

FRAME STEEL - EVERYTHING YOU NEED TO KNOW.



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WHO ARE WE?

Frame Steel - South East Queensland & New South Wales granny flat experts
Here at Frame Steel, we offer a full range of customisable designs to suit a range of applications. Because of this, Frame Steel Granny Flats are your one stop shop for granny flats & studios.

As our kit granny flats are manufactured and shipped from our factory in Brisbane & all drafting completed in-house, we are more than happy to quote on custom steel frame granny flats for the owner builder.

To make our kits easier to install, all of our internal & external wall frames & roof trusses in our Standard Range come delivered pre-assembled & ready to stand.

All frames are also clearly marked to enable simple & efficient construction. In addition to our fantastic designs & simple construction, all of our frames that we supply are Engineer Certified Australian made Steel Framing. Designed using the latest computerised drafting software, our steel framed granny flat kits comply with the Australian Building Code.

Unlike other steel frames, our granny flats are manufactured with a 70mm C Section steel framing system that is screwed and pre-braced square, ready to stand.

Our DIY Kit Granny Flats are designed for the 'Do It Yourself' person or the person

who wishes to sub-contract either all or part of the work.



WHAT DO WE SUPPLY?

BASE DIY KIT

- Pre Assembled 70mm Steel Wall Frames
- Pre Assembled 70mm Steel Trusses
- Steel Ceiling Battens
- Steel Roof Battens
- Fastener Kit
- Eaves & Eave Lining as Specified
- 2.55m High Ceilings
- N2 Wind Rating
- Sliding Glass Windows as Per the Plan
- Sliding Glass Door/s as Per the Plan
- External Timber Hinged Door (if shown on plan)
- CGI Roof Sheets, Metal Gutter, Metal Fascia & all Roofing Accessories
- Horizontal CGI Wall Sheets & Flashings

STEEL FLOOR SYSTEM

- Steel C-Purlin Bearers
- Steel C-Purlin Joists
- Yellow Tongue Flooring
- FC Tile Underlay for Bathroom/s

INTERNAL FITOUT KIT

- 10mm plasterboard for ceilings and walls including all fixings, paper joint tape, setting compound and external metal corners
- 10mm Wet Area Plasterboard for wet areas & deck ceilings (if shown on plan)
- 90mm Cornice & Adhesives
- Internal Redicote Hollow Core Doors inc Jambs, Hinges & Lever Handles
- 42x12mm Architraves
- 68x12mm Bullnose Skirting
- Robe & Linen Cupboard Supports & Shelving
- Chrome Hanging Rails for Robes
- 55mm Roof Blanket Insulation
- Thermal Break
- R1.5 Glasswool Batts for External Walls

OPTIONAL EXTRAS

- Option to upgrade to HardiePlank 230W FC Weatherboard in Smooth or Woodgrain
- Engineering Certificate (Form 15) available for an additional charge
- Bluescope ColorBond CGI Roof & Wall Sheets are available for an additional charge. Applies for all kits supplied outside of SE QLD.



EXCLUSIONS LIST

Below is a list of items that we do not supply with our kits. Please note that this is mostly comprehensive, but we may have forgotten some things.

- Engineering of foundations (slab or footing engineering)
- Energy Efficiency Certificate/BASIX Certificate
- Council Application Lodgement
- Site Specific Plans (site plan, site elevations, contour surveys etc)
- Soil Tests
- Foundations (footings or slab)
- Malthoid (membrane between slab & frame. Only required for slab construction)
- Electrical wiring/light fittings/power points etc.
- Plumbing fittings/tapware/pipes etc.
- Sinks/Basins/Tubs
- Toilets
- Showers & Baths
- Shower Screens
- Appliances (oven, stove, dishwasher etc.)
- Wardrobe Doors
- Kitchen Cabinetry
- Vanities/Laundry Cabinets
- Mirrors
- Floor Coverings (carpet, lino, tiles etc.)
- Paint
- Waterproofing items
- Downpipes
- Insect/Security Screens



HOW DOES PAYMENT WORK?

CHECK OUT OUR PAYMENT TERMS:

20% Deposit

Layout, Elevations (changes can be made for the initial floor plan & elevations prior to proceeding to engineering), Engineering Drawings, Chassis Layout (if purchasing with a chassis), Form 15 (if purchasing) & Delivery Date Supplied.

40% Manufacturing Payment

Due 8 weeks prior to delivery to start manufacture.

40% Balance Payment

Due 2 weeks prior to delivery.



STEPS TO COMPLETING YOUR GRANNY FLAT

1.

CHOOSE YOUR DESIGN.

