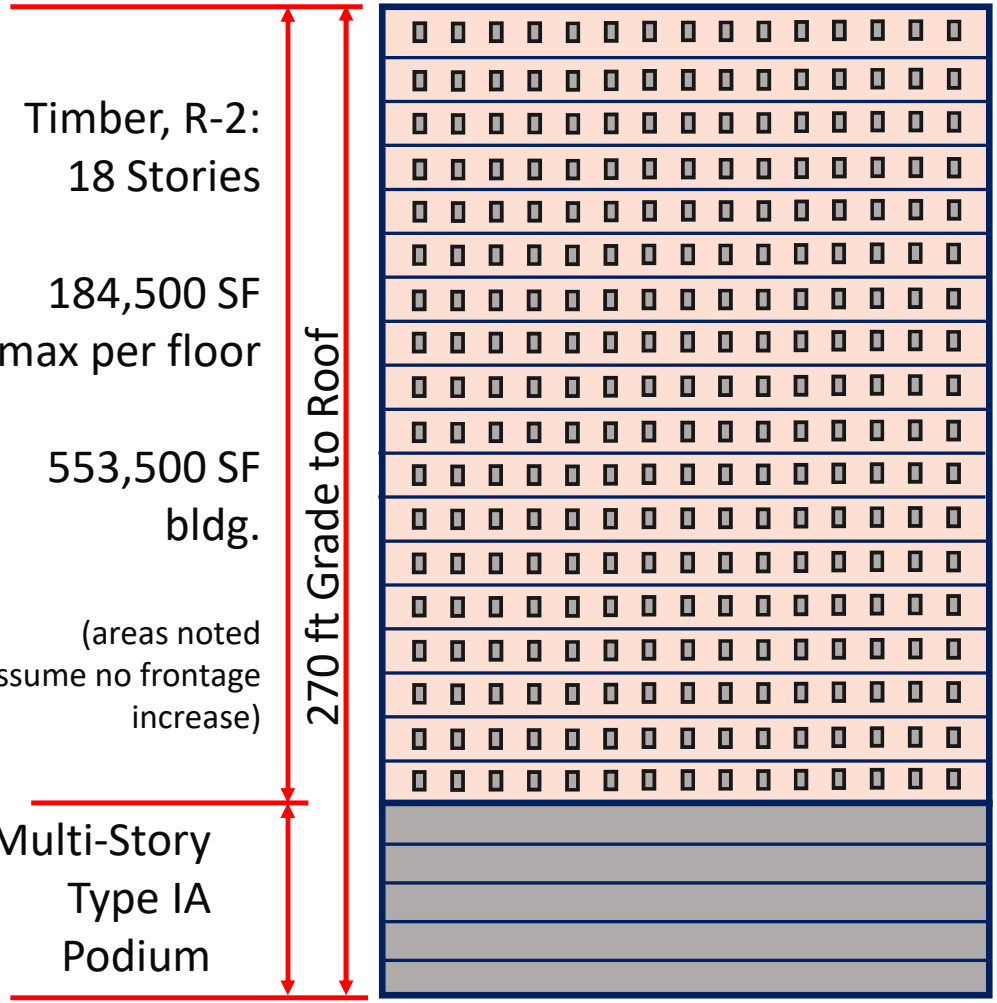
Likely to Utilize Podium Due to Overall Building Height Limit (180 ft) Relative to # of Timber Stories (12)

Same Fire-Resistance Ratings Req'd as IV-C But Limitations on Timber Exposed

4 Additional Stories Permitted Compared to IV-C

Limited Timber Exposed

Type IV-A Tall Mass Timber



Example Mixed-Use, Type IV-A Building

Likely to Utilize Podium Due to Overall Building Height Limit (270 ft) Relative to # of Timber Stories (18)

