

Rediscover RAISED WOOD FLOOR FOUNDATIONS

Raise Your Expectations – Whether it is a garden home or gated estate, new homes reflect many personal choices. Location, architectural style, floor plan, and décor are all given careful consideration. On the other hand, the foundation and floor system may not be given a second thought. Nevertheless, a solid and comfortable floor is one of the most important parts of the house.

Make the superior choice: a raised wood floor foundation constructed of solid, strong Southern Pine. Consider the advantages of an elevated, wood-framed floor assembly in the design of your home. Choosing the premium floor system is an up-front investment that will accrue lifelong benefits in terms of curb appeal, comfort, practicality, and lasting value.

Rediscover the raised wood floor foundation. Let Southern Pine lumber raise your next home to a new level.

Consider These Benefits

Classic Style Homebuyers are rediscovering the classic elegance that a raised floor design adds to the look of the American home. Drive through the older neighborhoods of your community. The homes with ageless grace and beauty are usually raised. Visually, the raised foundation functions as a pedestal, enhancing curb appeal regardless of architectural style.

Uplifting Comfort Inside the raised floor home, there are special qualities that nurture the body and soul. The feeling is warmer, more intimate. Raise the floor above the ground and your perspective changes. You feel more secure. An ordinary view from the window becomes a vista. There is calm and quiet above the din of street noise. The subtle “give” of a wood floor system provides a more comfortable walking surface, putting less stress on your back, legs and feet.

Extended Living Space Porches and decks are natural amenities for a raised wood floor foundation, adding usable outdoor living area. Consider the charm and hospitality of a front porch, the pest-free privacy and comfort of a screened back porch, or a backyard deck.

Lifetime Foundation The raised wood floor foundation has withstood the test of time. Southern Pine is a strong softwood, so you can expect a lifetime of strength, stability, and durability. Modern pressure-treatment adds long-lasting resistance to decay and termite attack.



Simple Foundation Any foundation can settle, but a raised wood floor system makes leveling or repairs simple.

Easy Home Improvement Installation, maintenance, and modification of utilities are simplified. Plumbing modifications are easy with a raised wood floor foundation. If the home is raised high enough off the ground, air conditioning ducts can be installed from below.

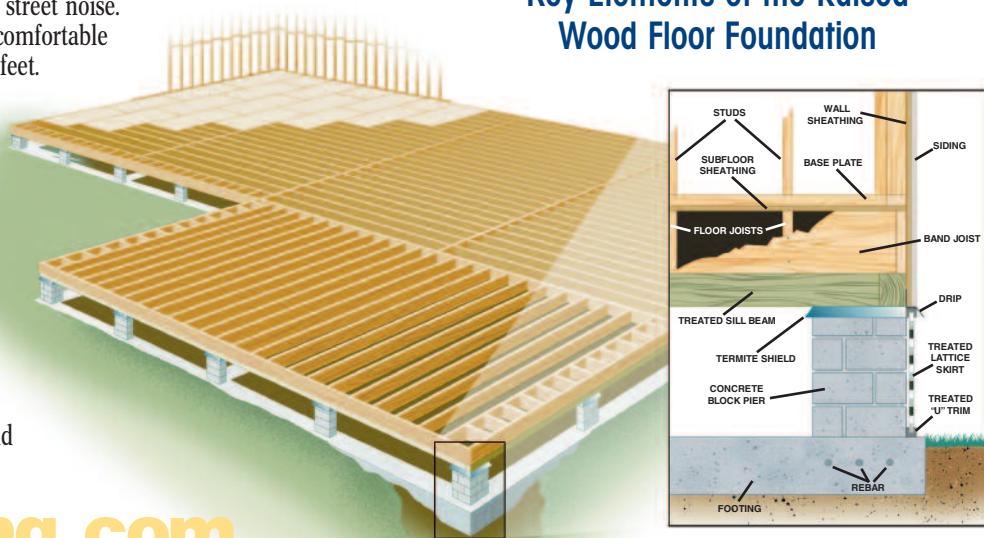
Natural Insulator Why live on the cold, damp ground? Wood is a natural insulator. A properly constructed and insulated raised wood floor foundation isolates the home from potential moisture problems.

