



# PLUS 1 Home Kits FAQs

## Frequently Asked Questions

**Does PLUS 1 Homes Kits offer any other services in addition to frame kits?**

Yes.

**Pre-Construction Services:** Plus 1 Construction Services helps to identify your soft costs. These are costs that you will need to budget for in your construction project. They consist of, utilities connection fees and trenching, septic, well water, abatement issues, height and footprint restrictions, soils-civil-MEPS engineers, architects, city fees and permits to name a few.

<https://www.plus1homekits.com/construction-services/>

**Construction Services:** Plus 1 Construction Services can provide start to finish construction support. From design to permit to the key to your front door.

<https://www.plus1homekits.com/construction-services/>

**Finance and Land Allocation:** Our team can help determine financing that may be available to you including locating the parcel that will meet your building and budget needs.

**Manufacturing:** Our Engineering and Fabricating team can create a custom built approach, known as a “Panelized Steel Assembly System”. This system produces sections of your home’s walls, ceilings, and roof (**your design or ours**) that are ready for assembly upon delivery. Our steel stud frame engineers provide a calculation package and stamped steel stud frame plan based on the prelim plan. Then based on the civil and soils report, calculation package and the stamped steel stud frame plans the MEPS / foundation engineer will create the permit submittal set of plans. This set of plans must go through “plan check” in your area to determine what local code revisions need to be made. Then corrections can be completed by all parties and then resubmitted for permits. Once plan check is passed then fabrication can begin.

**What do I get with my purchase on Home Depot?**

- Steel stud frame kit. (steel stud frame only)
- Framing calculation package.
- Stamped steel stud frame plan.



- Assembly hardware and instruction booklet.
- All of which are determined by a 3rd party engineer to ensure it will achieve permits. (this is a separate service we can provide for an additional fee or you will be responsible for your purchase as there are “NO RETURNS” once the order is placed).

### **Where are your steel frames manufactured?**

All our steel frame kits are manufactured in the USA using American steel.

PLUS 1 Home Kits delivers to all 50 states, including Alaska and Hawaii.

### **Why do you use steel frames over timber?**

- Fabrication and manufacturing process that promotes efficiency in installation
- Steel framing that is 100% termite and borer proof
- Steel won't shrink, twist or warp
- Steel won't ignite or combust in a house fire
- Service holes in framing make it easier for trades to run cables and pipes

### **What type of steel do you use and is it galvanized?**

All our steel is from the USA and is G90 galvanized for highest protection.

Galvanized steel refers to a process that covers mild steel with a layer of zinc to provide good corrosion resistance. Our steel Supply offers G90 Galvanized steel, meaning that the zinc coating is **a minimum of 0.90 ounces per square foot** (total coating, both sides of the sheet).

Depending on your requirements for your county building codes and environmental needs, the gauge of the steel and engineering will change.

### **Do all the steel framing kits come with a floor system?**

The flooring system will vary depending on your requirements and your foundation, you choose to build on, whether it be a concrete slab, basement under the floor system and or on stilts. Some models may not require a floor system depending on the customer's needs (this is unique to every person's requirement) and the flooring system will alter in price depending on the requirements and engineering requirements from the engineer to sign off on the structural efficiency.

### **What are the Additional Benefits using steel frames?**

- Steel frames homes offer reduced construction cost per sq. ft. versus traditional home construction



- Steel frame kit homes are generally designed so you can assemble yourselves and allow you to select the finishings you desire.
- Our pre-cut steel framing also means construction times to erect the frames for the structure are completed in less than 1/2 the time of a wooden house
- Steel exteriors (including steel roofing) have less maintenance cost and upkeep per square foot, no mold issues and many other benefits.
- Contact your insurance as you may get discounted insurance due to the increased durability of our steel homes and their resilience to extreme weather and fires.
- Steel Framing offers better time and energy efficiency than regular construction.
- Steel framing is more environmentally friendly. Steel buildings have lasted up to 150-years and are known to stand the test of time.

### **What is the PLUS 1 Home Kits Process?**

The PLUS 1 Home Kits Process includes the following:

- Appointment with our team.
- Identify cost per square foot x home size that meets your budget.
- Send you a summary proposal.
- Connect with financing, if requested.
- Frame Kit purchase (follow up call to ensure customer has taken necessary steps to check codes prior to fabrication beginning)
- Modification, design and other services available.

