



## **FAQs - Frequently Asked Questions and things to Know before Purchase:**

### **Q: Are shingles, materials, doors, and windows included?**

A: Shingles, materials, doors, and windows are not included. We provide you with a steel framing kit, ultimately a blank canvas, which has been structurally engineered and approved for your County for you to construct. You can customize the functionality of the space with hundreds of components and personalize the aesthetics of the PluS1 model with a unique color scheme. This allows you to Customize and accessorize Your Plus1 however you desire. Whether it be a home office, workspace, studio, and much more. Your personal luxury space will be unique to you to enjoy. We provide a take-off list of materials to purchase, allowing you to bring your plus 1 up to lock upstage.

### **Q: What is the delivery process of my Steel Frame Kit?**

A: First of all, we contact you to schedule a time and day for delivery/shipping to your location. The Steel frame kit will arrive with pre-assembled panels from our factory, consisting of 4 walls and a roof. Depending on the model you choose, it may come with a flooring system.

You will receive all the necessary components, materials, and fittings you will require to construct your framing kit, plus instructions, warranty, and engineering certifications.

Upon delivery, you will need 2 people to unload your framing kit – inspect and sign off. You will also need to confirm that all components are accounted for and received in good condition.

All panels and components will be numbered and clearly marked so the instruction installing guide will be easy to follow.

### **Q. What if there are damaged panels?**

A: Damaged panels are replaced at no cost to you. All Panels are numbered so it easy to work out any damaged panels.

### **Q: Can I move the position of the doors and windows or change door openings and windows and make any modifications?**

A: Yes. The Steel frame kits are structurally engineered to an industry standard for your County and category rating. Any modifications must be approved and signed off by a structural engineer or may avoid your warranty.

Support is available at [support@ikhplus1.com](mailto:support@ikhplus1.com) for modification changes. Our Design Team will assist in changing the architectural plans with your desired modification changes at our cost. All



modifications will need to be approved and signed off by a structural engineer for approval. (Additional fees will incur).

**Q: What does Peak Height mean?**

A: The height from the floor to the peak / highest part of the building to comply with USA's regulations.

**Q: What is included in your warranty?**

- Our Steel framing kits, and the structural sufficiency of materials come with a 50year warranty.
- All our steel framing kits are galvanized to G90, which is the highest standard for achieving the steel warranty.
- Your steel frame kit comes with a written warranty with your purchase.

**Q: When talking about a building size, how do I know which is depth and width?**

A: Width is always listed first, and length/depth is always second.  
For example:

- 12'x8' (12 feet wide - looking at the building from the front) by (8 feet depth/length - looking at the building from the side view) overall size is 96sqft when erected.

**Q: How will I know what materials I require?**

A: All our steel framing kits come with a Take-off/ Materials List.:

- This is a list of materials and sizes so you can get it to a lock-up stage. (This applies to the outside of your steel framing kit only).
- The kit is designed to accommodate popular window sizes and door opening sizes to a wide selection of styles.
- Other materials required to cover the outside walls and roof are itemized in the materials list. Once you have completed the Plus1® to lock-up stage, you can begin to be creative and personalize your finishing and interior to complete your new personal space. (More on personal space under Question – what can I use my steel frame kit for?)

**Q: How long does it take to build the framing kits?**

A: Depending on which size you choose; it takes anywhere from 4 to 7 hours with 2 people. All the panels are pre-assembled and numbered, allowing the ease of erecting your steel frame kit.



**Q: Can you build the framing kit for me?**

A: Our Kits are designed for DIY and simplicity in mind. Depending on location and if considering engaging the services of a professional contractor, we recommend you look at HomeDepot.com. There are many handymen/contractors to engage their services to assist and erect your steel framing kit with ease.

**Q. What is the standard roof snow load?**

A: Typically, our snow load rating is up to 25 psf (pound per square foot) for our standard range (The Belair and Portland Models). Correctly erected to the installation instructions and to the **completion** stage.

The Extreme Range (Delray and Montana) of steel framing kits are rated at 100 PSF Correctly erected (to the Instruction Guide) and **completion** stage.

Please note:

- The steel frame kits are engineered to be resilient in most extreme weather conditions, with premium standards.
- They are signed off by a structural engineer. It is essential to follow our recommended installation instructions for the concrete slab/ footings and tie-downs as required.

**Q. What is the maximum wind rating for your Steel Framing Kit?**

A:

- The Belair and Portland (standard range) are rated at Category 3 - 111 mph (miles per hour) winds.
- The Extreme Range (Delray and Montana) are Category 5 – 175 mph (miles per hour) winds.
- Please note: our steel frame kits are engineered to be resilient in most extreme weather conditions, with premium standards, and are signed off by a structural engineer. It is essential to follow our recommended installation instructions for the concrete slab/ footings and tie-downs as required.

**Q: Is everything included to assemble and erect the steel frame kit?**

A: Everything you require to construct your PluS1® steel framing kit is provided to erect on your concrete/cement slab foundation.

- Everything is pre-cut and numbered, with pre-assembled panels for easy installation.
- Please view our Brochure Guide or refer to our Question on "What are your site recommendations before I start building.).



**Q: What kind of floor system is included with the kit?**

A: Our Delray and Belair Models come with a pre-cut and assembled steel flooring system. (Also referred to as a sub-floor). The Floor system is secured to the foundation. This will allow more benefits, i.e., greater stability and a flat level structure between the cement/ concrete slab and the sub-flooring. This flooring system creates an additional barrier between the concrete/ cement flooring and the sub-floor, where concrete slabs can be predisposed to moisture build-up.

The Portland and Montana models do not come with a flooring system. The walls need to be secured to the cement slab using the fasteners supplied.

**Q: What can I use the Framing Kit for?**

A: Kits are designed with creativity in mind. Customize and accessorize your Plus1 however you desire. As well as a living or recreational space, there are many more to choose from:

- Home office
- Exercise room
- Games room / Theatre Room / Teenagers Retreat
- Guest House
- Storage
- Your very own personal she/he space.

It is yours to create. Our steel framing kits are designed and engineered for superior strength, durability, and safety for you and your loved ones.

**Q: What types of standard building materials do you use?**

A: Depending on the Steel framing kit you choose:

- The Extreme Models (Delray and Montana ), we use 18GA and
- The standard Models (Belair and Portland), we use 20GA and 22GA. (lower the GA number the stronger and thicker the steel)
- All steel is from the USA.

CEMENT/CONCRETE SLAB FOUNDATION:

**Q: Can I build my Steel Framing Kit on a cement pad or gravel?**

A: Your Steel framing kit is designed and engineered to be built or erected on a cement slab/pad only to meet the environmental category ratings.



**Q: What are your site recommendations before I start building?**

A: We recommend a minimum 6 inches thick cement Slab for the 111 mph framing kits, 2 inches bigger (cement slab) of the building perimeter (Portland and Belair).

The Extreme range (Delray and Montana) Steel frame kits require additional footings on the outer edges of the slab to 12-inch thick and the inner slab to 6 inches.

On both models (Standard and Extreme), we strongly recommend that you hire a professional contractor to prepare your concrete/ cement slab.

**Q. When will I receive my purchase?**

A: Within 21 days and will require a signature on delivery.

- You will receive a notification when your steel frame kit leaves our US-based manufacturing plant with an estimated arrival time.

**Q: How long does it take to receive a notification of shipment?**

A: Confirmation will take between 3-5 business days.