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## Start Right: Plan Your New Custom Home Build

Building a new home can seem complicated and overwhelming until you create a well written plan. At Goldcon Construction, we have simplified the home building experience by planning prior to the construction of any new home. Just like any major project, careful planning before execution results in a smoother run project.

Building a custom home or carrying out a major home renovation can be an exciting and significant decision for our clients. Following these steps will guide you through the process of building your new home.

### **1) Survey**

A land survey is the first element required in the planning process. The survey is required by the architect/home designer as well as the municipality in which we are submitting our building application. The construction survey provides important planning information such as: lot size, property lines, elevations, and water/sewer connections. Please get in touch with us and we'll be more than happy to recommend reputable surveying companies.

### **2) Architect/Home Designer**

To help save time while the surveying company completes your survey, we recommend starting the architect or home designer selection process. We work with many architects and home designers and can recommend the right professionals depending on each individual project. There are many things to consider when hiring an architect/home designer such as, experience in: building size, building location, and of course building design.



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### **3) Structural Engineer**

Now that you have your survey plan and architectural plans drafted and ready to submit, you will be required to hire a structural engineer to develop a set of structural drawings based on the architectural plans for your new home. Many municipalities require a geotechnical engineer to overlook soil conditions, and a consultant to create a storm water management plan.

### **4) Package Submission**

Once you have your survey, architectural plans, and structural plans completed you are now ready to submit the plans to your local municipality. At this time, you will apply for a building application and fill out the necessary forms involved in building your new home. Depending on the municipality, it takes 4-8 weeks to receive the approved building permit package. We recommend hiring a builder and an interior designer during this waiting time.

### **5) Builder & Interior Designer**

Selecting a professional home builder & interior designer will be the most important decision you will make in the home building process. Should you decide to hire Goldcon Construction to build your home, we would be more than happy to meet with you and discuss the construction process as well as assist you with an interior design package that will reflect and suit your lifestyle. You will want to hire the right professionals to take on your home building project and deliver a quality product on time, on budget and stress-free.



## 6) Licensing & Consumer Services

All new homes in British Columbia must be registered with the New Home Warranty program of British Columbia. At Goldcon Construction, we are licensed residential builders and can register your new home with BC Housing. Many municipalities require your new home to be registered with BC Housing prior to building permit approval and for this reason you must hire a licensed residential builder to build your home to ensure you are completely protected.

Should you have any questions about getting started with your home building project, please contact the Goldcon Construction team at (778) 558-5051 or by email at [info@goldconconstruction.ca](mailto:info@goldconconstruction.ca).

Good Luck!

