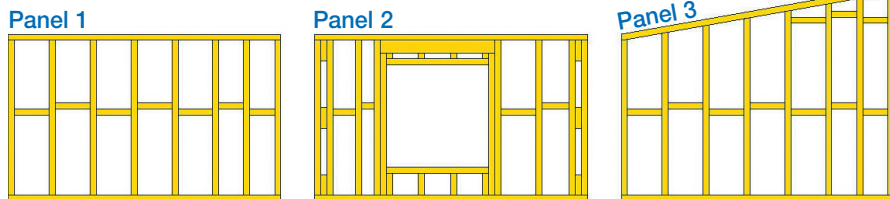


WALL FRAME PRODUCTION UNITS

How do you measure your wall frame production? Do you use the same approach as your roof truss production? Does your unit reflect your actual production?

For roof trusses, the EqA system is a proven method for measuring production output. The EqA unit can be used to accurately schedule work, monitor production and maintain a consistent production flow.

In addition there are many other benefits from using EqA production units particularly in the management area including calculation of labour and overhead costs, monitoring profitability and determining daily breakeven levels.



For wall frames, the most commonly used production unit today is based on lineal metres.

This method, in its simplest form, counts the lineal metres in a job and multiplies the total by a dollar rate to achieve a job price.

Although useful, this unit of measure does not always accurately represent the complexity within each wall frame.

For example, a four metre standard wall frame and a four metre wall frame with a window, are comprised of the same lineal metres, but do not take the same amount of work to produce.

However wall frames can also use a unit based measurement of production in a similar way that of the EqA system.

The EqM system or "Equivalent Metres"

The EqM system is used to calculate the amount of work required in a job and is based upon the amount of "standard metre" of wall frames.

How does it work?

Firstly, the "standard metre" of wall

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frame needs to be established. This will usually be based on the most common wall frame produced.

For example:

- Frame Height 2450mm
- Frame Width 90mm
- Stud Spacing 450mm
- One row of Noggings

Note: This "standard metre" of wall

frame may vary throughout the industry.

From this "standard metre" of wall frame, or one EqM, various Wall Frame Modifiers and Additional Item EqM can then be applied.

Wall Frame Modifiers are factors that can have an effect on the EqM of the wall frame.

Wall Frame Modifiers include:

- Frame height
- Frame width
- Stud centres
- Extra row of noggins

- Raked or sloped walls
- Ribbon or pitched plates

The Wall Frame Modifiers are added to the standard 1 EqM and multiplied by the length of the frame to calculate the total EqM for the wall frame.

Additional Item EqM is used to allow for additional special items within a frame. Additional Item EqM includes:

- Junctions
- Windows/doors
- Sub assemblies
- Beam pockets
- Critical studs
- Bracing
- Plate ties

Note: EqM values for the Frame Modifiers and Additional Items can be measured by carrying out a time study of your wall framing production.

Formula for calculating EqM is:

Total Wall Frame (EqM) = Wall Frame Length x (1 + Wall Frame Modifier) + Additional Item EqM Total (See Examples)

Using EqM wall frame production units will give you the same benefits as those provided by the EqA units used in roof truss production.

Accurately schedule work, monitor production, maintain a consistent production flow and give you a better understanding of your real bottom line.

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EqM Example 1:

2 Wall Frames (Panel 1 and Panel 2)	(8 lineal metres)		
Panel 1 is a 4m std frame		= 4 EqM	
Panel 2 is a 4m frame comprising of (2.5m std frame + 2 junctions + 1.5m window)			
where junction = 0.2 EqM			
window = 2.7 EqM			
(2.5+0.4+2.7)		= 5.6 EqM	= 9.6 EqM

EqM Example 2:

2 Wall Frames (Panel 1 and Panel 3)	(8 lineal metres)		
Panel 1 is a 4m std frame		= 4 EqM	
Panel 3 is a 4m raked frame			
where raked modifier = 1.5 EqM			
(4x1.5)		= 6 EqM	= 10 EqM