

New Construction – Frame Stage

Once the slab is poured, construction moves to the frame stage. During this phase the skeleton of the house is erected. Like the slab stage, the frame stage is particularly vulnerable to weather delays. This work usually commences once the lumber, including trusses, cornices, and any wall panels, is delivered to the site. Framing time varies with the size of the home and the complexity of the floor plan.

In the frame stage, lumber to support the exterior and interior walls is secured to the slab. Additional stories are added onto the first and along with any stair cases. Doors and windows are framed in and the trusses, roof supports, and roof deck are added. Window and exterior doors are also installed.

Once the basic frame is up, the structure must be dried in from the elements. This will include the roof and exterior wall insulation. Shingles are usually added to the roof at this time.

As soon as the house is protected from the weather, interior plumbing, electrical, and electronic cabling for telephone and computer are added to the interior frame. Wiring and ducting for the heat and air condition are installed. Any preparation for amenities such as built-in vacuum, intercom, alarm, exhaust fans, and sound systems would be wired at this time. Bath tubs are delivered and set in place in the frame stage and the house is secured from vandalism.

The frame is also subject to builder and inspector scrutiny. The house cannot proceed to the next stage without passing the necessary frame, plumbing, and electrical inspections. If an inspector finds a code violation, the house fails and the builder must correct and resubmit for another inspection. Once the house passes inspection interior insulation is added in preparation for moving to the next stage.