

Understanding the Construction Process of Home Additions: The Partex Approach

When it comes to building a home addition, the difference between a stressful ordeal and a seamless transformation lies entirely in the process. With over 45 years of experience fixing flawed construction practices, Partex Design Build Contractors Inc. has perfected a method that prioritizes structural integrity, financial predictability, and ultimate client care.

If you're planning an addition or a major home renovation, here is an inside look at our step-by-step construction process and how Partex ensures your family is taken care of from day one.

Key Takeaways

- **Secure Financing First:** Always get hard, written borrowing commitments from your bank before starting the design process. Partex can supply you with a rough budget.
- **Structural Safety is Non-Negotiable:** Partex manually inspects existing footings and consults with soil and structural engineers to ensure your home can bear the load of an addition.
- **Permit Efficiency:** By conducting detailed research, Partex boasts a 100% success rate with building permits and Committee of Adjustment approvals.
- **Health-Optimized HVAC:** Custom humidification systems can be designed and installed to improve indoor air quality, significantly reducing winter illnesses for families.

Step 1: Verifying Structural Integrity (The Footing Test)

If you are adding a second floor, what is holding that new weight up? Partex doesn't guess; we dig.

Our team will go into the basement or laundry room and dig beside the existing foundation footings. By exposing the side wall and checking the soil underneath, they determine the soil's kPa (kilopascals), the pressure the soil can support. If there is any doubt about the load-bearing capacity, Partex brings in soil and structural engineers. We never take chances with a client's safety.

Step 2: Solidifying Your Budget and Financing

The first step in any successful home addition isn't the blueprint; it's the budget. Before drawing up plans, Partex advises homeowners to secure potential borrowing in writing from their bank.

Having a hard number rather than a vague indication dictates the scope of the project and prevents emotional and financial stress down the line.

Step 3: Zoning, Permits, and the Committee of Adjustment

Once the budget is determined, the focus shifts to zoning. Partex immediately evaluates whether the project will require a trip to the Committee of Adjustment, a process that can add up to three months to a schedule.

Because Partex performs detailed preliminary research beforehand and produces high-quality work, we have never failed to secure a required building permit or zoning variances approval. When city reviewers send back feedback or write extensive building code notes on the permit, Partex expertly interprets the bureaucratic language so the client doesn't have to worry about it.

Step 4: Multitasking Design While Permits "Cook"

A building permit can take around two months to process with the city. Instead of pausing the project, Partex uses this time to refine the granular design details with the client. This is when the fun happens: selecting stucco colors, stone finishes, bathroom tiles, and kitchen layouts. By the time the city approves the permit, the client's bespoke design choices are fully finalized and ready for construction.

Step 5: Advanced HVAC for Healthier Families

One of the most meaningful ways Partex supports its clients is through meticulous HVAC planning. When designing the heating and cooling systems, Partex strongly advocates for whole-home humidification, especially in forced-air systems.

By ensuring properly humidified air reaches every bedroom at night, clients experience a **SERIOUS** reduction in dry throats and respiratory irritation. In fact, Partex clients frequently report that their children get sick far less often during the winter, meaning fewer missed school days for kids and fewer missed work days for parents.

Step 6: Managing the Unexpected (The Partex Contingency Plan)

An old military expression says, "No battle plan survives the first battle," and construction is no different. Once walls are opened, surprises happen.

However, Partex protects its clients by building a custom "miscellaneous" contingency directly into the upfront budget based on the home's age and location:

- **Newer Builds (e.g., 1960s Bungalows):** These homes feature improved building codes and solid construction, requiring a smaller contingency fund.

- **Historic Builds (e.g., 1910s Homes):** Older homes often feature inconsistent "balloon framing" and may even be missing structural beams entirely. For these projects, Partex calculates a larger contingency.

The Ultimate Client Care Priority: Maintaining Budget

Why does Partex spend so much time analyzing soil, evaluating 100-year-old framing, and building accurate contingencies? To protect the client's wallet.

The ultimate goal at Partex Design Build is to finish within the initial budget and ensure the home is structurally SOUND. In their own words: If we have to ask a client to cough up more money, we feel like we have failed. By planning for the unexpected, Partex delivers peace of mind and a beautiful new space, on budget.

Frequently Asked Questions (FAQ)

How long does it take to get a building permit for a home addition?

Typically, it takes about two months for a building permit to be processed with the city. However, if your project requires approval from the Committee of Adjustment, it can add up to three months to your timeline.

Why does a contractor need to dig in my basement for a second-floor addition?

Contractors need to expose the foundation's footing to measure its size and test the native soil beneath it. This determines how much weight (pounds per square inch) the foundation can safely support when a second floor is added.

Does a home addition require a structural engineer?

Yes, always. Structural and soil engineers ensure that the existing foundation and soil can handle the increased load of an addition. Structural engineers also specify the framing, steel and concrete design.