### **How long does it take to build the steel frame structure?**

As a general rule any 1-bedroom design will take up to 3 days and our 2 bedroom ranges up to 7 days and 4 bedrooms up to 10 days. Multiple installations at one time increases project profitability.

### **Do you offer additional engineering for weather or other related needs?**

All available models can be modified for seismic, hurricane, tornado and heavy snow load. Our kits can withstand winds up to 175+ MPH and snow loads up to 120 lbs. per square foot. Building with steel not only delivers a protected investment, but a home engineered to “help” when unforeseen acts of nature occur. We also offer flooring systems for raised foundations or basement requirements.

### **Does PLUS 1 Home Kits offer multiple unit packages for builders/developers?**

Yes. PLUS 1 Home Kits does offer a package deal and you can talk to your local Special Order department within Home Depot or we can discuss this with you.

[infothd@plus1homes.com](mailto:infothd@plus1homes.com)



## **What is the time frame?**

After taking ALL of the steps listed above and providing the plan check approval to Manufacturing, your frame kit can be fabricated and delivered within 6 weeks depending on the size and quantity of homes.

## **What do I need to do to prepare to build my PLUS 1 Home Kit?**

1. Work with a local engineer to put together your plans to submit for permits. Once permits are achieved your DIY project can move forward.

\*With this option, you're responsible to identify all the costs yourself.

OR

2. Work with a local engineer and subcontractor or handyman to put together your plans to submit for permits. Once permits are achieved your DIY project can move forward.

\*With this option, you're responsible to identify all the costs yourself.

OR

3. Contact us directly for your complete construction needs.  
<https://www.plus1homekits.com/construction-services/>

## **Can I get a Materials/Takeoff list?**

Of course! Once you purchase simply contact us directly at [infothd@plus1homes.com](mailto:infothd@plus1homes.com) and we will happily assist in providing a generic materials list.

## **How do we know where to connect each piece?**

The steel frame kit is labeled and instructions are provided.

## **Will my plumber and electrician have to drill into the frame to install wiring and pipes?**

No. All our steel frame kits have the necessary holes in the frame to make the plumbers and electrical contractor's job easier. Including provisions for your insulation.



### **Does PLUS 1 Home Kits offer Construction Services?**

Yes. PLUS 1 Construction Services works with PLUS 1 Home Kits to offer full service construction services to our clients. Contact us to schedule an appointment.

[infothd@plus1homes.com](mailto:infothd@plus1homes.com)

### **Can I modify the plans?**

Yes, we can! Minor modifications, such as changing the rough openings of the windows and doors can be done. Other modifications can also be done to the design, such as changing walls, higher ceilings, etc. These changes will incur an extra cost, as it will change the engineering and the updated design will need to be signed off by our Engineer/Architectural Designer. We can discuss this cost before you purchase by contacting us at [infothd@plus1homes.com](mailto:infothd@plus1homes.com)

### **If I want a floor system added to a model that does not have one, can it be done?**

Yes, we can design and engineer almost any requirement you need, according to the building codes of your location. Before you complete your purchase, please contact us to discuss at [infothd@plus1homes.com](mailto:infothd@plus1homes.com)

### **Can I get a copy of the prelim plans to get permits to build for my location?**

Yes, we can provide you with the preliminary plans for your steel frame kit. Your county will require a full set of plans. Steel frame, MEPS, soils and civil engineers and other 3rd parties will be required. For further assistance please contact us at [infothd@plus1homes.com](mailto:infothd@plus1homes.com)

### **What is generally required to get a permit and build my house?**

There are a number of areas that will need to be addressed prior and during the build process. We suggest you either work with your locals or contact us for complete Construction Services.

<https://www.plus1homekits.com/construction-services/>



## How are the steel frame kits delivered?

The steel frame kits are delivered on the back of a truck, the example pictured below is the Bungalow model. You will need a forklift on site to lift it off the truck OR 2 people to lift it off (maximum weight for the largest frame panel up to 150 pounds).



## Do you have an example of what the erect frame kit will look like?

Yes! Please see below a recent example of the Bungalow model nearly fully erected.

