HIGH PERFORMANCE BUILDING DETAILS **ADVANCED FRAMING II**



TWO AND THREE STUD CORNERS

Structural framed corners serve three main functions: holding the building up; providing attachment surfaces for exterior sheathing and drywall; and providing attachment surfaces for exterior trim and siding. Traditional three-corners provide these functions, but at a cost - an un-insulated void. Framed wall construction is normally performed in the sequence of framing-sheathing-insulation-drywall. Unfortunately this sequence closes off the void in the corner framing before the insulator gets to the job site, hence the un-insulated void. Alternates to the standard three-stud corner solve this problem while still accounting for the required structural and attachment attributes.



T-INTERSECTIONS

T- Intersections occur where an interior partition intersects an exterior wall. This intersection is usually (but not always) perpendicular, and with standard framing details, results in an un-insulated void because the exterior sheathing is applied prior to the wall being insulated. Horizontal ladder-blocking allows the elimination of two vertical studs and leaves the space open and accessible for insulation.



required.

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WINDOW HEADERS

In load bearing exterior walls, structural headers placed over windows and doors serve to pick up the load from the building above and transfer it to the posts on both sides of the window opening. The typical solid nature on the header means that insulation becomes sacrificed for the structural necessity. Although alternate insulated header configurations are available, a cleaner solution is to use the rim-board space above the window as the location for header leaving the space directly above the window as insulated as the rest of the wall. To do this, a length of LVL (laminated-veneerlumber) is fastened to the back of the rim-board on top of the top plate extending from post to post. The rim-board header and the top plates are tied together with the exterior structural sheathing. On spans larger than single window openings, joist hangers may be

