A Necessary Evolution: Three Companies Instigate Change via Offsite Construction

> Beth Campbell (Unity Homes) Edie Dillman (B. Public Prefab) Ilka Cassidy ( Holzraum System)

**Curated by Alison Keay and Christopher Nielson** 

Northeast Sustainable Energy Association (NESEA) March 29, 2023

### A Necessary Evolution: Three Companies Instigate Change via Offsite Construction

Beth Campbell

UNITY HOMES

**B.PUBLIC PREFAB** 



Edie Dillman

HOLZRAUM SYSTEM | Passive House Accelerator

Ilka Cassidy

Northeast Sustainable Energy Association (NESEA) March 29, 2023



# Unity Homes | Beth Campbell







- Health and Comfort
- High Performance
- Predictability and Expertise
- Cost efficiency via Library
  - of Designs



Unity/Bensonwood panel production facility

Fully automated

Keene, NH



20,000 sf solar array offsets ~75% of energy use at factory

Keene, NH



Rapid on -site assembly

1-2 weeks typical



### "Configured" floor plans

Allow for semi - customization

Add "bumps" or "connectors"

Choose from pre -designed layouts that plug and play into floorplan



### Offsite manufacturing requires decisions upfront

and

robust communication systems



3D model/ virtual fabrication (VFAB)

Build it virtually before building it in real life

--->> QC! <<----

Export files to CNC machinery



### **CNC Machinery**

Sheathing/ nailing station



Dense pack cellulose machine (Pink stuff is panel to - panel connection)



Air & vapor control layer:

**Taped Zip sheathing** 

(Never rains in the factory!)



Vapor & air control layer:

Tapes at interior sheathing seams

Gaskets between connections



Pre-formed exterior penetrations

Air sealing made easy(ier)



Pre-formed Penetrations

Just fill with foam once MEPs have run their materials



## Unity Homes | Beth Campbell



Holzraum System | Ilka Cassidy















Collaborative Design to Manufacturing Delivery System

Architecture Energy Modeling CPHC Heavy/ Mass Timber Production Design CPHC Software Development

David Hessler Founder

Ilka Cassidy Founder Steve Hessler Founder









Big Sky Montana Home by Reid Smith Architects

**BUILDINGENERGY BOSTON** 

Architectural Design Intent



Parts-based Production Model







Load Path













Foundation







Clash Detection







Clash Detection



Single Integrated Manufacturing Model



#### Data & Attribute Attachment

	e attribute by active parts" shortcuts			×
	"Activate attribute b	by active	parts" shortcuts	٩
	] Group ] Comment		Container blocks with same reference Cutting set from cut tolerance	^
C	Color same element type	SHEFT+D	List thickness/height	
D	Thickness/height	SHIFT HE	Same element module properties	
ED	End-type	SHIFT 4G	Export solid/container of active parts	
F	Color all elements	SHIFT+L	Coupled elements	
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HE	Element module rough volume (wall, roof, floor and opening)		List length	
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3	CA interface	SHOFT+W	Ust width	
	Parts in contact		List X-section	
	Length		Wall allocation	
	Material	SHIFT+Z	Process quality	
	Name		-	
	Assembly number		Layer allocation (Export settings for wall shop drawings)	
	Production number		Texture	
	Machine data		Same setting as "with dimension" (Ctrl+E)	
RL	Position number reference model		Same setting as "without dimension" (Ctrl+E)	
	] Part number	8	Quantity in part list	
	Element type (beam, panel, surface)		Rough weight	
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	Process group		User4	
	BVN process group	5	User5	
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T+A	Building		User 10	
			User11	
	] Over-width		User 12	
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	] Over-length		User 14	
	Round width		User 15	
	Round height/thickness		User 17	
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		36	M_MEP Type	
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			P_Structural Spec 2	
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Data & Attribute Organization



