

Considerations For Converting Stick Build Projects to ICF

- **HVAC sizes-** Polycrete ICF provides additional insulation and wall mass vs. Stick build. A review of the HVAC systems may result in smaller tonnage.
- **Dumpster schedule** - Precut ICF has significantly less waste than wood or CMU construction, often on large projects the number of dumpsters may be reduced.
- **Faster MEP installation** – installation of HVAC, Electrical and plumbing is faster because cutting the polystyrene with a hot knife is faster than boring holes through studs.
- **Fewer subs** - One vendor replaces 6 subcontractors
- **EFIS can be applied directly to ICF**, no need for extra foam boards, hat channels, air and vapor barriers.
- **Reducing total wall sq ft.** - Concrete floors can reduce space between walls, lowering the overall building height by 1 foot per floor, reducing the total overall Sq ft. of the structure
- **Lower Builders Risk Insurance-** Insurance carriers charge up to 60% lower premiums for the construction of concrete building.
- **General Liability Insurance** can be up to 50% less for concrete buildings.
- **Structural Steel** - Since ICF walls can bear more weights, most structural steel can be removed from the plans

Items to be Removed from Construction Budget:

- Insulation
- Wood framing
- Cost of carpenters
- Air barriers
- Vapor barriers
- Exterior sheathing
- EFIS cost can be reduced by 1/3
- Hat channels/furring strips for CMU Walls
- Structural Steel