



Cost Analysis of a BLD Home

Part One: Is a Better Living Design Home cost effective?



Given that BLD features can range from a lever door handle, to a wider hallway, to a rocker panel light switch to a raised outlet to a drawer refrigerator or a curb-less shower, there are many options to take into account when considering the cost impact. The starting point for this article is a home with basic BLD features, listed in the table at the end of the article.

A frequent question about Better Living Design (BLD) homes is how much construction cost is added when compared to otherwise equivalent homes? The concern is that, while BLD homes are marketable, BLD homes may be less affordable, less profitable, or just less competitive. This issue is sometimes cited as a cause of builder and developer reluctance to adopt BLD strategies. This series will discuss several of the cost and market factors that relate to BLD homes

The real costs of BLD homes and remodels come in several categories. There are perceived costs of BLD features, there are transition costs of a builder switching to the BLD approach, and there are hard or recurring costs of BLD home

Limited research holds that the costs of essential BLD housing features add 0%-5% to the otherwise equivalent typical home built without BLD features. Anecdotal evidence also points to added costs of general universal design being marginal. We know that there are many factors that contribute to a home's construction cost: space configuration, size, site preparation, materials, fixture and product selection, as well as finish choices. The costs associated with these choices can be much more significant than the costs associated with BLD features.

In the next chapter

Learn about the costs of a BLD home from perceived costs, transition costs, and hard costs.

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