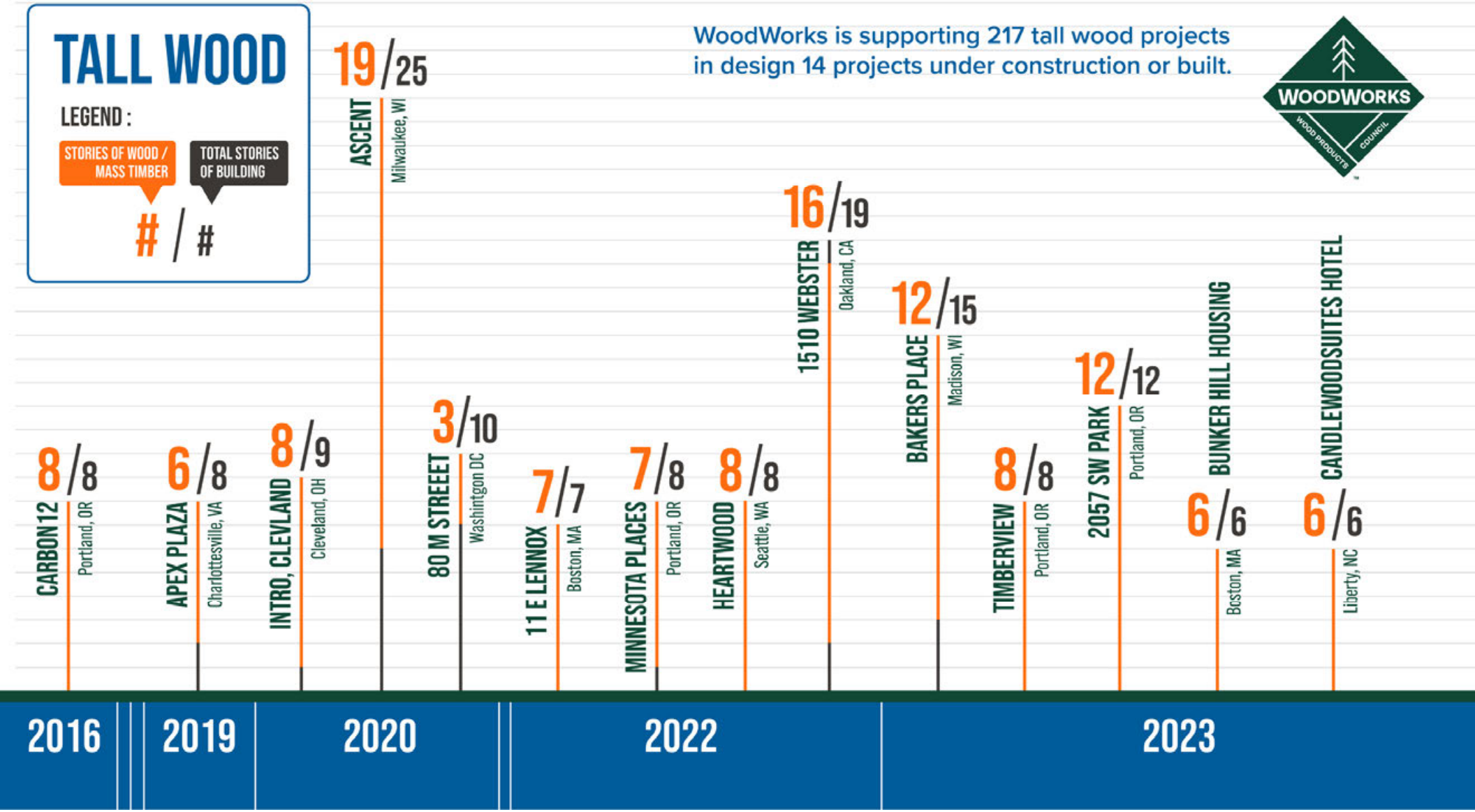
Higher Fire-Resistance Ratings Req'd than IV-B For Primary Frame

6 Additional Stories Permitted Compared to IV-B

No Exposed Timber Permitted

2022 AND BEYOND: PROJECTS RISING

Photo: Harbor Bay Real Estate Advisors, Image Fiction | Architect: Hartshorne Plunkard Architecture


