



Prefabricated X-LAM timber structures

Design

with designers and
private clients

Tender

with public contracting
authorities

Build in X-LAM

with contractors and
partners

Prefabricated cross-laminated timber (CLT) structures, from the first estimate to installation. We build in X-LAM, support designers and public bodies in technical choices, and partner with contractors and producers on private projects and Italian public tenders.



Prefabricated to measure

CNC-cut panels, openings and service holes included.

Dry construction

Installation with metal connectors, predictable schedules.

Load-bearing and bracing

Walls and floors for seismic areas under the Italian NTC 2018.

Renewable material

Timber from managed forests; Italian CAM requirements documented per project.

An X-LAM building is only as good as its joints



An X-LAM panel is made of timber boards glued in layers crossed at 90°: it works as a load-bearing wall, as a floor and as bracing. The quality of the building is decided in the connections and the envelope details.

Base connection

Separation from moisture, upturned membranes, capillary break.

Floors and diaphragms

Diaphragm continuity and acoustic decoupling layers.

Hold-downs and shear

Foundation anchors sized on the design actions.

Windows and thresholds

Continuity of water, air and vapour control around openings.

Wall-to-wall joints

In-line, corner and T joints: screws, spacing, air-tightness.

Roof and parapet

Vapour, condensation, wind fixings, protection of panel edges.

Free technical documents

Compiled from 14 design documents attached to Italian public tenders for three school buildings. Available online and as PDF.

X-LAM technical guide

20 analytical technical sheets

16 construction joints with checks

16-point checklist for designer, contractor and site supervisor

www.xlam.com/en/clt-technical-guide.html

Model special specification

32 technical articles

20 work specification sheets

4 record templates, 6 sample price list items

www.xlam.com/en/clt-model-specification.html

The specification is also available as an editable Word file: request it with the form at the end of this brochure.

XLAM.com services

Prefabricated X-LAM (CLT) timber structures, from the first estimate to installation. We work with private clients, contractors, designers and public clients in three ways.

Construction

The X-LAM structure supplied and installed, as a shell or turnkey.

- Shop drawings and panel lists
- CNC-cut production
- Transport, protected storage and installation
- Documentation for acceptance and maintenance

Consulting

The right technical decisions before they turn into site costs.

- Feasibility and comparison of solutions
- Joints, base connection, envelope, fire and acoustics
- Specifications, price lists, inspection plans
- Support to works supervision and acceptance

Partnership

Long-term cooperation with contractors, designers and producers.

- Supply-and-install subcontracting
- Joint bids for Italian public tenders
- Supply and network agreements
- Entry into the Italian market for foreign producers

Who we work with

Private clients

New house, extension or added storey with a clear cost before you start.

Designers

Preliminary sizing, joints, product specifications, editable specification.

Contractors

Supply and installation as subcontractor, joint tenders, bid support.

Public clients

Model specification in Word, technical information, preliminary market consultations.

How we work

1

Request

2

Free assessment

3

Quote

4

Design and
production

5

Installation and
handover

Request for a quote or information

Fill in the fields directly in this PDF and press "Send request". We reply within 2 working days, free of charge and without obligation.

Company or name *

Contact person

Phone

Email *

Your request * (type of project, location, timing)

Profile

☐

Private client

☐

Contractor

☐

Designer

☐

Public client

Service of interest

☐

Construction

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Consulting

☐

Partnership

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Specification in Word

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