

# Old and new framing methods, & affordability

## 19th Century to 21st Century post&beam framing



19th to 21st Century post&beam framing variations in  
Potlatch White Pine can be reviewed here:

[https://www.google.com/search?q=potlatch+white+pine+post+and+beam&tbm=isch&tbo=u&source=univ&sa=X&ved=0ahUKEwijkff2poPbAhVPmeAKHc\\_EDLUQ7AkINA&biw=1761&bih=988](https://www.google.com/search?q=potlatch+white+pine+post+and+beam&tbm=isch&tbo=u&source=univ&sa=X&ved=0ahUKEwijkff2poPbAhVPmeAKHc_EDLUQ7AkINA&biw=1761&bih=988)

The original part of the 1902 house consists of housing kits offered by the Corporation from their Potlatch Idaho factory at the time. Another type of post&beam known as balloon framing, accurate, sturdy & utilizing *square nail hammered into a round hole* fastening.

Posts rise through the frame overlapped with ample fasteners almost all tight in place for over a century, reinforced by screw fasteners after clamping while wiring, insulation and windows were installed. Posts, interior lumber and exterior siding in very good condition.

Post lumber dimensions true 2" x 4" , interior white pine boards overall true 7.5" x 7/8" after sanding for reuse as wainscoting. The house frame sits on 8" x 8" beams, part foundation, part post & pier. Reflectix, a fire-rated substitute for sheetrock, lines the interior under ply.

21st Century post&beam is considered too expensive and yet if the lumber is identical, how are nailing or bolting compared for strength or durability, investment?

21st Century Stick-Built, in contrast to a form of post&beam, dominates construction, while post&beam methods appear mostly in higher priced houses. frameX.us addresses how the framing is achieved, mindful of materials, labor efficiency, strength and adaptability. A form of post&beam via template, easily prepared, assembled, raised and secured using the same lumber, hardware store nuts&bolts, regular tools, be modified or moved is less usual.

Affordable housing has meant conventional, mortgageable construction on full foundations to some, while for untold numbers of others 'affordable housing' translates into the least expensive option available that Lenders will lend on, meaning Manufactured Housing. For many owners of manufactured housing this equates to experiencing and paying for lower performance, higher degradation, and depreciation not experienced as extremely by any other housing category.

21st Century post&beam - purpose of the frameX.us method is to assist seeking drastically improved prospects for entry level affordable housing known as manufactured housing and other variations of design possible via standard and custom template.

Redefinition for 'affordable housing' to 'what folk can afford' that Lenders will lend on has its entry level at manufactured housing from around \$40k and upward. These will be sited either in trailer parks at an inclusive monthly cost or on other privately owned land.

Though good exceptions do exist many manufactured houses depreciate, deteriorate while performance is often mediocre at best. The frameX.us objective is to address opportunity costs via design, method and options for outcome for the \$40k bracket acceptable to both Buyers and Lenders. Presently, Lenders providing regular mortgages on manufactured houses may witness their customer's asset depreciate to near zero value while the term of the mortgage endures.

Post&beam - An easy form of pre-drilled, bolted post&beam as basis for house framing in which verticals, horizontals and roof diagonals connect will not compare easily to stick-built nailed