TALL WOOD
LEGEND :
STORIES OF WOOD / MASS TIMBER
TOTAL STORIES OF BUILDING
/
WoodWorks is supporting 217 tall wood projects in design 14 projects under construction or built.
WOODWORKS
WOOD PRODUCTS COUNCIL
CARBON12 8/8 Portland, OR
APEX PLAZA 6/8 Charlottesville, VA
INTRO, CLEVLAND 8/9 Cleveland, OH
ASCENT 19/25 Milwaukee, WI
80 M STREEET 3/10 Washintgon DC
11 E LENNOX 7/7 Boston, MA
MINNESOTA PLACES 7/8 Portland, OR
HEARTWOOD 8/8 Seattle, WA
1510 WEBSTER 16/19 Oakland, CA
BAKERS PLACE 12/15 Madison, WI
TIMBERVIEW 8/8 Portland, OR
2057 SW PARK 12/12 Portland, OR
BUNKER HILL HOUSING 6/6 Boston, MA
CANDLEWOODSUITES HOTEL 6/6 Liberty, NC
2016
2019
2020
2022
2023

Carbon12
PORTLAND, OR

Kaiser + Path
Munzing Structural Engineering
Photo Andrew Pogue

CARBON12

PORTLAND, OR

First Modern Tall Mass Timber Building

in the US

8 stories

42,000 sqft

1st floor retail, 7 stories of condos

above

Completed in 2017

BUSINESS CASE STUDY

WN PROFILE

Kaiser + Path
Munzing Structural Engineering
Photo Andrew Pogue

11 E Lenox

Boston, MA

Monte French Design Studio
H+O Structural Engineers
Photo Jane Messinger

11 E Lenox

Boston, MA

43,000 sf, 7 stories wood

Type III-A with code modifications

Multi-Family

Completed 2023

Monte French Design Studio
H+O Structural Engineers
Photo Jane Messinger

80M

WASHINGTON, DC

Hickok Cole
Arup
Photo Ron Blunt

80M

WASHINGTON, DC

3 story MT vertical addition on top of existing 7 story building

CLT panels / glulam frame

108,000 sqft

16 ft floor to floor

WN PROFILE

Hickok Cole
Arup
Photo Maurice Harrington


Ascent
Milwaukee, WI
Korb + Associates Architects
Thronton Tomasetti
Photo: C.D. Smith Construction

Ascent

Milwaukee, WI

493,000 sf, 25 stories total (19 mass timber)

