September 4, 2026

RE: Description of PLAD Homes Building System, Materials, and On-Site Construction Method

To Whom It May Concern:

This letter describes the type of structure, the building materials, and the on-site construction method used by PLAD Homes ("PLAD") in the construction and installation of its residential and multi-residential building systems, including the OMNI and AURA product lines.

1. Classification of the Building System

PLAD homes are steel-framed, site-built structures — not manufactured (HUD-code) homes and not "on-frame" chassis-mounted units. Each home is engineered using a combination of structural steel framing and structural insulated panels (SIPs), and is erected and finished on a permanent, site-built foundation designed and constructed specifically for that home by a licensed contractor, in accordance with the Florida Building Code (FBC) and applicable local amendments.

Because the steel frame and SIP components are erected, connected, and finished entirely on the project site — with mechanical, electrical, and plumbing (MEP) connections exposed and available for inspection before concealment — PLAD structures are properly classified as site-built construction utilizing an alternative structural system, evaluated under FBC §104.11 and §1703 (Alternative Materials, Design, and Methods of Construction), rather than as manufactured or mobile housing regulated by HUD.

2. Structural System — Steel Framing

The primary structure is a light-gauge, cold-formed steel frame fabricated from Q335B/Q355B low-carbon structural steel, robotically welded under ISO 9001:2015 quality control. The steel frame and load-bearing columns form the structural skeleton of the home, erected directly on site, and provide the following design performance:

- Wind resistance rated to 185+ mph (ASCE 7-22, Exposure C), exceeding High-Velocity Hurricane Zone (HVHZ) requirements
- Seismic performance rated to Grade 9
- Fire resistance of 60 minutes (EN 14509), with a Class A1 core option
- Corrosion protection via hot-dip galvanization and powder coating, rated for a 20+ year service life
- An overall structural design life of 50–100 years

3. Envelope System — Structural Insulated Panels (SIPs)

Exterior walls and roof assemblies are constructed using insulated sandwich (structural insulated) panels consisting of rigid EPS or mineral-wool insulation cores (3.5–4.7 inches) faced with steel skins. Panels are set into the steel frame, and sealed and connected, on site. This SIP-based envelope delivers:

- Continuous insulation with no thermal bridging across the wall and roof assembly
- Consistent factory-controlled quality of the insulation core and steel skins
- Integrated drainage slope and roof insulation values of approximately R-18 to R-22 but we can go up to R-65 for extreme weather conditions (ex: Canada)
- Acoustic performance of ≥60 dB
- Impact-rated doors and windows, coordinated with the panel system at the openings

4. On-Site Construction Method

Steel frame components and SIP wall/roof panels are pre-cut, welded, and quality-checked prior to delivery, with electrical and plumbing rough-in components prepared in advance. Construction of the home itself — erection of the steel frame, setting and connecting of the SIP panels, and all finish work — takes place on the project site, performed by a PLAD-certified builder or licensed general contractor, who:

- Constructs a permanent foundation (footers, stem walls, piers, or an engineered slab) designed and sealed by a Florida-licensed engineer for the specific site and wind/soil conditions
- Erects the steel frame and sets, connects, and seals the SIP wall and roof panels directly on site
- Connects and completes MEP systems on site, with connections left accessible for local inspection prior to concealment
- Completes exterior finishing, site utilities, and any owner-selected interior finish work
- Coordinates all required local building-department inspections through to Certificate of Occupancy

Because construction, foundation work, and inspections occur entirely at the project address, PLAD structures are treated as real property upon completion — consistent with conventional site-built construction — rather than as personal property installed on a temporary foundation, which distinguishes them from mobile/manufactured homes regulated under HUD and Chapter 320, Florida Statutes.

5. Code Compliance and Certification

PLAD's building system is supported by a Florida P.E.-stamped structural package, third-party fire, structural, and envelope testing (Intertek/SGS), and holds Miami-Dade County Notice of Acceptance (NOA) approvals for its wall system and hurricane protection components. This documentation is available to support local plan review, alternative-materials applications, and permit issuance.

Please let me know if any additional detail, testing data, or supporting documentation would be helpful to your review.

Sincerely, **Eli Rouimi**

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