SIMM Outputs





#### HOLZRAUM CATCH

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	IFC.	
IFC Name	Sheathing - Roof	
IFC Туре	IFCBEAM	
🗆 Material	5/8" Red ZIP Sheathing	
	Cadwork3dProperties	
D_Design Note 1	Collective Carpentry Export	
D_Design Note 6	Zone R1	
Group	Loose Part	
H_Internal Element Description 2	1	
PA_Panel Installation Sequence	Roof System	
PA_Panel Installer	Collective Carpentry	
PA_Panel Manufacturer	Huber	
P_Field or Factory Applied	Field Applied	
P_Installation Sequence	16. Static Roof Panels & Upper Layers	
P_Manufacturer	Huber	
P_Model	5/8" Red ZiP	
P_Part Type	Lumber	
Prod_Nb	2289	
P_Part Type	Lumber	



>	0	Sub Group	Name	IFC Type	Material	Group			
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		Exterior Wall Slice	Sheathing - Wall	IFCBEAM	CDX Plywood	MN1			
		Exterior Wall Slice	Sheathing - Wall	IFCBEAM	CDX Plywood	MN5			
		Exterior Wall Slice	Sheathing - Wall	IFCBEAM	CDX Plywood	MN8			
		Exterior Wall Slice	A35	IFCBEAM	Galvanized Steel_1	LE2			
		Exterior Wall Slice	A35	IFCBEAM	Galvanized Steel_1	LE2			
		Exterior Wall Slice	A35	IFCBEAM	Galvanized Steel_1	LN6			

#### IFC Viewer with DataGrid

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		Exterior Wall Slice	Sheathing - Wall	IFCBEAM	CDX Plywo	pd MN8		

A35

A35

A35

**IFCBEAM** 

IFCBEAM

**IFCBEAM** 

Galvanized Steel\_1

Galvanized Steel\_1

Galvanized Steel\_1

LE2

LE2

LN6

Exterior Wall Slice

Exterior Wall Slice

Exterior Wall Slice

**V** 

**V** 

### **BUILDINGENERGY BOSTON**

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Lists & Takeoff data Export



Story Board Issue tracking

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		11/22/21, 10:31 AM	First Hooper Issue	Needs Input	Resolved	davidh	Architectural	
0		11/22/21, 1:28 PM	Window Collision?	Needs Input	Resolved	steveh	Architectural	
0	#22	11/23/21, 6:55 AM	steel saddle for gl @ family rm corner of foundation	Needs Input	Resolved	steveh	Structural	
	#35	11/27/21, 9:38 AM	Holddown next to hss col?	Needs Input	Resolved	steveh	Structural	new details provided by Matt - new steel ifc coming from Brandon
	#37	11/28/21, 6:36 AM	Builder scope nailers on hss columns - connection method	Needs Input	Resolved	steveh	Architectural	resolved - need ifc update from brandon which will include threaded studs
	#38	11/28/21, 10:40 AM	what does this designate?	Needs Input	Resolved	steveh	Structural	The numbers in parenthesis refer to notes 1-9 listed below the shear wall schedule.
	#42	12/1/21, 6:48 AM	garage man door - rough opening	Needs Input	Resolved	steveh	Architectural	Talked to Lukehe said that since RSA isn't responding to it we'll just have to make it a smaller door. no change required, closing the issue.
	#52	12/2/21, 3:52 AM	request for header framing substitution	Needs Input	Resolved	steveh	Architectural	Trimmer stud can be used in lieu of hangers. DBL full height 2x king studs still required. MBE to follow up with revision sketch.
	#53	12/2/21, 4:35 AM	how to nail hanger on outside face?	Needs Input	Resolved	steveh	Architectural	
	#54	12/2/21, 5:33 AM	threaded stud at midpoint bottom side of garage doors steel beams	Needs Input	Resolved	steveh	Architectural	structurally acceptable to provide additional threaded rod to support wall below.
	#55	12/2/21, 7:10 AM	need connection at bottom of gl post - master bdrm balcony corner	Needs Input	Resolved	steveh	Structural	talked to Tom and Matt about this. New detail is included with the thermal break detail.
	#57	12/3/21, 7:45 AM	need alt gl connector at this location	Needs Input	Resolved	steveh	Structural	
8	#58	12/3/21, 8:08 AM	three way GL Connection @ J/3 framing for upper level needed	Needs Input	Resolved	steveh	Architectural	My apologies Matt I stupidly didn't have my load path members turned on and I see the steel connection. Sorry mani
D	#59	12/3/21, 9:34 AM	CLT Cutout @ fireplace - request for verify	Needs Input	Resolved	steveh	Architectural	no response from RSA. will mark up on final geometry review drawings - dosing this issue.
	#61	12/3/21, 4:19 PM	framing comer @ family rm window	Needs Input	Resolved	steveh	Structural	A
D	#67	12/5/21, 7:15 PM	steel plates need to notched into b.o. gl per ro	Needs Input	Resolved	steveh	Architectural	Ok. Notch plate into bottom of beam for flush bottom connection. Do not overcut notch.
	#68	12/5/21, 7:36 PM	Balcony framing height differs from detail	Needs Input	Resolved	steveh	Structural	See forwarded email from RSA's response from this morning,
Q	#69	12/5/21, 8:12 PM	elevation of plates on thermal break connections?	Needs Input	Resolved	steveh	Structural	column cap will be shop welded. Stiffener plates will have to be field welded.
	#70	12/5/21, 8:39 PM	garage balcony channel - should it be set a bit lower?	Needs Input	Resolved	steveh	Structural	Steel to be aligned to top of CLT floor panel. Relationship