Type IV-HT with code modifications

Multi-Family

Completed 2022

WN PROFILE

BUSINESS CASE STUDY

WOOD DESIGN AWARD WINNER

Korb + Associates Architects
Thronton Tomasetti
Photo: VRX Media Group

Heartwood

Seattle, WA

atelierjones LLC
DCI Engineers
Image: atelierjones LLC

Heartwood

Seattle, WA

atelierjones LLC
DCI Engineers
Image: atelierjones LLC

66,000 sf, 8 stories

Type IV-C

Workforce Housing

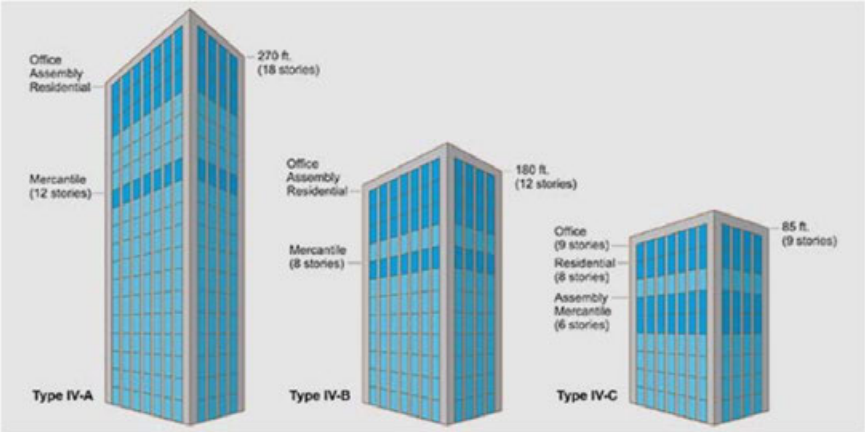
MT / CLT

Wood construction: 1 day per floor

Completed 2023

WN PROFILE

TALL MASS TIMBER RESOURCES



Tall Mass Timber

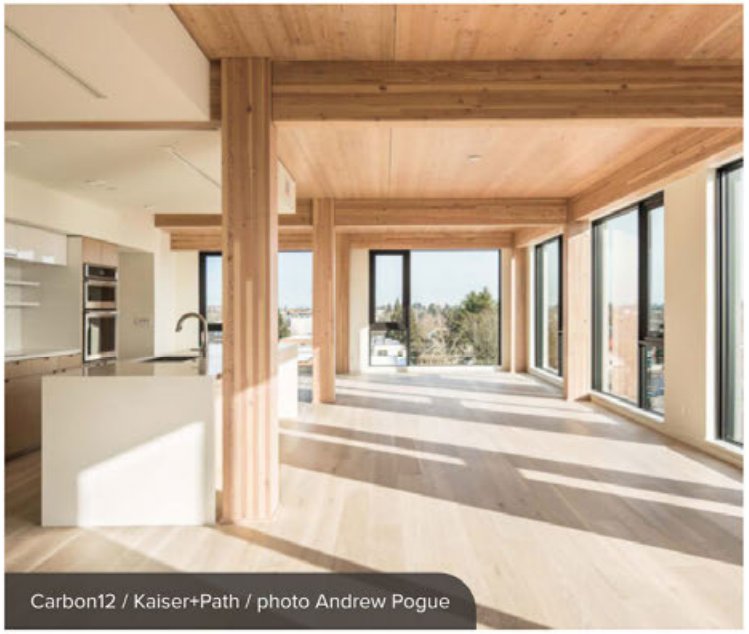
Code opportunities and requirements, FAQs, project examples and resources for teams interested in tall timber projects.

Learn More

www.woodworks.org/learn/mass-timber-clt/tall-mass-timber/

TALL MASS TIMBER RESOURCES

Technical Design Guidance from WoodWorks



Carbon12 / Kaiser+Path / photo Andrew Pogue

Solution Papers

Tall Wood Buildings in the 2021 IBC – Up to 18 Stories of Mass Timber

Looking for information on the tall wood provisions in the 2021 International Building Code? This paper summarizes the provisions as well as the background and research that supported their adoption.

Demonstrating Fire-Resistance Ratings for Mass Timber Elements in Tall Wood Structures

Solution Papers

Shaft Wall Requirements in Tall Mass Timber Buildings

Solution Papers

Concealed Spaces in Mass Timber and Heavy Timber Structures

Solution Papers

Acoustics and Mass Timber: Room-to-Room Noise Control

Solution Papers

Fire Design of Mass Timber Members: Code Applications, Construction Types and Fire Ratings

Solution Papers

TALL MASS TIMBER RESOURCES

Answers to Tall Mass Timber FAQs

5. How are design teams leveraging tall mas timber code provisions to maximize the amount of timber exposure?

Follow this link for an article that discusses how teams are utilizing the new code provisions to enhance the appearance of their tall mas timber structures with exposed timber framing.

6. I've heard that the 2024 IBC will allow 100% timber ceiling exposure in type IV-B, up to 12 stories tall. Is that code language finalized?

