

THE SMART FUTURE OF RENTAL HOUSING: WHY LIGHT-GAUGE STEEL AND SPRINKLER SYSTEMS DELIVER SUPERIOR VALUE

In a rental market defined by rising insurance costs, shrinking margins, and increasing demand for durable, safe, low-maintenance housing, property owners are searching for building methods that outperform traditional construction. Light-gauge steel framing paired with modern residential sprinkler systems is emerging as one of the most compelling solutions—delivering fire safety, longevity, structural resilience, and long-term cost advantages.

At Legacy Construction and Building Services, we believe renters deserve homes built to a higher standard—and owners deserve assets engineered to last. Our mission is simple: deliver quality, affordable, value-engineered housing that performs for decades with minimal upkeep and maximum safety.

Why Light-Gauge Steel Is Transforming the Rental Industry

For decades, rental houses and duplexes have been framed with combustible lumber, leaving them vulnerable to fire, pests, rot, and long-term structural fatigue. Light-gauge steel introduces a better alternative tailored to rental durability:

Fire Resistance

Steel framing is noncombustible. In a fire event, it doesn't add fuel, doesn't create hidden ember paths, and dramatically slows the spread. Insurance carriers reward this with lower premiums and lower overall risk ratings.

Pest & Mold Resistance

Steel eliminates the possibility of:

- Termites
- Carpenter ants
- Wood rot



THE SMART FUTURE OF RENTAL HOUSING: WHY LIGHT-GAUGE STEEL AND SPRINKLER SYSTEMS DELIVER SUPERIOR VALUE

- Mold in framing cavities

This alone can reduce maintenance headaches for landlords by thousands of dollars over the building's lifespan.

Structural Longevity

Steel framing doesn't warp, shrink, twist, or settle. Walls stay straight. Doors keep their alignment. Floors stay tight. Rental owners experience fewer repairs and longer life cycles between capital improvements.

Faster, Cleaner Builds

Light-gauge steel panels can be pre-engineered, reducing waste and increasing speed. Fewer delays mean projects get to market faster—critical in today's undersupplied rental environment.

Adding Sprinkler Systems: A Small Investment With Massive Upside

Residential sprinkler systems have matured into highly reliable, relatively inexpensive safety systems that drastically reduce fire loss. According to national insurance data, sprinkler-equipped homes experience:

- 80% less fire damage
- 90% fewer fatalities
- Significantly lower insurance premiums

For landlords, sprinklers are among the highest-ROI building upgrades available.



THE SMART FUTURE OF RENTAL HOUSING: WHY LIGHT-GAUGE STEEL AND SPRINKLER SYSTEMS DELIVER SUPERIOR VALUE

Case Study 1: 1,200 Sq Ft Single Rental Home

Traditional Wood-Framed House (No Sprinklers)

- Annual insurance: ~\$1,600
- 20-year maintenance: ~\$35,000
- Risk of major fire claim: High

Legacy Steel-Framed + Sprinkler House

- Annual insurance: ~\$1,000–\$1,200
- 20-year maintenance: ~\$18,000–\$20,000
- Fire risk: Near-zero major-loss events
- Structural lifespan: 75+ years

Owner Impact Over 20 Years

- Insurance savings: ~\$8,000
- Maintenance savings: \$15,000+
- Higher property value over time
- Easier tenant placement due to safety and durability

The Legacy-built home becomes cheaper to own, safer to live in, and more profitable as a long-term asset.

Case Study 2: 2,000 Sq Ft Duplex (Two 1,000 Sq Ft Units)

Duplexes already offer some of the highest return profiles in residential real estate. When built using light-gauge steel and sprinkler systems, the economics improve dramatically.



THE SMART FUTURE OF RENTAL HOUSING: WHY LIGHT-GAUGE STEEL AND SPRINKLER SYSTEMS DELIVER SUPERIOR VALUE

Traditional Wood-Framed Duplex Cost Profile

- Annual insurance: \$2,000–\$2,600
- Higher turnover costs (noise issues, settlement cracks, pest damage)
- Higher risk of full-loss fire claim
- More vulnerable utility systems

Legacy Steel + Sprinkler Duplex

- Annual insurance: \$1,200–\$1,700
- Improved sound attenuation with steel + drywall assemblies
- Stronger tenant satisfaction
- 40–60% reduction in long-term repairs
- Fire separation + sprinklers create an unmatched safety profile

20-Year Owner Advantages

- Insurance savings: \$12,000–\$18,000
- Maintenance reduction: \$20,000+
- Less downtime between tenants
- Longer usable building life

The result is a duplex that not only earns more but costs significantly less to maintain over its lifespan.

Why Legacy Construction and Building Services Leads This Movement

Based in the foothills of the Blue Ridge Mountains, Legacy Construction and Building Services are committed to delivering homes engineered for long-term performance, not disposable construction.



THE SMART FUTURE OF RENTAL HOUSING: WHY LIGHT-GAUGE STEEL AND SPRINKLER SYSTEMS DELIVER SUPERIOR VALUE

Our Commitment Includes:

✓ Value-Engineered Designs

Every project minimizes waste, maximizes structural performance, and optimizes cost for long-term ownership—not just first-day construction.

✓ Fire-Safe, High-Durability Materials

We combine:

- Light-gauge steel
- Superior Walls foundations
- SIP or high-performance envelope systems
- Precision-installed sprinkler systems

to create homes that outperform typical code-minimum buildings.

✓ Affordable, Efficient Builds

We believe higher quality shouldn't mean higher cost. Through smart material selection and advanced building techniques, we deliver superior construction at competitive price points.

✓ A Legacy of Safety and Value

Our tagline says it best:

“It is not just a home, it is your legacy.”

We build rental properties designed to protect families, reduce owner risk, and maintain long-term value for generations.

A Better Way Forward for Rental Housing

Whether you're developing a portfolio of rental homes, building a duplex for long-term



THE SMART FUTURE OF RENTAL HOUSING: WHY LIGHT-GAUGE STEEL AND SPRINKLER SYSTEMS DELIVER SUPERIOR VALUE

income, or planning a small neighborhood of investment properties, the combination of light-gauge steel and sprinkler systems offers unmatched advantages:

- Lower insurance costs
- Higher tenant safety
- Lower maintenance
- Longer structural life
- Faster build schedules
- Greater investor confidence

Legacy Construction and Building Services is proud to explore higher-quality, safer, more affordable rental housing solutions.

For more information, contact:

Legacy Construction and Building Services, LLC: 68 South Main Street, Suite 200,
Marion, NC 28752

(828) 559-0299

Steve@legacyconstructionwnc.com

