



Mercer Mass Timber Building Solutions  
CLT/Heavy Timber

November 2024

## Framed System

# CLT/Heavy Timber

Mass timber is an elegant solution for mid-rise buildings that achieve market grid spacing requirements, provide cost and schedule savings, and meet the demands for sustainable workspace and public space environments.

### Key Value Drivers

#### Schedule

- Up to 25% faster construction vs. concrete
- Design time decreased by leveraging off-the-shelf designs
- Prefabricated enclosure panels further improve schedule and insulation efficiencies

#### Cost

- Up to 10% lower structural system cost vs. concrete or steel depending on region
- Reduced carrying costs and interest reserves required for development financing
- Reduced costs on suspended ceilings and drywall, where the structure can be left exposed
- CLT solutions can reduce costs for tenant fit-out associated with partition walls, MEP system, interior finishes, and tenant turn-over
- Visual and biophilic appeal lead to faster and higher lease rate

#### Asset Value

- **Biophilia:** Proven biophilic properties of wood workplaces yield higher productivity, positive well-being, and lower stress and illness rates
- **Structural:** CLT addresses structure, fire, and finish, reducing reliance on multiple design specialties and trades
- **Design Features:** Flexible structural system and exterior options easily customizable

#### Sustainability

- Sustainably sourced mass timber expends 70% less carbon than the equivalent volume of concrete



For more information about our technical services or any product within the Mercer Mass Timber product portfolio, please contact us at [clt@mercerint.com](mailto:clt@mercerint.com) or visit [mercermasstimber.com](http://mercermasstimber.com).

### Technical Services

**Technical Offerings:** Design-Assist, Estimating/Preconstruction

**Project Delivery:** 4D BIM Planning, Logistics, Just-in-Time Delivery

**Fabrication:** Shop Drawings, CNC Machining, CLT Panel Prefab

**Installation:** Full Erection, Logistics Planning & Sequencing, Lift/Bracing Engineering, Site Supervision/Consultation, and 4D Construction Scheduling

### Mass Timber Product Portfolio

**Layup:** 3, 5, 7 and 9-ply    **Sizing:** Up to 12'x60'

**Species:** Spruce-Pine-Fir (SPF), Douglas-Fir-Larch (DF-L), Southern Yellow Pine (SYP)

**Visual Grade:** Architectural Appearance (AA), Industrial Appearance (IA)

**CLT Grade:** 1.4V 875 = V2, 1.4V 750 ≥ V3, 1.8M ≥ E1, E3

**GLT Grade (Manufactured):** 24F-V8, 20F-V7, 16F-V6 (DF-L)

**Glulam Grade:**

- Western Species: 24F-V4 DF, 24F-V8 DF, Comb. 2 L2 DF
- Southern Species: 24F-V3 SP, 24F-V8 SP, Comb. 50 N1D14 SP