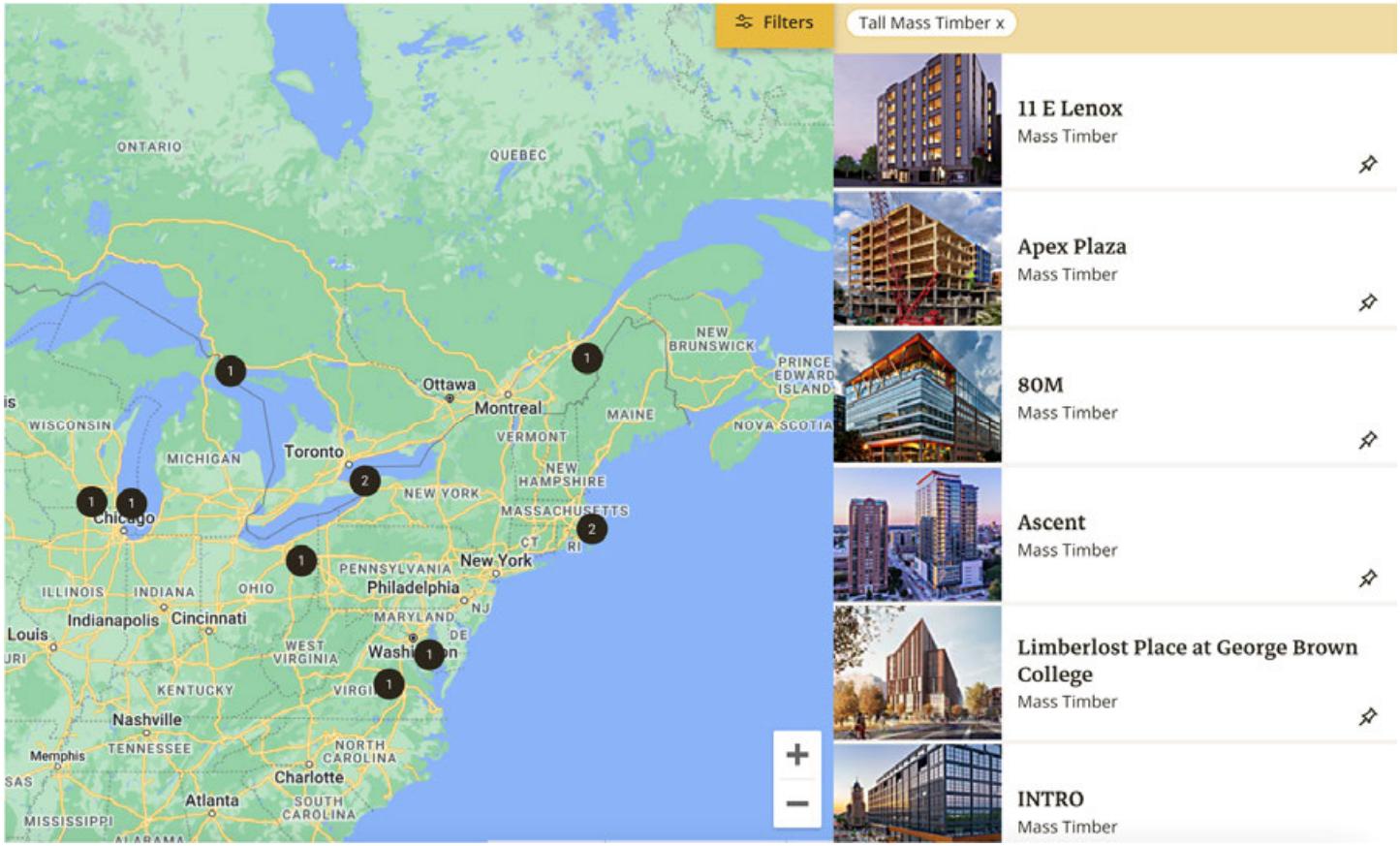
Yes, the 2024 IBC will include new code changes, which have been approved and will be incorporated, which allow timber ceiling exposure in Type IV-B construction up to 100%. The new code language as it will read in the 2024 IBC is available here. Several jurisdictions such as the City of Denver, City of Dallas, State of Oregon and State of Washington are already in the process of incorporating these new timber exposure limits in their building codes, and several design teams are looking to utilize the new limits in project-specific discussions with their local building officials. Reach out to your local WoodWorks Regional Director to see how projects in your area can approach these design topics.

