




Normerica building design, package production & construction timeline


Total time from selecting a design to occupancy - approx. 10 to 19 months

DESIGN TIMELINE
0- 3 months




- Compile your 'ideas file' and arrange to meet with your Normerica representative to discuss your building design and budget
- Meet with our architectural design and engineering department to custom design a home for you or to select a Normerica model from our Design Library, or to make changes to a model
- Confirm package specifications and any model changes with your Normerica representative
- Receive and review your package price quotation with detailed list of material specifications
- Refine your preliminary construction budget and arrange for necessary financing

SHELL PACKAGE PRODUCTION TIMELINE
3.5 - 5.5 months



2 - 4 weeks	<ul style="list-style-type: none"> • Contract for your Normerica timber frame home package • Receive first Review Drawings
2 - 6 weeks longer if there are frequent changes	<ul style="list-style-type: none"> • Make changes to 'First' Review Drawings • Some design changes may require contracted price revision and your approval before the design process can start again. • The frequency of changes to subsequent review drawings will extend the timeline between first review drawings and final review drawings significantly • Receive and approve your 'Final Review' Drawings prior to starting 'Permit Drawings'
3 - 4 weeks	<ul style="list-style-type: none"> • Prepare your Engineered 'Permit' Drawings for the contracted material package and foundation, confirm all material, colour and window/door selections
7 - 8 weeks	<ul style="list-style-type: none"> • Manufacture & delivery of your Normerica timber frame shell package

CONSTRUCTION TIMELINE (after site plan approval)
6.5 - 11+ months



1 - 2 weeks	<ul style="list-style-type: none"> • PERMIT APPLICATION
1 - 2 weeks	<ul style="list-style-type: none"> • SITE PREPARATION site plan layout, entrance/rough driveway, survey layout
3 - 5 weeks	<ul style="list-style-type: none"> • EXCAVATION & FOUNDATION excavation, foundation, waterproof, backfill
8 - 18 weeks	<ul style="list-style-type: none"> • BUILDING SHELL rough framing, timber framing, exterior wall panels, roof system, windows and doors, mechanical rough ins, insulation
14 - 20 weeks	<ul style="list-style-type: none"> • FINISHES drywall, paint/stain, flooring/decking, siding/stone work, plumbing/electrical fixtures, millwork/countertops

Your to do list...

- ✓ Visit with Planning/ Building Dept. to review application process, fees and required documents
- ✓ Check with local Planning/Building Dept. for design constraints or additional permission requirements
- ✓ Submit site plan approval documents to municipality if required
- ✓ Interview & create a shortlist of eligible local builders
- ✓ Receive initial construction bids and select a builder
- ✓ You or your contractor will submit your permit drawings to your building department
- ✓ Allow 6-12 weeks for site planning if required

REMEMBER...
Timelines will vary greatly depending on:
size of home,
quality level,
location,
time-of-year &
material selection.