Paul Paré
PERSONALIZED CUSTOM HOMES

VALUE ENGINEERING

Value Engineering reviews structural and framing design options to optimize the use and application of standard and readily available materials and components. This review will guarantee the most cost efficient design possible without sacrificing structural integrity and function. For example, since standard lumber is only available in two foot increments, it would not make sense to design a floor or roof system which calls for a clear span of 16 feet 2 inches. This design would require the purchase of more expensive 18 foot lumber, and each joist or rafter would need to be cut by nearly 2'. This creates considerable and costly waste in both materials and labor. By fine-tuning the design with Value Engineering, the home owner will save on construction costs.

Value Engineering considers and compares the feasibility of applying different *structural framing systems* and layouts to find the most cost effective design possible, without sacrificing integrity and function. Now, with the advent of *engineered lumber,* to consider only traditional *dimensioned lumber* framing can, in many cases, prove to be more costly in both labor and materials. . . . .and, with no added benefits.

Much has to do with the size, design, and function requirements. For example, if there are plans to finish the basement level, either now or in the future, the use of *engineered lumber* will allow for longer spans, which will require fewer support posts, thus enabling larger areas of unencumbered spaces. Since *engineered lumber* is dimensionally stable and does not warp, cup, crown, or twist, installation costs and waste are less than that of *dimensional lumber*. Also, *engineered lumber* does not shrink and has superior structural integrity greatly reducing the possibility of squeaky and bouncy floors.

However, not all house designs are best suited for the use of *engineered lumber*. Many designs are still more cost effective with conventional lumber framing. One system does not fit all. Value Engineering insures that the right structural system and components are applied to the specific requirements of each and every design, with the goal of improving function while reducing construction costs without sacrificing integrity. Thus, the value in. . . . . ."VALUE ENGINEERING".