TALL MASS TIMBER RESOURCES

Articles and Expert Tips

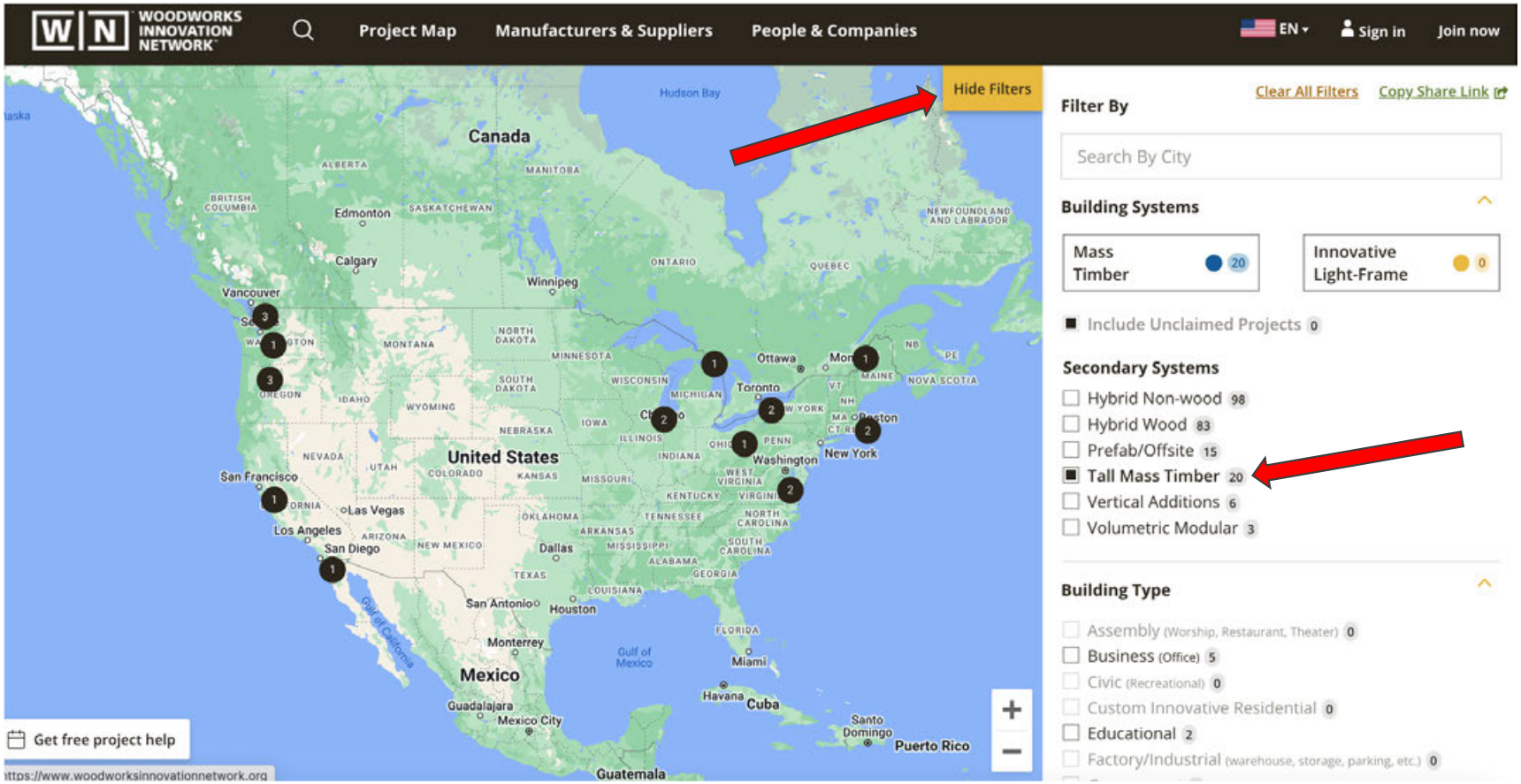
TALL MASS TIMBER RESOURCES

Interactive Tall Mass Timber Project Map



TALL MASS TIMBER RESOURCES

Filter by Tall Mass Timber Projects



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Funding provided in part by the Softwood Lumber Board