View any of our Studio, 1 Bedroom, 2 Bedroom or 3 Bedroom granny flat designs & choose one that suits your requirements.

WINDOW, DOOR & INTERNAL ROOM POSITIONS CAN BE CHANGED FOR NO EXTRA CHARGE.

2.

CONTACT A PRIVATE CERTIFIER.

You will need to find & engage a private certifier local to where you are building as they will need to conduct the required inspections as part of your approval.

3.

GET A QUOTE.

Get in touch with us for a quote including the changes that you have made (window, door & internal wall position changes are free of charge), delivery, engineering certificate & any other requirements that you have.

4.

PAY A DEPOSIT.

When you are ready to start your application process, contact us to pay your initial 20% deposit. Once this has been received, we supply your floor plan & elevations including any changes that you have made for your council application. We will also provide you with a delivery date.

Delivery within 2 hours of Yatala is \$900.

5.

SOIL TEST & FOUNDATION ENGINEERING.

You will need to find & engage a soil testing company & structural engineer (usually, your chosen engineer will also do soil testing) local to where you are building. Once your soil test has been completed & soil type determined, your engineer will need to provide a footing or slab design to suit.

6.

PRELIMINARY APPROVAL.

Submit the documentation that you have received so far (floor plan, soil test etc) to your chosen private certifier for preliminary approval subject to building engineering.



STEPS TO COMPLETING YOUR GRANNY FLAT

7.

ENGINEERING DESIGN.

Once you have received your preliminary approval, you will need to obtain building approval from your certifier. At this stage, we will require a written confirmation from you (email is suitable) confirming that the floor plan & elevations we have supplied to you are correct. Once this has been received, the wind rating will be determined for your property. In the event that you require a higher wind rating, we will notify you of wind rating required and the cost involved. Generally speaking, to increase the wind rating to N3 for a 60m² building is an additional \$1,800. This includes the upgrade on the windows & doors, roof strapping & framing engineering. Once the wind rating has been determined, your engineering drawings & engineering certificate will be sent over to you to submit to your certifier.

8.

COLOUR CONFIRMATION.

We will send through an email to confirm your colour choices for your corrugated iron wall cladding (or HardiePlank if your purchasing this), roofing, gutters, fascia & window & doors frames. You will be sent a link to our Colour Confirmation Google form to complete the selections.

9.

MANUFACTURING PAYMENT.

Your 40% manufacturing payment is due 8 weeks prior to delivery. Once this is received, we can start production of your frames, and process the orders for the windows, external cladding, roofing & flooring (if purchasing with a gal chassis).

10.

BALANCE PAYMENT.

Your 40% balance payment is due 2 weeks prior to delivery.

11.

DELIVERY DAY.

Congratulations! Now the fun begins!

Your items will be delivered in up to 4 separate deliveries.

You will receive the following:

- Framing, Chassis (if purchasing with floor system. For this delivery, we will require at least one extra person onsite to assist with unloading. We do not have a crane truck.)
- Flooring (if purchasing on a chassis)
- HARDIEplank (if this is your chosen cladding)
- CGI Roof Sheets, CGI Wall Sheets (if this is your chosen cladding), Gutter & Fascia.
- Sliding Windows & Sliding Doors.

Please note: Pick up of our kits is not available.



MOST ASKED QUESTIONS

Q: CAN YOU FULLY INSTALL MY KIT GRANNY FLAT?

A: Unfortunately, we do not offer a construction service. If you do not want to construct the kit yourself, you will need to get in contact with a local builder.

Q: WHERE CAN I VIEW ONE OF THESE?

A: We have The Studio Pod 45 on display at our office. Unfortunately, we are unable to give you the locations of our other kits as they are customers homes.

Q: DO YOU DELIVER?

A: Yes, we deliver all of our kits. You will need to get in contact with one of our staff members for a delivery cost.

Q: CAN I BUILD THE KIT MYSELF?

A: Yes you can! You will need to obtain an owner builders license if you don't have one already. This course can be done online within a day.

Q: DO YOU HAVE MORE DESIGNS?

A: All of our designs can be found on our website.
www.framesteel.com.au

Q: DOES FRAME STEEL ORGANISE COUNCIL APPROVAL OR DO I?

A: Unfortunately, we do not assist in the council approval process. We supply the floor plans, elevations and engineering drawings that you may need to supply to your council. We suggest speaking to a private certifier regarding this process.

Q: CAN THIS KIT BE MOVED AFTER I HAVE BUILT IT?

A: Our kits are permanent dwellings can not be moved after they are erected.

Q: CAN YOU SUPPLY CUSTOM DESIGNS?

A: Yes we can! Please send us your floor plan with dimensions including, window and door measurements.