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### **Basic Room Addition (10 x 12): Start to Finish**

A 10 by 12-foot room addition adds 120 square feet of new space. Because this is ground-up construction, it requires a new foundation, framing, roofing, and full utilities. The following outlines the process, materials, typical costs, and timelines for Los Angeles County in 2025–2026.

#### **Step 1: Planning and Budgeting**

We begin by setting project goals, measuring the site, and checking zoning and setbacks. You decide how the space will be used and choose the finishes such as flooring, paint, windows, and doors.

Materials: No construction materials yet. Planning focuses on design, drawings, and finish selections.

Typical cost: Design and planning usually cost 5,000 to 10,000. This includes architectural drawings, engineering, and Title 24 energy documentation.

Timeline: 1 to 3 weeks to prepare plans. City plan checks can add 6 to 10 weeks.

#### **Step 2: Permits and Plan Check**

Drawings are submitted for plan check. City reviews may include structural, zoning, and energy compliance. Fees vary based on valuation.

Materials: Plan sets, application forms, energy reports, and structural calculations.

Typical cost: Permits and plan check typically cost 2,000 to 5,000 depending on valuation and scope.

Timeline: 6 to 10 weeks for city review. Additional time may be needed for corrections.

#### **Step 3: Site Prep and Demolition**

The site is cleared, existing finishes are protected, and trenching or grading is done for the new foundation.

Materials: Protective coverings, excavation equipment, haul-away bins.

Typical cost: 2,000 to 5,000 depending on site conditions and access.

Timeline: 3 to 7 days.

#### **Step 4: Foundation**

We excavate, form, reinforce, and pour a new foundation and slab to meet structural requirements.

Materials: Concrete, rebar, anchor bolts, vapor barrier.

Typical cost: 6,000 to 12,000 depending on soil conditions and required footings.

Timeline: 1 to 2 weeks including inspections and curing.

#### **Step 5: Framing and Roofing**

We frame the walls, set joists or trusses, and install roof sheathing. The new structure is tied into the existing house.

Materials: Lumber, sheathing, fasteners, connectors.

Typical cost: 8,000 to 15,000 depending on complexity and roof tie-in.

Timeline: 1 to 2 weeks.

#### **Step 6: Windows and Doors**

We install new windows and an exterior door if required. Openings are flashed and sealed to code.

Materials: Windows, doors, flashing, sealants.

Typical cost: 1,500 to 4,000 depending on sizes and quality.

Timeline: 1 to 3 days.

#### **Step 7: Utilities**

Electrical circuits are extended for outlets, lighting, and smoke alarms. HVAC may be extended or a new unit added. Plumbing is optional if a bathroom or sink is included.

Materials: Wiring, outlets, switches, ductwork or mini split unit, plumbing pipes and fittings if included.

Typical cost: Electrical 2,000 to 5,000. HVAC 2,000 to 5,000. Plumbing 4,000 to 12,000 if included.

Timeline: 2 to 4 weeks including inspections.

#### **Step 8: Insulation and Drywall**

Insulation is installed per Title 24 standards. Drywall is hung, taped, and finished for paint.

Materials: Insulation batts, drywall sheets, joint compound, screws.

Typical cost: 4,000 to 8,000 depending on wall area and ceiling height.

Timeline: 1 to 2 weeks.

**Step 9: Flooring, Trim, and Paint**

Flooring, baseboards, casing, and interior paint are completed to finish the room.

Materials: Flooring, trim, caulk, interior paint.

Typical cost: 5,000 to 10,000 depending on materials and finishes.

Timeline: 1 to 2 weeks.

**Step 10: Fixtures and Finish Work**

Light fixtures, hardware, and any additional features are installed. This completes the interior space.

Materials: Light fixtures, outlets, switches, door hardware.

Typical cost: 2,000 to 5,000 depending on choices.

Timeline: 1 week.

**Step 11: Final Walkthrough**

We review the completed space with you, address punch-list items, and close out inspections.

Typical cost: Included in overall project cost.

Timeline: 1 to 3 days.

**Estimated Cost Breakdown for a 10 x 12 Foot Room Addition (120 sq ft)**

Category	Typical Range (USD)
Design and Planning	5,000 to 10,000
Permits and Plan Check	2,000 to 5,000
Site Prep and Demolition	2,000 to 5,000
Foundation	6,000 to 12,000
Framing and Roofing	8,000 to 15,000
Windows and Doors	1,500 to 4,000
Electrical	2,000 to 5,000

HVAC	2,000 to 5,000
Plumbing (if included)	4,000 to 12,000
Insulation and Drywall	4,000 to 8,000
Flooring and Paint	5,000 to 10,000
Fixtures and Finish Work	2,000 to 5,000
Contingency 10% to 15%	6,000 to 12,000

### Total Project Range for a 10 x 12 Room Addition in Los Angeles County

Scenario	Estimated Total (USD)
Basic addition with standard finishes	35,000 to 65,000
Typical range most projects fall into	70,000 to 100,000
Premium finishes or complex tie-ins	100,000 to 120,000

### Total Timeframe

Most 10 x 12 room additions take 4 to 7 months from planning to final inspection. City plan check can add 1 to 2 months before construction begins.

### Key Takeaway

A ground-up room addition is more than just building walls. It requires design, permits, foundation work, framing, utilities, inspections, and finishes. You select the style and finishes, while we manage the build and compliance.

### Fixtures and Accessories

Fixtures and accessories such as flooring, light fixtures, and hardware are chosen and purchased by the homeowner. This gives you control of style and brand while we handle installation.

## Sources

GreatBuildz report on Los Angeles home addition costs, showing a typical range of 200 to 400 dollars per square foot.

Block Renovation guide on home addition costs in Los Angeles, with ranges of 200 to 600 dollars per square foot depending on design and finishes.

LetterFour Architecture article on architectural and permit fees in California, noting that fees often total 1.5 to 2 percent of project value.

Permit Flow overview of Los Angeles building permit costs, indicating typical fees of 500 to 3,000 dollars for mid-sized residential projects.

Los Angeles Department of Building and Safety (LADBS) inspection sequencing for additions, covering foundation, framing, utilities, and final approvals.

California Energy Commission standards, noting that the 2025 Title 24 energy code applies to permits filed on or after January 1, 2026.



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