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	D Sequence 15 - BRB Install			
<ul> <li>SIMM - Models &amp; View</li> </ul>	Eoundation Verification Sheet GR2.pdf	8/31/22, 11:48 PM	785.3 KB	Ø
➤ ■ BUILDER COORDINATI	Hooper - Sill Plate Install Model - 9.1.22.html	9/1/22, 10:13 AM	48.2 MB	0
➤ ■ INSTALLATION SUPPOR	Install Drawings - Below the Lid.pdf	9/12/22, 3:05 PM	60.1 MB	0
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<ul> <li>Nuggets . Cores . Kerfs</li> </ul>	BRB Sill Plate Layout GR3.0 & GR3.1.pdf	8/31/22, 11:36 PM	4.7 MB	0
	D B HOOPER - STEEL VERIFY 9-14-22.pdf	9/14/22, 1:53 PM	1.1 MB	1
Y Nuggets	□	9/14/22, 8:33 PM	5.1 MB	0
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<ul> <li>Kerfs</li> </ul>	Sequence 14 - Roof Zone 2-3-4 Install.pdf	11/17/22, 10:01 PM	5.1 MB	1
<ul> <li>Fasteners</li> </ul>	Sequence 14 - Roof Zone 1 Install.pdf	11/20/22, 8:51 AM	12,1 MB	0
✓ ■ IFC for BIM AC360 collab	SB LOCATIONS.html	11/20/22, 2:10 PM	112.2 MB	0
IFC	Sequence 15 ribs and fasteners 11-29-2022.html	11/29/22, 6:37 AM	127.2 MB	1
<ul> <li>Cores, Kerfs, Nuggets</li> </ul>	Seguence 15 - Roof Zones 1-2-3.3d	11/29/22, 6:40 AM	78.2 MB	1
	SEQUENCE 16 - CLT STATIC PANELS.pdf	2/23/23, 10:58 AM	1.6 MB	0
	STATIC PANEL INSTALL VIEWER.html	2/23/23, 10:58 AM	109.1 MB	0

File Accessibility and Organization

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### Easy Access to Collaborators



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#### Wufi Energy Modeling Case Comparison



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Enabling better buildings by making holistic building simulation common place

IFC File

### A Necessary Evolution: Three Companies Instigate Change via Offsite Construction

Beth Campbell

**UNITY HOMES** 

**B.PUBLIC PREFAB** 



Edie Dillman



HOLZRAUM SYSTEM | Passive House Accelerator

Ilka Cassidy

### Northeast Sustainable Energy Association (NESEA) March 29, 2023

Thank You