



Remodeling Guide for
Twin Cities Home Owners

What to Know Before Adding a Second Story to Your Home

2nd Story Addition



Your comprehensive guide for
everything you need to know before
starting your second story home
addition on your Twin Cities home!

Congratulations on taking the first step towards transforming your home!

If you find yourself at a crossroads, weighing the decision between adding a second story to your current home or relocating, this guide is here to help. We explore the advantages of a second story addition rather than moving to a new location.

Whether you're looking to add additional bedrooms, a luxurious master suite, or a functional home office space, careful planning and execution are vital.

In this guide, we'll walk you through the key steps involved in considering your second story remodel.



“Titus Contracting did two projects for us, a new addition family room and a Porch, which we LOVE very much. I like that they were very Professional, Respectful to us and our property/Home and as promised they finished on time. We would recommend this Company.”

- Shanta P.

Adding a Second Story Addition vs. Moving

1.

Stay in a Neighborhood You Love

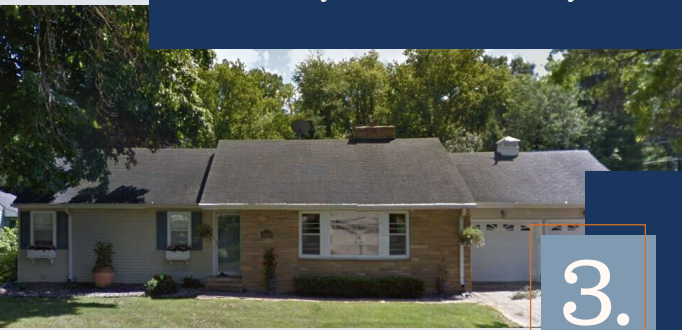
One of the most significant advantages of choosing a second story addition is the ability to remain in the neighborhood you've grown to love. By expanding your current home instead of relocating, you can continue to enjoy the sense of community and belonging that comes with staying put.



2.

Customization/Personalization

While adding a second story can be a complex project, it also gives you the opportunity to design a space that has all the functionality and details you envision. Your home reflects your personality and lifestyle, and adding a second story allows for extensive customization and personalization, alongside our designer's, you craft your design choices and selections. From choosing the layout and materials to selecting fixtures and finishes, a second story addition allows you to create your one of a kind space.



3.

Add Increased Property Value to Your Home

Investing in a second story addition is not just about expanding your living space—it's also about enhancing the value of your home. A well-executed second story addition adds more square footage and living space for you now and can make your home more attractive to any future buyers, thus providing a solid return on investment.

"Our experience with the entire Titus team was excellent. Titus provided seasoned on-site professionals that were easy to work with to accomplish the ultimate goal."

- Steve W.

The Vision for Your 2nd Story Remodel

The first step in any remodeling project is to define your vision. Take the time to envision how you want your second story to look and function once the remodel is complete. Consider factors such as layout, aesthetics, and functionality. Our in-house design team has the knowledge and talent to guide these decisions making the most out of your second story addition.



“Titus remodeled our entire house and made it our home! During the 10-month project, all staff and crew members were onsite when promised and the project was completed on budget. Our project included a lot of work from all the trades, and they were on time, respectful, and always left a clean jobsite. With a project of this size there were bound to be a few challenges and surprises, and Titus staff always handled them with the utmost professionalism, patience, and trustworthiness. We even had many laughs along the way!”

- Paula O.

1.

Plan

Once you have a clear vision in mind, it's time for our team to put pen to paper and create a detailed plan for your remodel. In a Discovery Meeting, we start by assessing the existing layout and structure of your home to determine the feasibility of your ideas. We listen to your wants, needs and wishes as well as measure and assess the current space. A well-thought-out plan will serve as the blueprint for your remodel, ensuring that every detail is carefully considered and executed.

“Building Excellence Fueled by Your Dreams”

2.

Cohesive Design

A cohesive design is essential for creating a harmonious and visually appealing space. Our design team considers elements such as color palette, materials, and architectural style to ensure that your second story remodel seamlessly integrates with the rest of your home and neighborhood. A cohesive design will not only enhance the aesthetic appeal of your remodel but also contribute to the overall cohesiveness and flow of your home.

3.

Budgeting & Finance

Budgeting is a crucial aspect of any remodeling project, booking a Discovery Meeting with our design team will give an estimate for your project and a general scope of work.

Financing available

4.

Needs vs. Wants

As you plan your second story remodel, it's important to distinguish between your needs and wants. Ask yourself, what elements are non-negotiable for your remodel, such as additional bedrooms or a larger bathroom. Then, consider optional upgrades and enhancements that would be nice to have but are not essential to the functionality of the space. By prioritizing your needs over your wants, you can ensure that your remodel stays within budget.



Preparation is Key

Undertaking a second story home addition is an exciting endeavor that can transform your living space and enhance the value of your home. However, proper preparation is crucial to ensuring a successful and seamless construction process. Preparation involves several key factors, including assessing the structural integrity of your existing home, obtaining necessary permits and adhering to building codes, and addressing utility and HVAC considerations.



"Major home remodel Summer of 2023. Excellent work. Our 2nd time choosing Titus and we'd do it a 3rd."

- Shannon S.



1.

Structural Integrity

The first step in preparing for a second story addition is to assess the structural integrity of your existing home. Our team will evaluate the foundation, load-bearing walls, and overall structural & stability of your home to determine its capacity to support a second story. Strengthening or reinforcing the existing structure may be necessary to ensure safety and stability throughout the construction process and beyond.

2.

Permits/Codes

Obtaining the appropriate permits and complying with building codes and regulations are essential steps in any construction project, including a second story home addition. Before beginning construction, permits will be obtained from your local building department, which will require submission of architectural plans, engineering documents, and other relevant paperwork. Working with a design build firm like Titus Contracting ensures your addition meets all requirements and standards.

