

# Stick framing to SIPS framing comparison

Based on a 2500 sq. ft. single story home

## Stick Framing

Snap Lines	1 Day
Plate	1 Day
Frame	4 Days
Plumb & Line	2 Days
Set Trusses	2 Days
Roof Sheet	2 Days
Total =	12 Days

## SIPS Framing

Snap Lines	1 Day
Plate	1 Day
Frame	3 Days
Plumb & Line	1 Day
Set Beams	1 Day
Roof Panels	1 Day
Total =	8 Days

## Rough Trades/Ext. Walls

Electrical/Drill Studs	1 Day
Framer/Furring Walls	1 Day
Framer/Shear Panels	2 Days
Insulate Walls/Ceilings	1 Day

**Note: shear panels arrive pre-cut for windows and doors**

Total = 5 Days

## Rough Trades/Ext. Walls

Drill Studs	0 Days
Furring Walls	0 Days
Shear Panels	0 Days
Insulation	0 Days

Total = 0 Days

## Rough Inspections

Exterior Shear	1 Day
Insulation Insp	1 Day

Total = 2 Days

Total Days = 19 Days

## Rough Inspections

Exterior Shear	0 Days
Insulation Insp	0 Days

Total = 0 Days

Total Days = 8 Days

Note: Eleven days saved between snapping lines and drywall installation.

Note: Additional time saved not having bowed walls or drywall cracking.

Note: Days will vary with size of home and weather conditions.

Money saved using SIPS  
Based on average prevailing wage

Framer

4 Days saved on labor	\$27.00 per hr.	\$864.00
3 man crew instead of 5 (1 Day)	\$27.00 per hr.	\$432.00
1 Day saved Furring walls	\$27.00	\$216.00
2 Days saved shear panels	\$27.00	<u>\$432.00</u>
	Total =	\$1,944.00

Electrician

1 Day saved drilling studs	\$12.00 per hr.	<u>\$96.00</u>
	Total =	\$96.00

Insulation

Money saved not installing in ext. walls		\$800.00
Money saved not installing in ceilings		<u>\$600.00</u>
	Total =	\$1,400.00
Approximate savings per unit	Total =	<b>\$3,440.00</b>

**Further Cost Savings**

- Reduced drywall cracking as house settles less with SIPS panels
- Half the amount, if not more, of left over lumber waste material
- Energy savings for home owner
- Finish trades require less time dealing with bowed walls (Tile, Cabinets)
- A possible reduction in crane rental time when using roof panels instead of trusses
- A possible reduction in hardware, such as hold downs, when using wall panels

Sip panels will typically cost about five percent more than conventional framing

### Framing Cost

Per builder/architect Lance O'Donnell framing costs are running between 20% and 30% of building costs. We will use 25% for an average.

\$110.00 per sq. ft. times 2500 sq. ft. =	\$275,000.00	
Divided by 25% for framing costs =	\$ 68,750.00	(\$27.50) sq. ft.) Sticks

\$115.50 per sq. ft. times 2500 sq. ft. =	\$288,750.00	
Divided by 25% for framing costs =	\$ 72,187.50	(\$28.88 sq. ft.) SIPS

### Per Unit

Framing cost for sips	\$72,187.00 (25% of overall cost)
Framing cost for sticks	<u>\$68,750.00</u> (25% of overall cost)
Difference in framing cost	\$ 3,437.50 (per unit)

### Building Cost

\$278,437.50	(cost with sips)
<u>\$275,000.00</u>	(cost without sips)
\$ 3,437.50	(difference is framing cost)
<u>\$ 3,440.00</u>	(savings in labor & material per page 2)
\$ (2.50)	(breaking even)
<u>\$ (1,200.00)</u>	(down sizing from a 5 ton to a 3 ton HVAC unit)
\$ (1,202.50)	
<u>\$ (700.00)</u>	(savings in wasted lumber plus hauling)
\$ (1,902.50)	(overall savings per unit)

### Approximate money saved for multiple homes

\$1,902.50 per unit times 10 units =	(profit to builder)	\$19,025.00
\$1,902.50 per unit times 50 units =	(profit to builder)	\$95,125.00
\$1,902.50 per unit times 100 units =	(profit to builder)	\$190,250.00
\$1,902.50 per unit times 200 units =	(profit to builder)	\$380,500.00

