



# Cost Analysis of a BLD Home

## Types of Hard and Recurring Costs: *Features & Products*

Basic UD in a home doesn't add much expense, though it always depends on the type of home that you might typically otherwise build. Most products enhance functionality but don't define the overall usability of a home the way basic design features do.

housing features is plywood sheathing beneath the finish wall surface as continuous blocking in bathrooms. While most households do not desire traditional grab bars, having the opportunity to easily add them later – if needed – is important.



### Entrances

Experience shows that many of the basic interior BLD features can be accomplished easily. A major remaining challenge in BLD housing is the cost, design, and engineering required to create a step-free entrances. Entrance access should involve the careful consideration of site selection, orientation, grading and foundation styles. Additional costs can be incurred from trade contractors for careful grading, extra excavation, and additional drainage.

As indoor air quality has become more of an acknowledged health concern, BLD design has embraced measures that improve indoor air quality. While not required at the BLD Essential level, a home element that can help assure better air quality in many parts of the country is a sealed crawlspace. In areas where crawl space foundations are common, a sealed crawl space – that includes foundation wall water proofing, moisture barriers and controlled ventilation – can reduce the occurrence of moisture, mildew and mold related problems. Costs can range higher if many additional features or higher-cost products and fixtures are used, such as low VOC materials and finishes.

### Blocking and Indoor Air Quality

Added costs can be modest or more substantial, depending on the choices that are made. One of the basic low-cost BLD

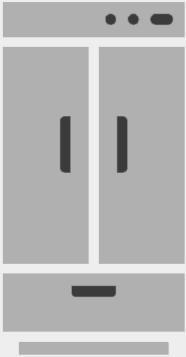




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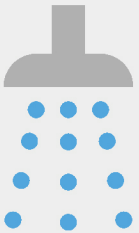
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While less of an issue in more expensive homes, several more usable appliances or products are currently more expensive than standard products.



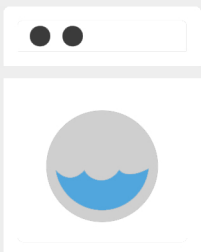
### Side-by-side refrigerators

(and the now popular units with a French door and a lower freezer drawer) are typically more expensive than traditional single hinged over/under fridges. Front control ranges (which are often drop in or slide in units) usually cost more than floor-mounted rear control ranges.



### Curbless showers

can be more expensive than standard tub/shower combinations. Set ups are more affordable than tile showers.



### Front loading/front control

cost 50%-100% more than ordinary top loading models. Casement windows can be more expensive than double hung windows, the usual specified product



### Residential Elevators

are an increasingly common manner to travel to several floors of a home without using stairs. They remain costly, which is why the BLD team strongly encourages the use of advance planning through stacked closets. The added cost at construction is manageable, and the cost of the elevator itself is deferred until later. However, other products such as lever door hardware, rocker panel light switches add marginal costs to the overall home pricing. Importantly, grab bars are not part of basic BLD features.

### *In The Next Chapter*

Learn about whether or not BLD can work with affordable housing.

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