

## Cost of Green Remodeling

Typically there is an additional 4-7% additional up-front cost. However, there is often no additional cost associated with remodeling green versus a high quality remodel. In fact, we have found that some of our materials result in a cost decrease. The items that carry additional up-front costs are usually associated with some of the energy saving options, but the return on investment can be seen in a few years. Additional drivers of cost are upgrade material features like bamboo floors, or 3form Ecoresin doors.

What is often overlooked is the cost of your health. Living in a less toxic environment leads to a healthier state of being and in turn a better quality of life. Something that some would consider priceless.

### Green concepts in remodeling look at four types of projects:

- Renovations that do not add conditioned space (kitchen or bath remodels)
- Renovations that add conditioned space without changing exterior shell of building (finishing an attic or basement)
- Renovations that change exterior shell of building but use only existing foundation (second story additions or attic expansions)
- Renovations that add a foundation (expansion additions)

Renovations that find ways to use existing conditioned space rather than adding are considered "greener" since they are not adding to the energy demands of the home.

The cost of your project may change when you look at your project from this standpoint. How much space do you need? Can you achieve your goals within the existing space? Can you achieve your goals without adding to the foot print of the home? You may find that your project becomes less expensive initially by limiting the project, and less expensive in the long run because you limited the amount of additional conditioned space.

It is frustrating when homeowners ask for cheaper low grade materials because they only plan to stay in the house for a couple of years. It is this type of selfish thinking that fuels an industry dedicated to tearing out and replacing the poor work of previous owners. This is a waste energy and materials.

Consider that the construction industry consumes over 35% of the nations energy, and is the number one contributor to landfills. Every homeowner, remodelor, builder, and developer who chooses to design and build green now, is generating real cost savings in our future.

Before you remodel talk to your remodelor in depth about how much your project will be impacted by remodeling Green, and remember that Green is not just about trendy products. It is the size, the shape, the location, the layout, the method of construction, the structural materials, energy consumption, water consumption, durability, and the finish materials.