

Project: Various Construction Projects
Design and Construction Team
Developer: Various Builders
Pre-engineered and pre-assembled cold-formed steel framing panels:
 KML Building Solutions and GenesisTP Inc.

Cold-Formed Steel Framing - A Cost Effective Structural Solution for Multifamily and Light Commercial Projects

01

KML Building Solutions King West Village (Urbancorp): Extensive use of cold-formed steel framing, both structural CFS sections and non-structural sections, was a feature of this four-story project.

02

Hyde Park Condominiums (Zentil) Steel panels and roof trusses made from cold-formed steel framing contributed significantly to meeting several of the prime building considerations — quality, light weight and speed of installation.

03

Aspen Heights Condominiums (The Kaitlin Group): 18 mil was used throughout for all non-structural locations with 0.048" and 0.034" structural CFS for structural applications.



Some improvements in residential and commercial construction are mainly cosmetic, while some enjoy more substance. Whether visible or not they add value to a project. Value is, of course, in the eye of the beholder. People will differ on what constitutes aesthetic improvements. But what no one argues about is that if you can improve the performance of a structure and save money at the same time, you have indeed created value.

KML Building Solutions, an affiliated GenesisTP Inc. partner, of Cambridge, Ontario, continues to provide such value to a wide range of residential and commercial projects. This project profile takes a brief look at how they're achieving this, beginning with a philosophy. According to Vince Mifsud, Chief Operating Officer of GenesisTP, it is "To provide new, innovative structural building solutions that can be delivered quickly with higher quality and that are cost-effective. Our goal is to deliver all four strategic components — innovation, speed, quality, and cost — in a unified manner. To do that, we continue to adopt innovative approaches, processes and methodologies, and are fundamentally changing the building process."

Focusing mainly on the five-story-and-under market in residential, commercial, and institutional construction, KML makes cold-formed steel framing (CFS) an integral part of an overall building approach. The Genesis™

panelized framing system comprises Galvalume™ and galvanized steel components produced in manufacturing facilities and involves fast assembly techniques adaptable to any building design and codes. The result? A durable building system ideal for single or multiple occupancies, with a high-speed construction process that allows building owners to offer units sooner and enjoy a faster return on investment. The company has framed at the rate of 12,000 square feet in four days per four-person crew.

“We cut 30 percent off our restaurant framing schedule.”

Andrew Berzins, Stylcorp

KML has used this technology to build hundreds of residential and commercial projects. Some of these include East Side Mario's and Casey's restaurants across Ontario, Aspen Heights Condominiums in Bowmanville, Ontario, and King West Village, Toronto. The King West multifamily residential development by Urbancorp comprises 382 living units with panelized steel wall, floor and roof framing. Urbancorp's executive vice

president Rudy Trevisan points to cold-formed steel's advantages of cost control and time saving. "There's no way possible to build faster using lumber; site time for framing was significantly reduced."

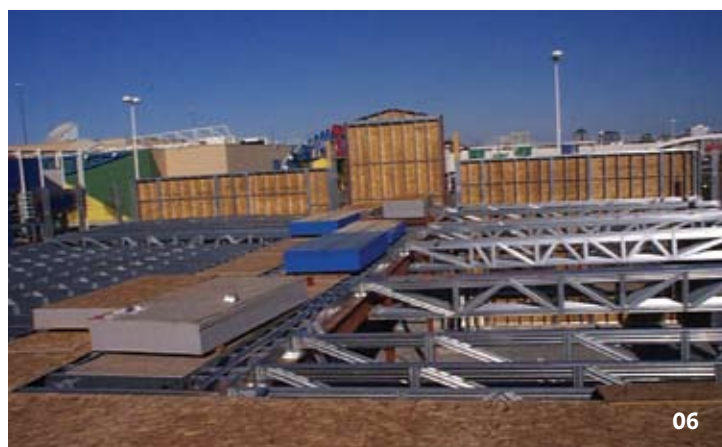
The Aspen Heights project built by The Kaitlin Group is a condominium village consisting of three three-story buildings each housing 30 units for a total 286,000 square feet. Genesis™ 6" steel stud wall panels of 0.048" and 0.060" thickness were used in conjunction with Hambro® floor joists and wood roof trusses. Combining those materials represented a challenge that was met by using U-shaped steel ring beams on top of the CFS panels for load transfer from the Hambro® joists. The main benefits from using this system were reduced construction costs — installation cost and site time — with some saving in material costs. The bottom line was reduced with the quicker project turnaround time.

Stylcorp is the builder of Casey's and East Side Mario's restaurants. The steel framing system was used for both additions to existing restaurants and all new restaurants. A Casey's 2,650 square-foot addition in Barrie incorporated 6-inch Galvalume™ and galvanized steel stud wall panels with 0.048" CFS studs in combination with an open web steel joist (OWSJ) roof. The same configurations of wall panels with CFS studs were used at new Casey's res-

taurants in Ajax and Scarborough (both 4,500 square feet) in combination with cold-formed steel trusses. A Toronto-area East Side Mario's (5,326 square feet) saw the same steel framing wall system in combination with an OWSJ roof.

This proved beneficial to the bottom line. As Stylcorp's Andrew Berzins said, "commercial ventures like restaurants depend on daily revenues. The sooner they open, the sooner they generate revenue. Thanks to Genesis™ we cut 30% off our restaurant framing schedule. It's good for us, it's good for the restaurateurs."

KML's Mifsud echoed those sentiments: "Whether your project is a nursing home, senior citizens' residence, long-term care facility—all with an increasing demand for new beds—or whether you're in residential construction wanting to close homes sooner and collect earlier, pre-assembled steel-framing systems speed up construction, and reduce costs through direct and indirect costs like on-site waste and eliminate framing-related callbacks. That all adds up to value that any client we've ever met wants. And of course, the entire system is built around cold-formed steel framing, which has quality advantages over alternate building materials."



04 Aspen Heights Condominiums (The Kaitlin Group): Pre-engineered openings for doors and windows along with pre-punched openings for plumbing and electrical systems and other features eliminated the need for additional work by the builder or sub-trades. **05** Casey's restaurant, Scarborough, Ontario (Stylcorp): The Genesis™ system is now used for additions to all Casey's restaurants and for new restaurants. **06** Casey's restaurant (Stylcorp): Six-inch wall panels with 0.048" CFS studs in combination with open web steel joists were used in Casey's locations in both Scarborough and Ajax. **07** Whether it is commercial, residential or institutional, pre-engineered and preassembled cold-formed steel framing (CFS) fits precisely together and is easily lifted into place. Faster installation and steel's light weight are added benefits.