



Normerica
Timber Homes



RESIDENTIAL CONSTRUCTION GUIDE

What You Need To Know About Building Your Custom Timber Frame Home

STEPS TO BUILDING YOUR CUSTOM TIMBER FRAME HOME

WE KNOW THAT PLANNING TO BUILD A CUSTOM HOME CAN SEEM DAUNTING, BUT WE'RE HERE TO HELP YOU UNDERSTAND THE PROCESS FROM START TO FINISH.

HERE ARE THE EIGHT STEPS INVOLVED IN BUILDING YOUR DREAM CUSTOM TIMBER HOME OR COTTAGE:

STEP 1:

LAND



You're going to need a place to build your beautiful custom timber frame home or cottage. If you need to find land, the team at Normerica can help put you in touch with a realtor in your area of interest. The realtor you're looking for should specialize in the type of property you're looking for and offer you in-depth knowledge of the building lots available in the region where you're hoping to build.

STEP 2:

CONSULTATION

The consultation step is when your custom home designer/builder works with you to really gain an understanding of your customization needs when designing and building your timber frame home. Whether you're envisioning a lakeside cottage, intimate cabin, or sprawling clubhouse, the layout of your building is key. Our design team will advise you on how to make the best use of your land's natural features by ensuring that the design creates the perfect view. One of the most stunning aspects of a custom Normerica timber frame building is how we consider the surrounding environment when crafting the design and how to build your structure for optimum exposure.

It's also a good idea to think about and plan other aspects of the property that will be important to your family at this point in the process. Your designer will be talking to you about many aspects including:

- Will you want a detached garage?
- Will you want to build a cabin, bunkie or boathouse?
- Do you plan to build other structures on the property in the future?

At Normerica, we feel that the consultation phase is one of the most important and often undervalued steps in the process. This is where the expertise of your custom home designer/builder comes into play. Custom home builders with extensive experience will know the questions to ask to delve into the important areas so they can get a good sense of your needs. We have a consulting process that is ever evolving with the expertise of our project specialists and designers. We work closely with you in the consultation phase to ensure your dream is carried through to initial design development.

Contact us today to arrange a design consultation. A member of the Normerica team will visit your building site, discuss design options, explore building costs and post and beam construction options and review the range of shell package material choices, so that you can make the best decisions when it comes to your custom timber frame home.

STEPS TO BUILDING YOUR CUSTOM TIMBER FRAME HOME

STEP 3: DESIGN DEVELOPMENT

The design development process starts with the creation of a home design that's customized to the needs of your family. When you work with Normerica, you have many ways to proceed:

- 1. **Work with our design team to custom design your timber frame home:** Normerica's professional Architectural Design and Engineering Department will work with you or your appointed architect to develop the perfect home design for your family's needs and budget.
- 2. **Modify a Timber Frame Home Design Portfolio model, you'll have the ability to:**
 - Change the dimensions of the building.
 - Change the style or quantity of windows and doors, including the addition of a walkout basement.
 - Add shed or gable dormers.
 - Add entry or screened porches, sun rooms, or garages.
 - Change the roof overhang, siding style, or material.
 - Add interior or exterior architectural details such as heavy timber gable trusses, cupolas, or roof overhang treatments.
 - Mirror the plan to better suit your lot.
 - Consider a walkout basement level to expand your living space.



- 3. **Select a home as is from a standard model portfolio:** Our timber frame home design portfolio is comprised of several specially selected home designs offered at attractive package prices with fast delivery dates.
- 4. **Work with your Normerica representative to search our Custom Home Designs Library:** Consult our database of hundreds of our best-of-the-best modified models or custom Normerica designs.

STEP 4: CHOOSING YOUR TIMBER FRAME SHELL PACKAGE

With Normerica, just as you have the ultimate flexibility to custom design your home, we make it easy to custom design your shell package to suit your needs and budget.

THE NORMERICA SUPER INSULATED SHELL PACKAGE

The Normerica Super Insulated Shell Package represents our very best building bundle. Prepared using the finest materials available, this package includes all the elements that make up the complete shell of your home, from the top of the foundation to the shingle-ready roof. With R40 insulation in the cathedral roof and R30 in the walls, not only is this well above building code specifications in North America, it's also an airtight package that's Energy Star certified and compatible with a net zero ready home build! You can find out more about our building system on pages [15-16](#).

VALUE ENGINEERING OPTIONS

We understand that every project has a budget. As such, we offer a variety of value engineering options that will help keep you on budget while maintaining the quality and integrity of the Normerica building system. Some of these options include site-built wall systems, unfinished exterior siding, vinyl exterior windows and sliding doors. To learn more about our value engineering options, contact a Normerica representative.



STEPS TO BUILDING YOUR CUSTOM TIMBER FRAME HOME

STEP 5: QUOTATION FOR YOUR NORMERICA TIMBER FRAME SHELL PACKAGE

Once we've created a design or modified an existing design for you, we can prepare an accurate quote based on the shell package elements and customizations you've chosen. If you have created your own readable design sketches (dimensioned floor plans and all elevations are required) or if you have a plan that you've seen elsewhere we can most often provide pricing options for those designs as well . In either case, we can usually prepare a guaranteed price quotation for a Normerica Timber Frame Shell Package in five to seven business days.

STEP 6: DEVELOP A PRELIMINARY CONSTRUCTION BUDGET

In addition to package pricing, Normerica will work with you to develop a practical budget for the construction of your entire custom timber frame home. You can find more about construction budget on pages [19](#) and [20](#).



STEP 7: ORDERING YOUR TIMBER FRAME PACKAGE

Once you've received and approved your shell package quotation, you'll be ready to place your order. You'll approve a Material Package Contract, which allows the Normerica team to finalize your design details, schedule production of your timber frame, specify a payment schedule, and confirm a delivery date for your materials.

