FRAMING BEST PRACTICES

The skeleton of the Building.

* General Framing Guidelines*

- All framing members must be Plumb, Level, and Square: "PLS."
- All framing elements must adhere to the contract documents.
    - Gauge
    - Type
    - Width
    - G60, G90
- Stud layout is crucial. It must be done in a way where we use the least amount of studs, but create enough backing for the wall finish to be installed.
- All framing members must be cut to length to minimize cuts in the field.
- Use approved interior/exterior framing shops If applicable and if possible scrub drawings during initial design time for preferred connections and framing details

Exterior Framing

Much care should be taken when erecting scaffold. Scaffold must be set to allow all trades to work productively.

1. All studs and track must be pre-cut to length, to minimize cuts in the field.
2. Bottom track must be punched for anchor bolt connections.
3. 16' and 20' bottom track is preferred.
4. All stud layout, RO's, MEP penetration, and backing must be laid out in bottom track.
5. Framing must be plumb from ground floor to top floor.
6. The use of string lines, vertical and horizontal, at exterior applications is preferred.
7. Large studs must be stored and tied to building before scaffold is erected (stocking sub to erect studs and tie off when possible to minimize cost).
8. Use manufactured jambs and headers whenever possible.

Interior Framing

This is the most productive way to frame. Your Project Manager (PM) must be aware when the sequence is broken to track cost.

1. Top track.
2. Bottom track with stud layout.
3. Hollow Metal Frame (HMF) with jamb studs.
4. Remainder of studs, headers, cripples, bridging, and backing.

Interior Ceiling and Soffit Framing

1. Precut studs and track must be used and Jigging must be used as much as possible.
2. Work done on the ground is always more productive then work in the air!
3. MEP Trades must layout prior to ceiling framing to establish main runners in drywall grid systems or joist layout to minimize joists impacted and RO's.
4. Utilize suspended ceiling systems as much as possible (such as Armstrong, Chicago Metallic, and USG). At the start of a project, a meeting with a representative from one of these companies may have ideas that can possibly save us cost, and or, increase production in the field (If minimal ceiling spans are used try the use of short span systems from Armstrong, this will help minimize framing labor in shorter spans).
5. If joist framing is required, get dimensions to order precut studs to minimize labor
6. If curved walls, ceilings/soffit framing are to be used. Decide on radius tracks or pre-bent studs/tracks to place order prior to framing start up.
7. Utilize suspended ceiling systems as much as possible (such as Armstrong and Chicago Metallic). At start of project a meeting with a representative from one of these companies may have ideas that can possibly save us cost, and or increase production in the field.

Sequence of Soffit Framing

MECHANICAL/ELECTRICAL/PLUMBING (MEP) TRADES MUST HAVE THEIR DEVICES LAID OUT BEFORE THE START OF FRAMING

1. Top track (must be done before fireproofing if applicable). 2-Studs or Jigs must be dropped at 4' on center intervals.
2. Angles, tracks, or break shapes set to elevation.
3. Kickers installed per approved drawings.
4. Infill remaining studs, and headers.

Sequence of Ceiling Framing

MEP TRADES MUST HAVE THEIR DEVICES LAID OUT BEFORE THE START OF FRAMING

1. Wall angle, and or track installed.
2. Mark out all MEP ceiling penetrations on wall track, and or wall angle. Along with stud layout.
3. Install all studs required for MEP penetrations.
4. Install the remaining studs required to meet CD's.