Building a Room Addition – Cypress mobile wash First Develop a Room Addition

Building a Room Addition – First Develop a Room Addition PlanBuilding a Room Addition can be one of the best investments you can make in your home. Building a room addition, such as a family room addition, or bonus room can add wonderful new living space to your home. However, prior to starting a room addition, a homeowner should first formulate a room addition plan. There are several key factors that should be considered prior to breaking ground.Developing a room addition plan should include both interior and exterior considerations. With many room addition projects a homeowner can draw up the basic room addition plans, including the floor layout and the physical exterior shape and size of the addition. However, if the roof lines and/or foundation footprints on the existing home or the new room addition are complex, an architect may be required. An architect may also be required to ensure that the finished room addition aesthetically melds well into the existing home. This is a key factor for resale value. If a room addition appears as an afterthought to the home it will be aesthetically unappealing to the neighborhood and to someday prospective home buyers.When planning a room addition, the permit / inspection process will typically include an overall building permit, as well as electric, plumbing, and insulation permits. In order to complete the building permit process you will need drawings or sketches of the room addition. Besides overall sketches of the room addition with overall dimensions, the drawings will also need to include cross-sectional views showing the framing type and physical sizes of floor joists, roof rafters, and wall framing construction. You will also need a bill of materials and a cost estimate for the construction. The building inspector will use this information to determine if the construction will meet all construction and safety codes. The building inspector also uses the Bill of Material and cost information to assess the amount of the permit cost.During the building of the room addition, inspections should be completed after the: Foundation is poured Rough framing completed Rough Electric completed Rough Plumbing completed Insulation completed Final Inspection / Occupancy Permit (Electric/Plumbing are complete)Whether hiring a general contractor or planning to be a do it yourself carpenter and general contractor a budget and time table should be developed prior to starting the room. Not only is it necessary in the permitting process, it will help in identifying long lead items and provide the information necessary for financing the project if required. In addition, if acting as your own general contractor creating the time table will help assist you in determining need dates for sub contractors.With room addition building plans and permits secured, as well as a solid Bill of materials and a timetable completed, a homeowner can begin the room addition project with a high likelihood of a smooth and successful home building project.

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