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FOR REFERENCE PURPOSES ONLY: WALL CONSTRUCTION / INSULATION COMPARISON

The following comparisons are estimated for wall construction variations with installed insulation materials to compare changes made between the old building code allowing R-13 wall cavity insulation vs. 7th Edition Building Code as being implemented in most areas of Massachusetts on July 1, 2010. New code requirement is R-19 wall cavity insulation.

This comparison assumes wall construction only for a typical 2-story 28'x36' colonial home with no dormers, includes wood wall framing, extension materials as necessary for typical windows and doors and installed insulation materials of various types.

Old Accepted Wall Construction Method (NO LONGER ALLOWABLE): **Total Price - \$2,686.00**
 2x4 framing, 2 ply headers, no extension jambs necessary, standard R-13 Kraft batt insulation (sheathing not included as it is not variable).

Option 1 to Meet New Building Code Requirement (R-13 Batt & 1" Rigid Bd) **Total Price - \$4,994.00**
 2x4 framing, 2 ply headers, extension jambs as necessary, electrical box extensions, R-13 unfaced fiberglass batt in stud cavities & 1" rigid foil board applied to interior edge of studs (sheathing not included as it is not variable).

Option 2 to Meet New Building Code Requirement (Flash & Batt): **Total Price - \$5,251.00**
 2x4 framing, 2 ply headers, no extension jambs necessary, R-7 Closed Cell Foam applied to interior side of exterior sheathing plus unfaced R-13 fiberglass batts (sheathing not included as it is not variable).

Option 3 to Meet New Building Code Requirement (Closed Cell Foam): **Total Price - \$6,881.00**
 2x4 framing, 2 ply headers, no extension jambs necessary, R-19 Closed Cell Foam applied to interior side of exterior sheathing (sheathing not included as it is not variable).

Option 4 to Meet New Building Code Requirement (R-19 Batt w/2x6 Frame) **Total Price - \$4,165.00**
 2x6 framing, 3 ply headers, extension jambs necessary, R-19 Kraft fiberglass batt in stud cavities (sheathing not included as it is not variable).

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Information compiled on July 17, 2010

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