

BUILDING TYPES

When a Church reaches the decision to build a new facility they will face many choices in the type of construction they can pursue. Each year the construction industry expands the choices of materials and means used to build structures grows. In addition the cost of construction while rising moderately the past two years is always on the rise.

What we would intend to show here are the main types of construction that are available today to a church to allow you to ask questions to aid you in the decision making process as you move forward with your building plans.

Timber Frame

A timber frame will use heavy timbers or laminated beams to achieve a frame for the structure. In most cases the framing materials become the focal point of the interior as they are exposed in the finish product. The wood frame is finished with a stain or possibly painted. This generally leaves the structure with large open spaces.

The walls can then be built from many materials and finished with standard conventional finish, most generally painted drywall. For additional cost the walls can be of masonry construction either left exposed or finished.

One advantage of timber frame is that they are custom built in a factory and when delivered to the site is erected quickly.



Insulated Concrete Forms

Insulated concrete forms come in many variations but generally they are interlocking blocks with the inner and outer foam panels connected by metal ties. Once the panels are assembled concrete is placed in the void to create a very solid wall.

The foam provides excellent insulation to the wall assembly and then finishes can be applied to both sides. Generally the interior drywall is attached. In addition the assembly provides very little sound transmission. The exterior

can be finished with siding, masonry or stucco.



Steel Frame Construction

We generally are referring to pre-engineered steel construction when discussing this form of construction. One major benefit of a pre-engineered building is that you can provide clear spans, no columns, up to one hundred feet. This allows great flexibility in the arrangements of the interior components of the building.

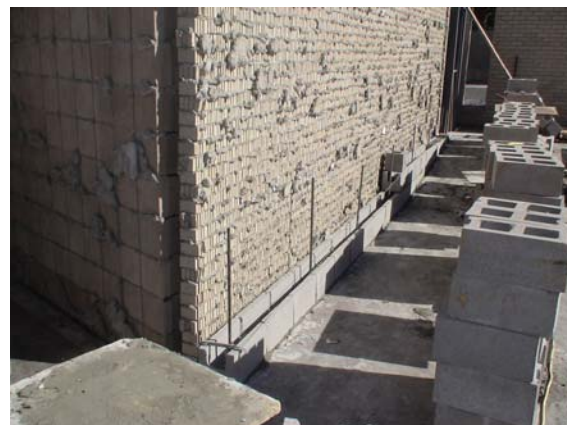
A major feature of this type of construction is the inclusion of a metal roof. Metal roofs are very good in hurricane areas.

The exterior walls can be framed with metal or wood studs and again allow many choices for the exterior.



Masonry Construction

Using concrete block for the walls with a brick on the exterior makes a very solid wall system. The interior of the wall can be exposed and painted therefore leaving a very durable surface in areas of hard use that require minimal maintenance. Insulation can be placed between the brick and concrete block units or additional insulation can be placed on the interior side if drywall is being used as the finish surface.



Standard Wood Framing

Use of 2x4 or 2x6 wood construction similar to how most residential houses are constructed provides a very economical means of construction. The cavity can be filled with insulation with drywall applied to the interior and brick, siding or stucco as the exterior finished surface. This is probably the most economical of the systems noted. It does have limiting factors as to the span of the building and height limitations.



Building Type Combinations

There are combinations of the above noted means of construction that can be applied to custom designs. This may give a church more versatility but probably will raise the cost of construction. Concerns that must be recognized are local building codes, fire ratings and local availability of the product selected.