Normerica's timber frame home package includes the preparation of building permit drawings. A typical permit set of drawings will have floor plans, elevations, foundation plan, numerous section and drawing details, and a structural engineer's stamp. We will professionally produce the right level of plans to meet your permit requirements.

STEP 8: SELECTING YOUR HOME BUILDER

When deciding who will construct your timber frame home, the interview and selection of your builder is as important as creating the right design and choosing the right materials. When working with the Normerica team, your design and construction consultant will help you with this important selection process. And as always, Normerica gives you options:

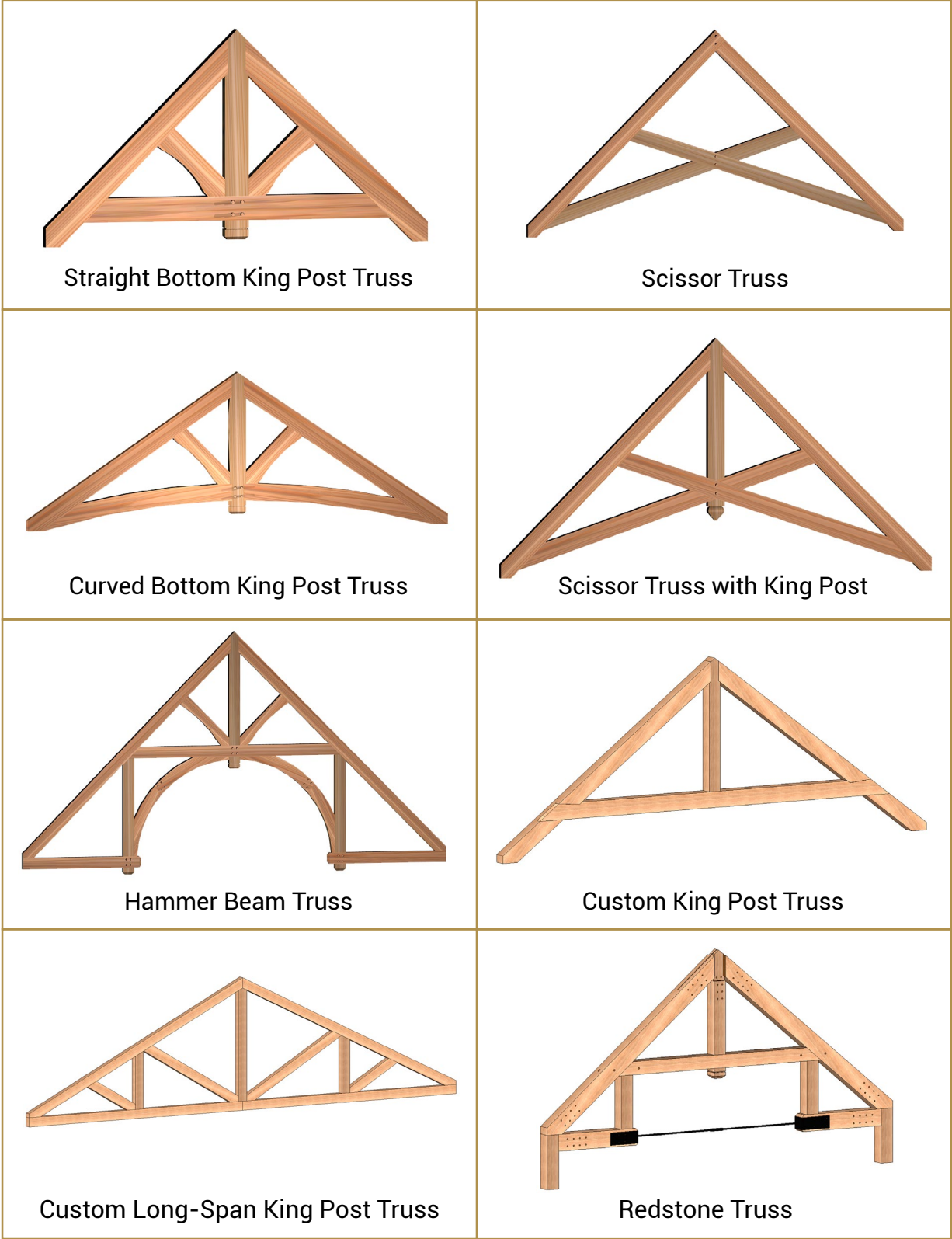
- 1. Use Normerica's in-house Construction Management Services Department.** Depending on the location, timing and size of your project, our highly experienced staff can provide you with a full range of construction services, from timber frame or package erection to the complete construction of your entire home.
- 2. Choose a Normerica Authorized Builder.** If you are building in an area in which Normerica Authorized Builders operate, we can introduce you to them. Normerica Authorized Builders are experienced professionals who have successfully built many Normerica timber frame homes. Each comes with solid references.
- 3. Find a builder with our help.** If you're building in an area not serviced by a Normerica Authorized Builder and you don't have a preferred contractor, we can help you find and qualify the right one. Any experienced custom home builder, with our assistance, can build a Normerica Timber Frame Home. Every home we sell comes with a highly experienced Normerica Technical Representative who will work with your builder during the critical stages of construction.
- 4. Use your favourite builder.** If you already have a favourite builder with whom you have worked in the past, but who has never built a Normerica Timber Frame Home, that's okay. Any experienced custom home builder, with our assistance, can build a Normerica Timber Frame Home. Just to be sure, we've developed a detailed construction checklist to which we can refer when discussing your project with your builder.

Soon after you've ordered your Normerica Timber Frame Shell Package, your builder will prepare the site and foundation for its arrival. Once your material shell package arrives, the shell will be installed. This includes rough framing, timber framing, installation of exterior wall panels, roof system, windows and doors, mechanical rough-ins and installation of your insulation. Finally, the finishing touches begin. These include installation of drywall, painting and staining, installation of flooring and decking, completion of siding and stone work, installation of plumbing and electrical fixtures and completion of millwork and countertops. Once done, you're ready to move in! If you want to find out more detail about how building your own custom timber frame home works, contact us and we can walk you through it.

