

The Process Leading to Construction

Selecting a Building Lot

Building lots for new homes in the Prescott area can be flat, gently sloping, or steep and rocky depending on the area of interest. The lot selected by the homeowner will determine the type of foundation (e.g., slab-on-grade or basement/crawlspace) for the home. The building lot will also impact the construction costs with flat lots being lower cost to build on than steep and rocky lot. Prescott Green Builders has constructed homes in all types of terrain and, at the homeowner's request, can walk a building site and provide the homeowner with insight into construction issues.

Working with a Designer, Architect, or Draftsman

Developing a set of plans is an important step as contractor cost quotations and the actual construction process will be based on the plans. If the homeowner already has a new-home or remodel design in mind, then an architectural draftsman can draw up the plan set which, at a minimum, includes the following sheets:

- Foundation and Floor plan
- Elevations
- Roof and floor framing (if applicable)
- Electrical
- Plumbing

A plan independently developed by a draftsman can be reviewed by Prescott Green Builders and recommendations made relative to including essential green-building elements. Recommendations that are accepted then go back to the draftsman for inclusion in a updated set of plans.

Plans may also be developed by an architect but costs for this type of professional service are likely to be significantly higher than services provided by an architectural designer or draftsman.

Selecting Construction Materials

As a part of the development of plans and specifications, the materials used in construction will also be determined. For example, the exterior walls of a home may be wood frame and stucco, wood frame and siding, post and beam, or masonry. In addition to the commonly constructed frame structure, Prescott Green Builders has worked in a variety of alternative building materials including:

- Insulated Concrete Forms
- Structurally Insulated Panels
- Post & Beam
- Logs

Prescott Green Builders professionals are available to explain the advantages and disadvantages of these types of building materials, as well as many other materials, to the homeowner.

Construction Permit Applications (County or City)

After a set of plans has been drawn up by a draftsman or architect, they are submitted to the local jurisdiction (county, city or town) for review and approval by the Development Services Department. The plan reviewer is looking for compliance with the building codes... for example, Yavapai County abides by the 2006 International Residential Code (IRC). Plan elements which do not meet the code are returned to the draftsman for revision and resubmission. Information about the codes used by several local jurisdictions, as well as permit fees, may be found on their respective websites:

[Yavapai County](#)

[City of Prescott](#)

[Town of Chino Valley](#)

In addition, several jurisdictions have also adopted the 2006 International Energy Conservation Code (IECC). Prescott Green Builders is very familiar with both the IRC and IECC codes, and can provide plan reviews on a consulting basis to determine compliance with either.

Note that plans purchased online (for example) frequently do not meet building codes adopted by the local jurisdictions and unless modified will not be acceptable to the local Development Services offices. Prescott Green Builders plan review can identify deficient areas and expedite the process of acquiring a building permit.

After plans have been reviewed and approved by the prevailing jurisdiction, construction on a building lot may begin.

Cost Quotes

Prescott Green Builders develops construction cost quotations based on the plan sets which have been drawn up.

- A detailed cost quote requires an extensive effort to develop and, therefore, the costs associated with developing the quote is billable to the homeowner. The homeowner, however, owns the quote and can use it at will.
- If the homeowner signs a construction contract with Prescott Green Builders, the fee associated with developing the quote is waived.
- The cost quote becomes a part of the contracting document.

Construction Contract

The construction contract defines the roles and responsibilities of the homeowner and Prescott Green Builders, periods of work performance, and the costs associated with constructing the home. Prescott Green Builders has worked with three types of construction contracts:

- **Cost Plus Fixed Fee** where the project cost is based on the cost quote plus a contractor fee computed on the basis of the size of the project, estimated time of construction, nature and complexity of the work, hazards involved, location of the project, and equipment and manpower considerations.
- **Time & Materials** is an arrangement under which a contractor is paid on the basis of (1) actual cost of direct labor, usually at specified hourly rates, (2) actual cost of materials and equipment usage, and (3) agreed upon fixed add-on to cover the contractor's overheads and profit.
- **Negotiated Fixed Price** where the contractor agrees to performed a stipulated job in exchange for a fixed sum of money. Deviations from the original plans are handled with change orders. e, however, strives to develop an accurate set of specifications in advance thereby avoiding change orders.

Prescott Green Builders is available to explain the various contract types and which may be most suitable for the homeowner.