



## KML LIGHT STEEL FRAMING - IT'S ALL ABOUT VALUE

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### DESIGN AND CONSTRUCTION TEAM

PRE-ENGINEERED AND PRE-ASSEMBLED LIGHT STEEL FRAMING PANELS:  
KML Building Solutions and GenesisTP Inc.

## KML Uses Genesis Light Steel Framing Technology to Deliver Speed, Quality and Cost Savings



King West Village (Urbancorp): Extensive use of light steel framing, both structural LSF sections and non-loadbearing, was a feature of this four-storey project.

Some improvements in residential and commercial construction are mainly cosmetic, 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, is providing such value to a wide range of projects, including both residential and commercial. This article takes a brief look at how they're achieving this. It begins with a philosophy. According to Vince Mifsud, Chief Operating Officer of GenesisTP, it is as follows: "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 are adopting innovative approaches, processes and methodologies, and are fundamentally changing the building process."

Focusing mainly on the five-storey-and-under market in residential, commercial, and institutional construction, KML makes light steel framing (LSF) and 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 1,120 m<sup>2</sup> (12,000 ft<sup>2</sup>) in four days per four-person crew.

KML has used Genesis 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 multi-family 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 Genesis' advantages of cost control and time saving and adds, "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-storey buildings each housing 30 units for a total 26,605 m<sup>2</sup> (286,000 ft<sup>2</sup>). 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 LSF panels for load transfer from the Hambro joists. The main benefits from using the Genesis system have



been identified as reduced construction costs - installation cost and site time - with some saving in material costs, the bottom line being reduced project time.

Stylcorp is the builder of Casey's and East Side Mario's restaurants. The Genesis system is used for both additions to existing restaurants and all new restaurants. A Casey's 250 m<sup>2</sup> (2,650 ft<sup>2</sup>) addition in Barrie incorporated 6" Galvalume™ and galvanized steel stud wall panels with 0.048" LSF studs in combination with an open web steel joist (OWSJ) roof. The same configurations of walls panels with LSF studs were used at new Casey's restaurants in Ajax and Scarborough (both 420 m<sup>2</sup> / 4,500 ft<sup>2</sup>) in combination with cold formed steel trusses. A recent Toronto-area East Side Mario's (495 m<sup>2</sup> / 5,326 ft<sup>2</sup>) saw the same Genesis wall system in combination with an OWSJ roof. This repetitive use of Genesis, along with speed of construction, has proved beneficial to

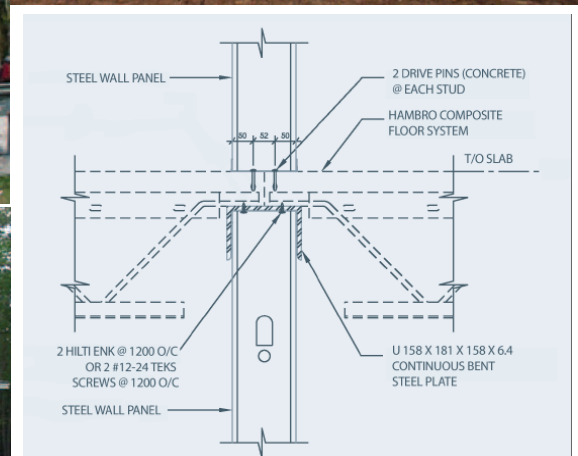
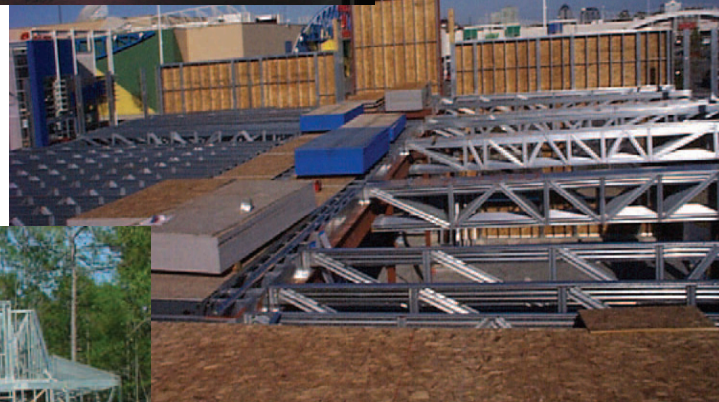
the bottom line. As Stylcorp's Andrew Berzins says, "commercial ventures like restaurants depend on daily revenues. The sooner they open, the sooner they generate revenue. Thanks to Genesis we cut 30% off our restaurant framing schedule. It's good for us, it's good for the restaurateurs."

KML's Mifsud echoes those sentiments: "Whether your project is a nursing home, senior's 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 Genesis systems speed up construction, 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 light steel framing, which has quality advantages over alternate building materials."



Hyde Park Condominiums (Zentil): Genesis™ steel panels and roof trusses made from light steel framing contribute significantly to meeting several of the prime building considerations - quality, lightweight and speed of erection.

Whether it is commercial, residential or institutional, pre-engineered, pre-assembled light steel framing (LSF) fits precisely together and is easily lifted into place. Plus, it has the benefits of lightweight and speed of erection.



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