SHELL OPTIONS

TIMBER FRAME

TRUSSES



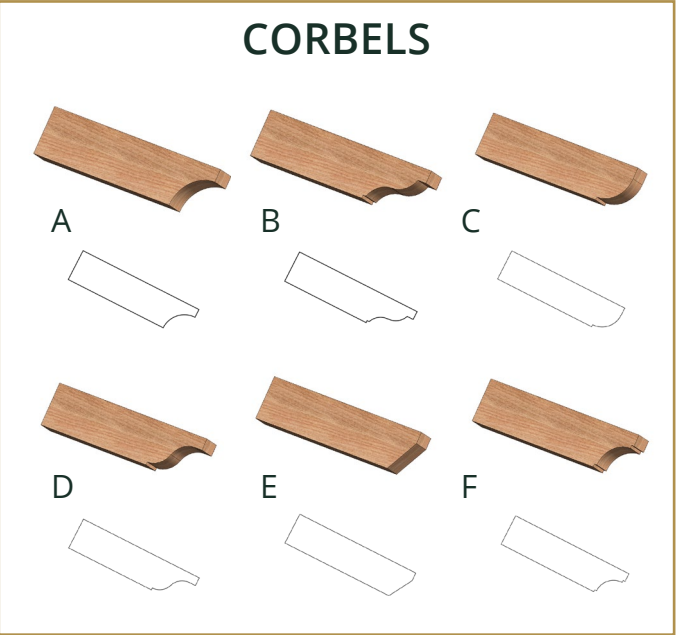
SHELL OPTIONS

TIMBER FRAME

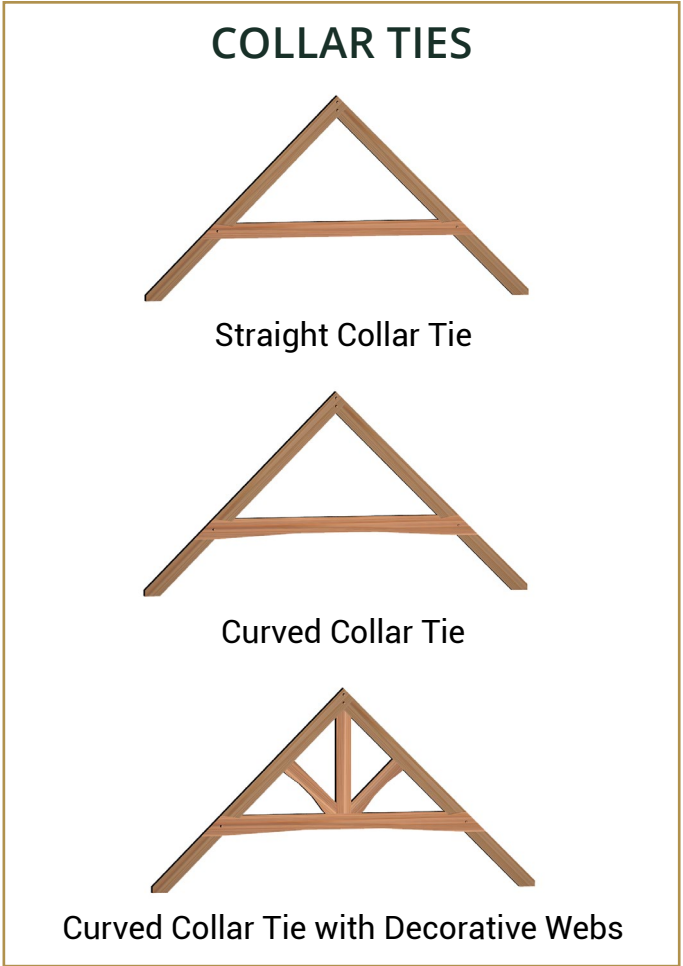
FINIALS



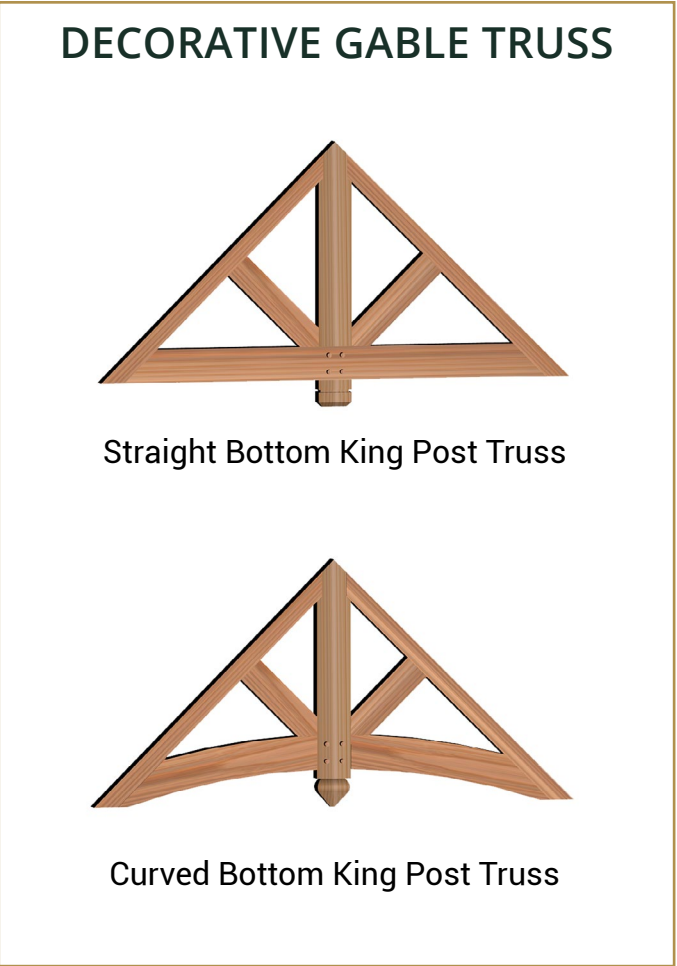
CORBELS



COLLAR TIES



DECORATIVE GABLE TRUSS



SHELL OPTIONS

TIMBER FRAME FEATURES

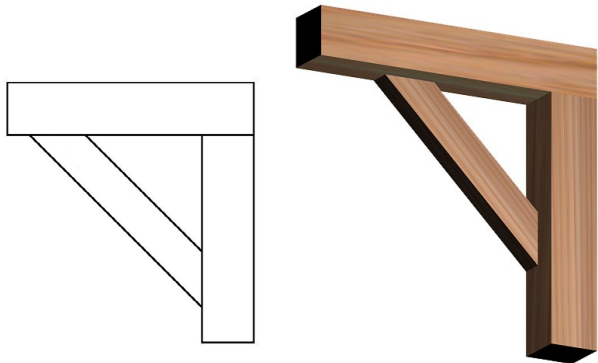


Chamfered edge on selected posts, beams, joists and rafters.

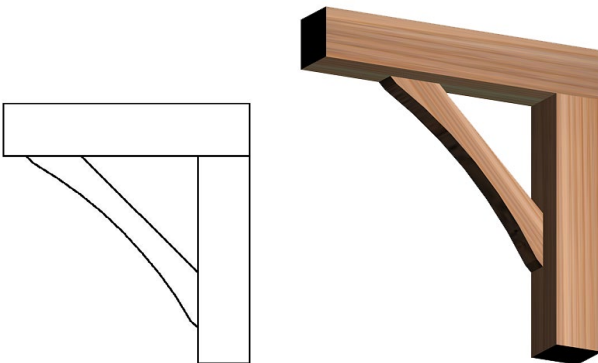
SHELL OPTIONS

TIMBER FRAME FEATURES

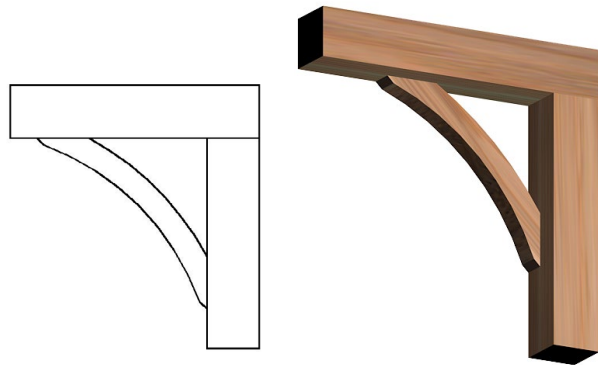
KNEE BRACES



4 x 6" Straight Knee Brace



4 x 6" Curved Knee Brace



4 x 6" Double Curved Knee Brace

