



The 26-Step Process

Planning and Permit

1	The Dream	
		<i>What type and size of structure do you envision?</i>
2	The Place	
		<i>Where will you build? Do you have the land already?</i>
3	Zoning	
		<i>Are there any restrictions on what you can build?</i>
4	The Plan	
		<i>Do you have a design? Sketches or Schematic Drawings?</i>
5	Budget	
		<i>How much do you want to spend on your project? Be honest with yourself and others on your team.</i>
6	The Permit	
		<i>To get a permit you will need full working drawings, engineering and shop drawings. And a check.</i>

The Enclosure

7	Ground work	
		<i>Clearing the site and digging for the foundation or basement.</i>
8	Utilities	
		<i>What are your options (e.g. natural gas)? Check with providers for costs.</i>
9	Foundation	
		<i>Select the best sub-contractor: this part MUST be square, plumb, and level.</i>
10	Enclosure	
		<i>These are the floor, walls, and roof. Energy Efficiency is the main thing.</i>
11	Doors & Windows	
		<i>Spend a little extra and you will be amazed by how long they last. Make sure they are installed to the manufacturer's specifications.</i>
12	Siding	
		<i>Select durable and local materials. Also a good place for reclaimed wood.</i>
	Roofing	
		<i>Choose durable and local materials.</i>
<i>You are closed in and the heavy and hard part is over. Take a break; you deserve it!</i>		

Mechanicals

14	Electrical	
		<i>You can do all or part of the wiring if you want to.</i>
15	Plumbing	
		<i>PEX pipe with a manifold is an excellent choice for supply lines.</i>
16	Water Heating	
		<i>On-Demand works well, if you have gas available. Think solar panels, too.</i>
17	HVAC	
		<i>Heating, ventilation & air conditioning: choose high performance equipment.</i>
18	Inspection	
		<i>Framing and mechanical inspections.</i>

Finishes

19	Drywall	
		<i>This is heavy, hard work. Think about hiring a subcontractor.</i>
20	Painting	
		<i>Choose low-VOC for healthy indoor air quality.</i>
21	Cabinets	
		<i>Local, high quality is good. Be careful on countertops: it's easy to blow the budget.</i>
22	Flooring	
		<i>Durable, local, reclaimed.</i>
23	Trim	
		<i>Local is good. Be creative to save some money.</i>
24	Hardware	
		<i>Beware of cheap junk in the marketplace. Select durable and/or reclaimed.</i>
25	Cleanup	
		<i>Recycle what you can. Rake out the yard; put in a few trees.</i>
26	Final Inspection	
		<i>This is for the Occupancy Permit!</i>

Celebrate: It's done enough to have a party!