3.

Utility and HVAC

Consideration of utility and HVAC (heating, ventilation, and air conditioning) systems is another critical aspect of preparing for a second story home addition. You'll need to assess the capacity of your existing systems to accommodate the increased demand of an additional floor, including electrical wiring, plumbing, and HVAC ductwork.

Living in Your Home During a 2nd Story Addition

Living in your home during a second story addition can pose unique challenges, but with careful planning and preparation, it's entirely manageable.

1. Can a Temporary Living Space be Created?

One option to consider is whether it's feasible to create a temporary living space within your home during the remodel. This might involve converting a spare room, basement, or garage into a makeshift living area equipped with essential amenities such as a place to sleep, and a small kitchenette. While not always possible depending on the scope of the remodel, having a designated temporary living space can provide some semblance of normalcy amidst the chaos of construction.

2. Work with Contractors' Scheduled Work Hours

Communication with your contractors is key to minimizing disruption and ensuring a smooth remodeling process. Work together to establish agreed-upon work hours that are least disruptive to your daily routine. This might mean scheduling noisy or disruptive tasks during times when family members are away at work or school, and prioritizing quieter tasks during evenings and weekends when you're likely to be at home.

3. Protect Belongings from Dust & Debris

Construction inevitably generates dust and debris, which can easily infiltrate your living spaces if not properly contained. Take proactive measures to protect your belongings by covering furniture with tarps. Know that our team utilizes plastic sheeting, sealing off doorways with plastic barriers, and regularly removing debris to minimize construction debris. For an additional level of protection consider investing in air purifiers to help mitigate airborne particles and improve indoor air quality.

5. Have Realistic Expectations

It's important to have realistic expectations about the impact of living in a construction zone. While contractors will do their best to minimize disruption, there will inevitably be noise, dust, and inconveniences associated with the remodeling process. Be patient and flexible, and keep your eyes on the prize: a beautifully renovated home that meets your needs and exceeds your expectations.

6. Consider Possible Disruption of Utilities

Depending on the nature of the remodel, there may be temporary disruptions to utilities such as water, electricity, and HVAC systems. Work closely with your contractors to minimize downtime and inconvenience, and make contingency plans for alternative heating, cooling, and cooking options if necessary. Stay in communication with utility providers to ensure timely restoration of services.

"We just wrapped up our remodeling project that touched over half of our home, and are extremely happy. We reached out to Titus after almost signing a contract with another company that had a lower price tag, but provided no plans or design, and knew it would be a much larger cost than the contracted quote amount. We are very happy with the decision, and are looking forward to completing our lower level with Titus. Our team of project managers, designers and even sub contractors was great... professional, friendly, informative, etc. It means a lot in this current state of things (we work from home full time) to have people that you trust to share space with to be respectful and personable, and we are very grateful for the experience. On to phase 2!"

- Andrea O.

4. See Real-Time Progress

One of the benefits of living in your home during a second story addition is the opportunity to witness the progress firsthand. Take advantage of this by regularly checking in with your contractors, asking questions, and staying informed about the status of the project. Seeing real-time progress can provide reassurance and motivation, helping you stay focused on the end goal.



Moving Out During Your Second Story Addition

Moving out of your home during a second story addition may seem like a daunting prospect, but with careful planning and organization, it can be a manageable and even beneficial experience. Below are our recommended tips to help you navigate the process of temporary relocation during your remodel project.

1.

Coordinate Move and Construction

One of the most important aspects of relocating while your home is being remodeled is keeping constant communication with your contractor. Before your project begins your contractors can work with you to determine the timeline based on key milestones in the project. By aligning your move with the construction timeline, you can minimize disruption and ensure a smooth transition.

2.

Secure Temporary Accommodations

While the addition is underway, you'll need to secure temporary accommodations. Some options include:

- Renting an already furnished home
- Short term rental (AirBNB or VRBO)
- Stay with friends or family

3.

Storage for Belongings

Depending on the scope of the remodel project your belongings may need to be relocated during the project. If your belongings need to be kept outside of your home, find a secure and reliable storage solution for your belongings.

4.

Utilize BuilderTrend for Up-to-Date Progress and Decision Making

This innovative construction management software called BuilderTrend allows you to track progress, communicate with contractors, and make important decisions remotely. Take advantage of BuilderTrend's features to stay up-to-date on the status of your second story addition and participate in key decision-making processes.

Getting Started

Embarking on a second story remodel requires meticulous planning and a clear vision of your desired outcome. Working with an experienced contractor like Titus Contracting the essential steps such as defining your renovation vision, devising a comprehensive plan, ensuring design cohesion, meeting your budget, and prioritizing needs over wants, pave the way for a successful and fulfilling remodeling journey.

The best way to tackle a 2nd story addition is to partner with an experienced home remodeler who will work with you during the design and build process. The **Titus Contracting team** is filled with expert craftsmen, who are your advocates throughout the entire design and remodeling process. We take pride in our work from start to finish, and at the end of the project, you'll have the perfect space for your family.

Titus Contracting is recognized as a top-remodeler in the Twin Cities metro.



Scott Rajavuori,
President

Call for a design consultation today at
952-746-7817 or email us at [info@tituscontracting](mailto:info@tituscontracting.com)

Schedule an appointment in
our design showroom at:

12151 Nicollet Ave.
Burnsville, MN 55337

License #BC752914

"Scott at Titus has been fantastic. He listened to our needs and worked with us to create a plan for how we could achieve our goals with our house. The folks at Titus are thorough, conscientious and great partners. We highly recommend!"

- Steve W.