STRAIGHT & CURVED EXTERIOR BRACKETS



24" Extended Gable Overhang Straight Knee Brace

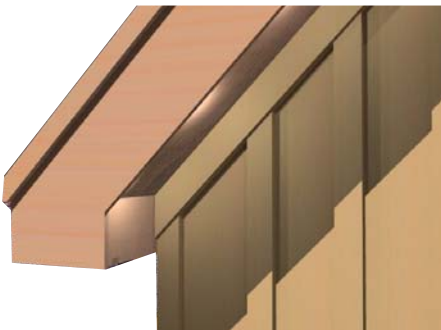


24" Extended Gable Overhang Curved Knee Brace

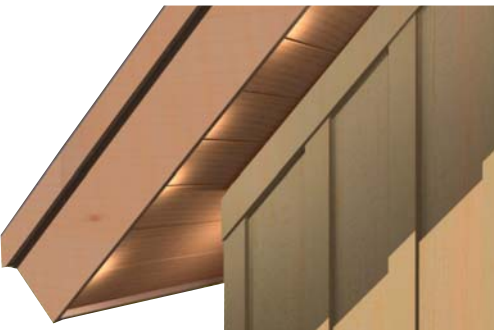


12" Overhang Straight Knee Brace

ROOF OVERHANG CHOICES



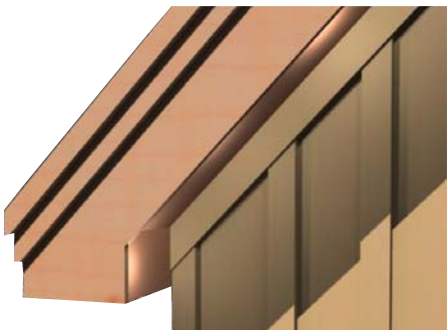
NORMERCIA OVERHANG*



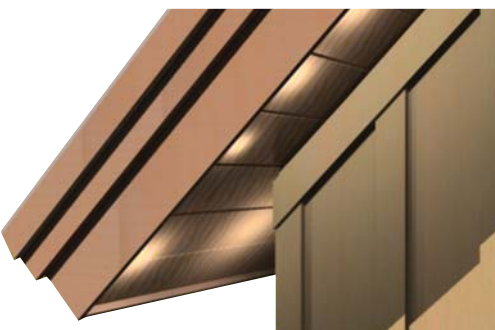
COLORADO OVERHANG



CASCADE OVERHANG WITH GABLE BRACKET



NORMERCIA OVERHANG WITH STEP FACIA



COLORADO OVERHANG WITH STEP FACIA

*The 'Normercia' overhang can be extended up to 24" - we call this a 'Prairie' overhang.