Reduced Flood Risk Here's the solution to raising your home above base flood elevation. The raised floor may be the most practical and cost-effective way to protect property and meet local building ordinances in flood-prone areas. Savings in flood insurance premiums are substantial when elevated.

Pest Control Most pests are ground dwellers. With a raised wood floor foundation, your home is up off the ground away from pests.

Flexible Landscaping Landscaping looks best near the home's foundation. With a raised floor, landscaping enhances the look of a home. Beautiful and energy-saving shade trees can be preserved with a raised pier-and-beam foundation; only the footings penetrate the roots, allowing trees to survive.

Key Elements of the Raised Wood Floor Foundation



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Affordable Alternative

A raised wood floor foundation is a cost-competitive alternative to a concrete slab, especially for challenging building sites with poor soils or sloping lots. Homeowners in flood-prone areas also realize significant savings with a raised foundation.

Construction Advantages

Once building plans are finalized, the flexibility of the raised wood floor foundation offers several advantages in the construction phase:

Easy Scheduling – Construction of a raised wood floor foundation helps accommodate the scheduling of trades, and expedites construction. For example, concrete and masonry work does not have to wait on plumbing installation and inspection, which is the case with slab-on-grade construction.



Soil Variations – A raised wood floor foundation can be a cost-effective solution to construction in poor soil conditions, where movement of expansive clays or the subsidence of organic soils is a concern.

Reduce Cut and Fill – For sloped lots, a raised floor on piers can be more economical and practical than building a “cut and fill” slab foundation. Less soil is disturbed, reducing erosion. The piers eliminate the need for reinforced retaining walls and other extraordinary measures to provide proper site drainage, and plumbing connections to city services may be simplified.



Value-Added Options

The raised wood floor foundation provides opportunities to explore ideas that can expand the livability and appeal of a home. The raised floor takes full advantage of amenities such as porches or decks because they are natural extensions of the structure's elevated platform. Inside the home, Southern Pine flooring is a great upgrade. Another option is termite-resistant framing of pressure-treated lumber, kiln dried after treatment (KDAT). Use of



pressure-treated lumber can be limited to the floor system alone or framing for the entire structure. Whole-house treated framing is becoming a popular option, especially in severe deterioration zones such as the Gulf Coast.

Sustainable Construction

The raised wood floor foundation is the right choice for the environment – it is a sustainable construction system. First and foremost, wood is a renewable building material that takes far less energy to produce than concrete or steel. Construction of a pier-and-beam foundation is also less disruptive to the natural surroundings than a slab-on-grade foundation. Future structural modifications, additions, or repairs are more easily accomplished, extending the useful life of a home.

LEARN MORE

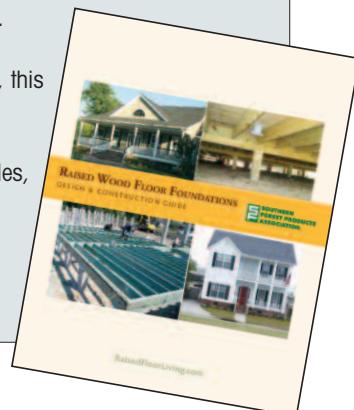
Homebuyers, builders, designers, and others interested in the raised floor foundation system can now help themselves at



RaisedFloorLiving.com. Sponsored by the Southern Forest Products Association, this site presents the latest information on raised wood floor foundation advantages and construction methods. It's an online resource that complements the popular Raised Wood Floor Foundations brochure for

building a raised wood floor foundation. Complete with construction details, photographs and cost-saving strategies, this guide also addresses a wide range of related topics such as soils and site preparation, foundation types, span tables, insulation and moisture management.

This booklet is available as a PDF download; visit the Publications section of SouthernPine.com.



SFPA is a nonprofit trade association that has represented manufacturers of Southern Pine lumber since 1915.

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