

EXTERIOR CLADDING								
PRODUCT	INITIAL COST		MAINTENANCE COST OVER 50 YEARS		COST AT 50 YRS		COST COMMENTS	LIFE COMMENTS
Brick	\$26.00	sf	\$4.50	sf	\$30.50	sf	Apply sealer 8, 12, 15 yrs and that's it w/silane sealer. \$1.5/sf (apply sealer 3 times)	100 year façade. Minor tuckpointing after 50 yrs
Cement Board (Hardi) Lapped or Panel Siding	\$14.00	sf	\$8.75	sf	\$22.75	sf	Repaint after 15 yrs then every 8 yrs. \$1.75/sf to repaint. (paint 5 times over 50 yrs).	Hardie provides 30 yr warranty. Blding Envelope specialist view it as a 40 yr assembly.
Traditional Stucco	\$17.00	sf	\$4.00	sf	\$21.00	sf	Allowed \$1.33/sf at 3 intervals over 50 yrs to perform maintenance, cleaning, repair.	Well constructed system over rain screen should last 50-100yrs with maintence. May want to repaint for
Cera Clad Siding	\$16.00	sf	\$3.50	sf	\$19.50	sf	Allowed for 2 repaints over 50 yrs. 1.75/sf	50 yr struct warranty; 20 yr color warranty.
Metal Siding	\$15.00	sf	\$3.00	sf	\$18.00	sf	Allowed \$1/sf at 3 intervals over 50 yrs to perform maintenance, cleaning, repair.	Metal Siding needs to be Kynar or other durable galvanized metal w/paint finish. 45 yr warranty but much debate/uncertainty as to the actual life expectancy.
Vinyl Siding	\$8.50	sf	\$3.00	sf	\$11.50	sf	Allowed \$1/sf at 3 intervals over 50 yrs to perform maintenance, cleaning, repair.	Lifetime warranty typical. Pressure wash every 15 yrs.

Assumptions

1. Numbers above do not include scaffolding or pump jacks. Add 2.50/sf for scaffolding. .75/sf for pump jacks.
2. All product costs listed in "initial costs" include labor and materials for building wrap, rainscreen system, flashings, trim, and finish coatings.
3. Budget pricing provided by various contractors in the Puget Sound Area, assuming multi story buildings.
4. All costs in today's dollars. No adjustment for inflation.