BUILDING DESIGN, PACKAGE PRODUCTION, AND CONSTRUCTION TIMELINE

SAMPLE 8 MONTH ON-SITE CONSTRUCTION TIMELINE

Total time from creating a design to occupancy - approx. 10 to 20 months

DESIGN TIMELINE

- Compile your ideas file and arrange to meet with your Normerica representative to discuss your building design and budget
- Meet with our architectural design and engineering department to custom design a home for you, or select a Normerica model from our Design Library, or make changes to a model
- Confirm package specifications and any model changes with your Normerica representative
- Receive and review your package price quotation with detailed list of material specifications
- Refine your preliminary construction budget and arrange for necessary financing

Your to do list...

- ✓ Visit with Planning/ Building Dept. to review application process, fees and required documents
- ✓ Check with local Planning/Building Dept. for design constraints or additional permission requirements
- ✓ Submit site plan approval documents to municipality if required
- ✓ Interview & create a shortlist of eligible local builders

SHELL PACKAGE PRODUCTION TIMELINE

- 4 - 6 weeks

- Contract for your Normerica Timber Frame Home Package
- Receive First Review Drawings

- 2 - 6 weeks
longer if there are
frequent changes

- Make changes to First Review Drawings
- Some design changes may require contracted price revision and your approval before the design process can start again.
- The frequency of changes to subsequent review drawings will extend the timeline between first review drawings and final review drawings significantly
- Receive and approve your Final Review Drawings prior to starting Permit Drawings

- 6 - 8 weeks

- Prepare your Engineered Permit Drawings for the contracted material package and foundation, confirm all material, colour and window/door selections

- 10 - 12 weeks
from Review drawing
approval

- Manufacture & delivery of your Normerica Timber Frame Shell Package

CONSTRUCTION TIMELINE (after site plan approval)
6.5 - 11+ months

- 1 - 2 weeks

- PERMIT APPLICATION

- 1 - 2 weeks

- SITE PREPARATION
site plan layout, entrance/rough driveway, survey layout

- 3 - 5 weeks

- EXCAVATION & FOUNDATION
excavation, foundation, waterproof, backfill

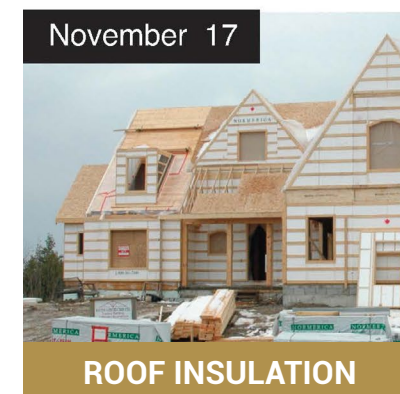
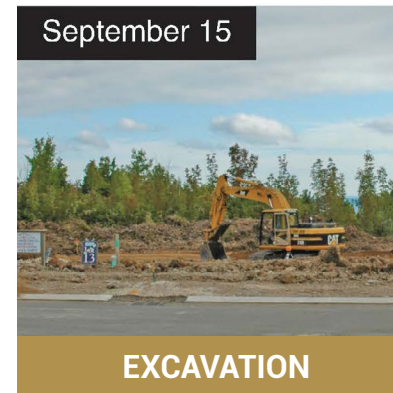
- 8 - 18 weeks

- **BUILDING SHELL**
rough framing, timber framing, exterior wall panels, roof system, windows and doors, mechanical rough ins, insulation

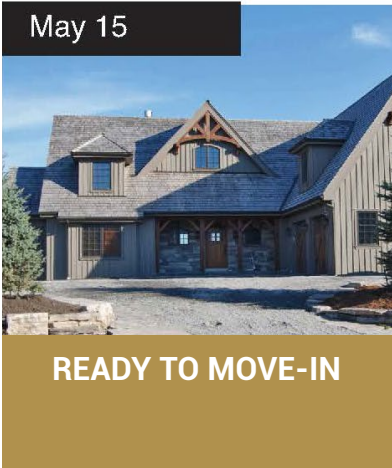
- 14 - 20 weeks

- FINISHES
drywall, paint/stain, flooring/decking, siding/stone work,
plumbing/electrical fixtures, millwork/countertops

REMEMBER...
Timelines will vary greatly depending on:
size of home,
location,
time-of-year, and
material selection.



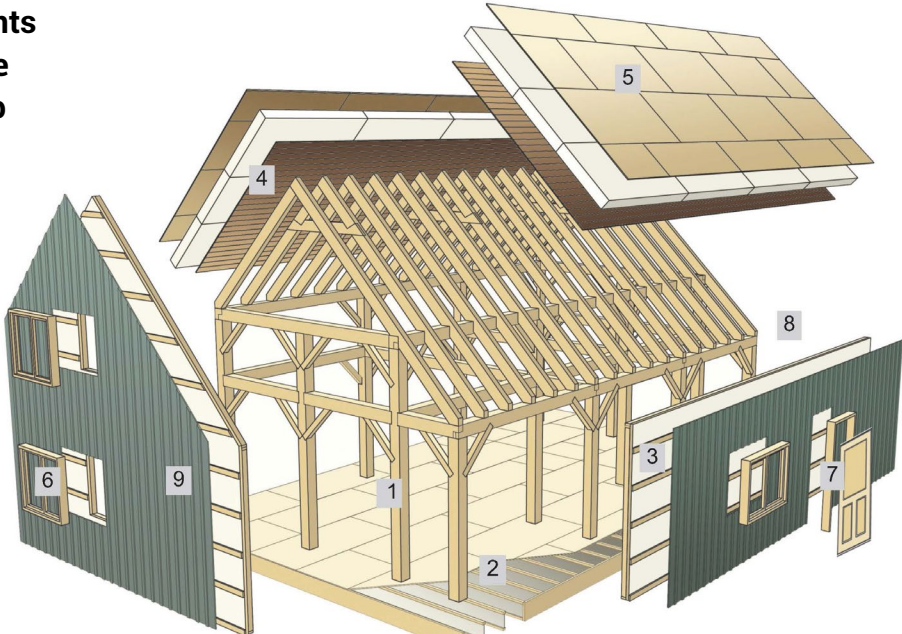
SAMPLE 8 MONTH ON-SITE CONSTRUCTION TIMELINE



THE COMPLETE SUPER INSULATED SHELL

WE CAN PROVIDE A BASIC TIMBER FRAME OR A COMPLETE SUPER INSULATED SHELL PACKAGE USING THE FINEST MATERIALS AVAILABLE.

