

STELLARIA.

TECHNICAL RESOURCE DOCUMENTATION



Cost Comparison - Porotherm vs Timber Frame

Description	Cost Comparison – Porotherm vs Timber Frame
Issue Date	2022
Revision	V1.0

Porotherm versus Timber Frame

	Timber Frame	Porotherm
Cost	Modern Masonry Alliance typically advise Timber Frame 15% more expensive than equivalent masonry construction.	
Fire	Specific security measures required with additional insurance.	Class A1 rated no extra security measures or additional insurance required.
Thermal mass	With low thermal mass due to 75% of walls built-up with insulation, timber frame has a reduced capacity to regulate temperature variations.	With more thermal mass, Porotherm regulates temperature variations through thermal capacity effects to protect against cold in winter and ensure a comfortable and healthy room in summer.
Upper floor depths	Floor zones are generally 500mm in depth.	Standard floor zones can be used with the Porotherm walling system, typically 360mm, thus reducing 2 No. Brick courses per floor reducing ridge height.
Settlements	Compression joints required at all window cell areas and at storey levels.	No settlement occurs therefore no extra movement joints.
Post completion shrinkage	Potential for shrinkage cracks due to timbers drying out.	No shrinkage problems occur.
Flexibility of design	Lengthy lead in time for panel design and manufacture. Changes are difficult to accommodate.	Short lead times. Change incorporated with ease during site construction