These are all of the elements that make up our complete shell package from the top of the foundation to the roof, ready for shingles.

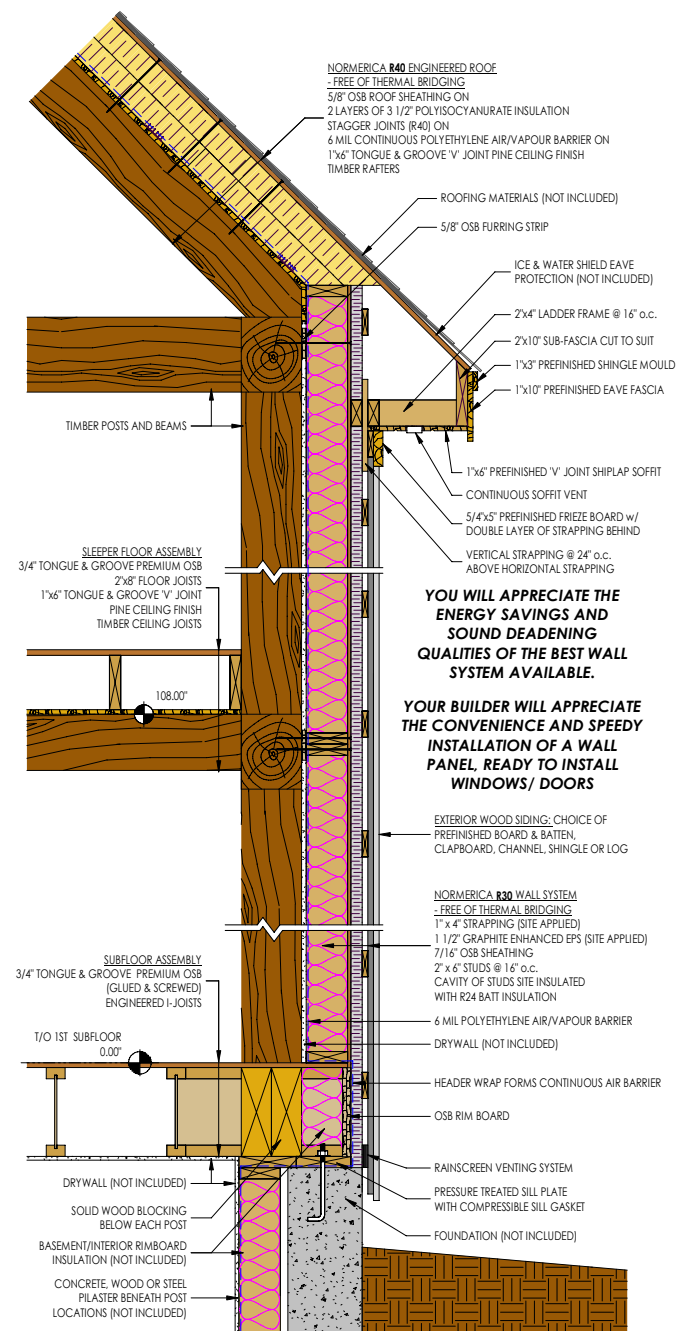


- 1. Authentic timber frame
- 2. First level subfloor system
 - Engineered wood floor joists, 3/4" T&G premium OSB
- 3. R30 Superwall panel system
- 4. Pine cathedral ceiling finish & porch ceiling finish
- 5. R40 cathedral roof insulation system
- 6. Aluminum clad exterior, pine interior windows & sliding doors
- 7. Front Door - Every model comes with 1 custom pine wood front door
- 8. Side and Rear Doors
 - Exterior swing doors are supplied as steel insulated doors.
- 9. Pre-finished wood exterior siding

- Also included, but not illustrated above:
- 10. Pre-finished wood exterior finish fascias, soffits and exterior window/door casings
 - 11. Interior site framed partitions
 - 12. Skylights
 - 13. Attached garages and exterior timber trusses/brackets and porches are included where shown
 - 14. Second level sleeper sub floor for timber frame portions of home
 - 15. Second level sub floor system (for non timber frame portions of home - Combination Home)
 - 16. R60 insulated engineered truss roof system (for Combination Homes)
 - 17. Building plans and engineered shop drawings
 - 18. Technical representative on-site

SUPER INSULATED WALL AND ROOF SYSTEM

AS MENTIONED IN THE STEPS TO BUILDING YOUR CUSTOM HOME SECTION, THE SUPER INSULATED WALL AND ROOF SYSTEM IS OUR VERY BEST BUILDING SYSTEM. **HAVE A LOOK:**



SUPER INSULATED SHELL PACKAGE

Just as you have the ultimate flexibility to custom design your Normerica home, we make it easy to custom design your Normerica Shell Package.

NORMERICA SUPER INSULATED SHELL PACKAGE

Our Super Insulated Shell Package is designed to a higher standard than conventional construction, giving you an energy efficient home that is built with the finest materials available. With Normerica's super insulated walls, roof and high performance windows; your tightly built home will keep a consistent temperature no matter what Mother Nature has to offer. Our package includes all the elements that make up a complete insulated and weather-tight shell for your home; from the top of the foundation to the roof, ready for shingles.

VALUE ENGINEERING OPTIONS

At Normerica we know that budget matters. As such, we offer several value engineering options to save you money and not compromise the look of your home. Our value engineered homes still have the finely crafted 'look' you have become to appreciate, while still meeting or exceeding today's building standards. These value engineering options will help make your dream of owning a Normerica Timber home come true.

1. Authentic Timber Frame – Available in White Pine, Douglas fir, Oak and other species as requested.	
2. First level subfloor system – Engineered wood floor joists, built-up engineered wood support beams, treated sill plates, sill gasket, and 3/4 T&G premium OSB and subfloor adhesive.	
3. R30 'Superwall' Panel Wall System encloses the exterior of the building envelope. Comprised of 2x6 factory-constructed wall panels, with 1 1/2" Graphite Polystyrene (GPS) site installed exterior insulation, providing a continuous insulation barrier, free from thermal bridging. Premium batt insulation and vapour barrier is provided for onsite installation of the wall cavity, providing you with an R-Value exceeding most local building standards. Wall panels are ready for installation of 1x4" strapping, windows and exterior doors.	R30 Wall System is completely site assembled If your home is intended for seasonal use, we can work with you to reduce insulation values.
4. 1x6" T&G v-joint pine cathedral ceiling finish and porch ceiling finish.	
5. R40 Cathedral Roof System with Polyiso insulation	R33 Cathedral Roof System with Graphite Polystyrene (GPS) insulation
6. Aluminum clad exterior, pine interior windows & sliding doors - Low 'E' argon-filled insulated glass. Windows supplied based on model. All windows come with screens and pine jamb extensions, multiple colours available.	Vinyl exterior windows and sliding doors - Low 'E' argon-filled insulated glass. Windows supplied based on model. All windows come with screens. Available in white, with the option to paint any colour
7. Front Door – Every model comes with one custom pine front door.	Front Door – Fiberglass insulated door.


SUPER INSULATED SHELL PACKAGE

NORMERICA SUPER INSULATED SHELL PACKAGE

VALUE ENGINEERING OPTIONS

8. Side and Rear Doors – Exterior swing doors are supplied as steel insulated doors.	
9. Prefinished exterior wood siding with 8 – 50 year material and finish warranties.	
10. Prefinished wood exterior fascia, soffit, and exterior window/door casing with 8 – 50 year material and finish warranties.	
11. Interior site framed partitions	
12. Skylights	
13. Attached garages and exterior timber trusses/brackets and porches are included where shown.	
14. Second level 'sleeper' subfloor for timber frame portions of home – 1x6" T&G v-joint pine (first floor ceiling) with 2x8" SPF nonstructural 'sleeper' joists (for mechanical/electrical distribution) and ¾" T&G premium OSB with subfloor adhesive above.	Second level floor for timber frame portions of home – 6/4" T&G pine supplied for ceiling/floor
15. Second level subfloor system (for non-timber frame portions of home – "Combination Home") – Engineered wood floor joists, built-up engineered wood support beams, ¾" T&G premium OSB and subfloor adhesive.	
16. R60 insulated engineered truss roof system when a flat ceiling is designed.	
17. Building plans and certified engineered shop drawings included	
18. Technical representative on-site	

PRELIMINARY CONSTRUCTION COST BUDGET

		Clients Name: Sample with Walkout Basement
		Location: Sample
		Date: 2021-04-12
Estimated Construction Cost Budget		
Foundation Design:		Full basement with walkout
Finished Area above Foundation including Porches		2025
Foundation Area (Does not include Garage Foundation Area if any)		1345
Gross Floor Area (GFA) = Full Basement + 1st floor + 2nd floor + Porches		3370
Unfinished Garage footprint		0
Decks not under Porches		875
Total Built Area = GFA + Decks + Garage		4245
Included in Estimated Construction Cost Range		
Normerica Shell Package - See Residential Construction Guide for more information	\$308,383	\$392,481
General Conditions	\$18,528	\$21,055
- Trash Removal, Equipment Rental, site facilities and protecting installed construction		
Earthworks	\$24,457	\$27,793
- Excavation, Backfill, Rough Grading around Foundation, drainage and under-slab gravel		
Foundation & Insulated Concrete slabs (Includes Garage & Deck piers if any)	\$50,182	\$70,041
- Poured Foundation Versus Insulated Concrete Form Foundation		
Shell Package Installation Labour	\$128,638	\$139,219
Interior Doors & Trim	\$17,892	\$32,058
- Interior Hollow Core door and MDF trims VERSUS Solid Wood doors and Pine trim		
Garage Doors	\$0	\$0
- Garage Door 9' x 8' uninsulated with opener & 2 remotes		
Interior Stairs & Railings	\$29,920	\$52,500
- 16 Rise Oak Stairs and Handrail complete with Black Aluminum Picket VERSUS Glass Panels		
Decks & Exterior Railings	\$26,589	\$45,391
- PT Undercarriage with Cedar Decking & Wood railing VERSUS Trex Decking with Glass railings		
Kitchen	\$22,275	\$40,500
- MDF cabinets with caesarstone counters VERSUS Stain grade cabinets with Granite counters.		
Roofing	\$19,052	\$38,205
- 40yr Architectural Shingle VERSUS 26 Ga. Steel Roof		
Flashings, Sealants & Caulking	\$2,894	\$3,289
- All required sealants and caulking for siding		
Bathrooms	\$28,677	\$32,588
Custom vanity, tiled showers with glass door and quality plumbing fixtures		
Drywall & Insulation	\$27,689	\$31,465
- Install insulation, drywall, tape & mud and sanded ready for painted finish		
Interior Painting	\$16,476	\$18,723
- Paint interior walls (1 coat of primer, 2 coats of paint)		
Factory or site Staining of timber frame and wood ceiling boards.	\$0	\$35,438
Flooring	\$17,800	\$33,713
- 7" vinyl flooring Versus 7" prefinished hardwood flooring		
1 wood stove with chimney(s).	\$5,225	\$5,938
Plumbing Distribution	\$26,876	\$30,541
- Cost for fixtures included in Kitchen and bathrooms		
Heating (Forced Air, HRV, A/C)	\$41,644	\$47,323
- Forced Air furnace complete with HRV & A/C		
Electrical (Distribution & Fixtures)	\$33,674	\$38,266
Exterior Stone	\$89,947	\$149,388
Cultured Stone Versus Granite (includes all prep and mortar).		
Walkout Basement Exterior Siding and trims, Windows & Doors.	\$25,000	\$34,375
3 Season room	\$6,059	\$6,885
Optional materials 2	\$0	\$0
Optional materials 3	\$0	\$0
Optional materials 4	\$0	\$0
Estimated Construction Cost Budget not including Finished Basement	\$967,880	\$1,327,171
Estimated Cost per Square Foot of GFA not including finished basement	\$287	\$394
Finished Basement (flooring, drywall, framing, interior trims, electrical and plumbing).	\$51,783	\$100,875
Estimated Construction Cost Budget including finished basement.	\$1,019,663	\$1,428,046
Estimated Cost per Square Foot of GFA	\$303	\$424
The Estimated Construction Cost Budget includes site supervisor and project management .		

THE ELEMENTS OF PRICING

REMEMBER, THERE ARE 3 ELEMENTS TO THE TOTAL PROJECT COST OF BUILDING YOUR HOME!

1. Land, Interest Carry and Legal Costs
2. Site Servicing & Other Soft Costs
- Includes but not limited to surveys, permits, insurance, consulting fees, development fees, connection fees, utilities (i.e. hydro, gas, telecom), sanitary & water systems, site clearing, driveway, landscaping, demolition, blasting, furniture, appliances & special decorating costs.
3. Estimated Total Construction Cost Budget
- Variance on cost will occur due to the following: intended home location, availability & cost of skilled labour, taxes, design & size of your home & price range of selected features of your Normerica Package & other materials.

These 3 elements = TOTAL PROJECT COST

WHAT CAUSES A RANGE IN CONSTRUCTION COST & COST PER SQUARE FOOT OF THE GFA?

1. The geographic location, site conditions & remoteness of the location will affect taxes, labour rates & cost of shipping.
2. Features of the home such as sacrificing square footage to achieve large soaring cathedral ceilings.
3. The size of the home. Smaller is not always less expensive per square foot than a larger perhaps more efficient building.
4. Amenities outside the living area such as decks and a garage will affect the cost per square foot of the GFA. Gross Floor Area = Full basement, 1st floor, 2nd floor and porches (does not include garage).
5. Complexity of the design.
6. Your choice in the quality & quantity of finishing materials such as windows, mouldings, doors, kitchen cabinets, fireplace, plumbing & electrical fixtures, floor & wall finishes.



BUILDING WITH NORMERICA IS BUILDING GREEN

AT NORMERICA, WE PROMISE THAT YOUR HOME WILL BE AS ENERGY EFFICIENT AND ENVIRONMENTALLY RESPECTFUL AS IT IS BEAUTIFUL.



Timber frame homes are considered eco-friendly by their very nature – Let’s start with our timber: not only is it natural and renewable, but we buy all of it from suppliers who follow sustainable forestry practices. This, coupled with our understanding of building science and our unique building system, has enabled us to create some of the most energy efficient buildings around. Our state of the art wall and roof system produce less waste – both during manufacturing and on the job site.



Once built, your timber frame home will deliver superior energy efficiency and environmental comfort. For instance, our insulated wall panels exceed Canadian, American and international building codes. And just as we can customize your design, we can customize your full-building shell package too – increasing or decreasing insulation values, should you desire.

Meanwhile, our low-emission building materials and recommended whole-house ventilation system will provide excellent indoor air quality. Our exacting standards for airtightness and insulation will deliver lower heating costs. And since our homes are built to the highest efficiency standards, you’ll use less energy overall, reducing your carbon footprint.

✓

Net zero compatible building system

✓

Energy Star Ready

ABOUT NORMERICA



Since 1979, Normerica has created the highest quality timber frame structures across North America and around the world. We began as Upper Canada Post & Beam with a simple philosophy: to marry traditional craftsmanship with the latest engineering and building science, delivering nothing less than our customers' ultimate dream home.

Our decades of experience and expert in-house design capabilities have given us the ability to offer a high level of customization and design flexibility – a key advantage of timber frame homes and post and beam construction. In fact, most of our customers begin with one of our designs as inspiration, but truly custom design a home to meet their own unique tastes. You could say that customization is the standard at Normerica.

Over the years, thousands of discerning customers have trusted us with their vision. And most of those customers come from referrals. We think that's due to our iron-clad commitment to service excellence, and our ability to offer timeless designs that deliver integrity, harmony, and warmth.

This guide is a tool to help you make the choices, together with our highly trained staff, to create a building that surpasses all of your expectations, for today and for years to come.

THE NORMERICA PROMISE

WE WILL PROVIDE YOU WITH A UNIQUE CUSTOM TIMBER FRAME HOME THAT'S REALIZED WITH A HIGH LEVEL OF PREDICTABILITY.

AT NORMERICA WE KNOW WHAT MATTERS:

A beautiful custom timber frame home:

Our stunning structural timber frame homes and cottages offer a unique, timeless aesthetic.

- Large open concept spaces without the need for structural interior walls.
- Offering both hybrid and full timber frame options, allowing for flexibility in the design and layout of your home.
- Our expert in-house design and engineering team are here to bring your ideas to life.

Time and money:

Don't let building your dream home become a nightmare!

- We offer a variety of options within our state of the art building system, and are always sensitive to your budget.
- We can do as much or as little as you need, from a full turnkey build, to simply supplying your building package.

We're here for you:

We've been building beautiful timber frame homes and cottages since 1979.

- Throughout the design/build process, you will have a dedicated person here at Normerica to help with any questions you may have.
- Our warranty and post construction services are second to none.





Normerica

Contact us to discuss your future timber home or cottage.

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www.normerica.com