

OVERVIEW

Exterior Insulation and Finish Systems (EIFS) with Drainage are non-load bearing, exterior wall cladding systems that provide unparalleled cost-effectiveness and durability for buildings in every climate and have clad thousands of buildings across North America.

Evolving over the past several decades, EIFS with Drainage are one of the most researched and tested exterior solutions on the market. The cladding's weather barrier technology and continuous insulation have proven their versatility and utility across climate zones by providing energy efficiency and moisture control. EIFS with Drainage have also complied with the internationally recognized National Fire Protection Association (NFPA) 285 fire standard since its inception.

Because today's EIFS with Drainage are truly 21st century solutions that offer superior performance, aesthetics, and financial value in one package, major world-class organizations depend on EIFS with Drainage for high-profile building projects in communities all over North America. Many of these buildings have won major awards, and examples include but are not limited to: multi-billion-dollar casinos in Las Vegas, such as Bellagio®, Venetian®, Caesars Palace®; hotel properties for Hilton®, Hyatt®, Omni®, Marriott®; corporate projects for Top Golf®, Armstrong®, Electronic Arts®; offices for Los Alamos National Laboratory; medical centers for Arizona State University; the Mall of America, Habitat for Humanity® and more.

AFFORDABILITY & COST SAVINGS

EIFS with Drainage are one of the most efficient materials for building construction and retrofitting, reducing construction and energy costs for tenants and owners. Since EIFS with Drainage are high-performing lightweight cladding systems, they are cheaper to transport and less cumbersome to install than heavier, traditional claddings – leading to substantial savings.

Below are some examples that show the huge installed cost advantages of EIFS with Drainage v other cladding systems. On several types of newly constructed buildings in major cities, data furnished by RS Means from Gordian® shows that brick, stone, curtain wall, metal panel and precast are all much more expensive than EIFS. First established in the 1940s, the RS Means database contains more than 92,000 line items and cost engineers spend more than 30,000 hours researching and validating the costs every year.

RS Means Square Foot Cost Estimate Report for Minneapolis
Apartment, 3 Story with 22,500 SF Floor Area with Basement
Std Labor (Union) with Year 2023, Quarter 4 Data Release

Exterior Cladding	Total Building Cost	Total Building Cost V EIFS with Steel	Exterior Wall Costs	Exterior Windows Costs	Exterior Wall & Windows Combined Costs	% Walls Cost More Than EIFS with Steel
EIFS / Rigid Steel	\$5,863,827		\$248,442	\$244,363	\$492,805	
Brick Veneer / Rigid Steel	\$5,980,739	+2.0%	\$399,105	\$244,363	\$643,468	+60.6%



RSMeans data from GORDIAN⁵

RS Means Square Foot Cost Estimate Report for Los Angeles, CA
Hospital, 3-Story, 55K SF of Floor Area with Basement
Std Union Labor with Year 2023, Quarter 4 Data Release

Exterior Cladding	Total Building Cost	Total Building Cost V EIFS with Concrete	Exterior Wall Costs	Exterior Windows Costs	Exterior Wall & Windows Combined Costs	% Walls Cost More Than EIFS with Concrete
EIFS / Reinforced Concrete	\$26,634,750		\$614,261	\$169,527	\$783,788	
Metal Panel / Reinforced Concrete	\$26,970,438	+1.2%	\$839,353	\$169,527	\$1,008,880	+36.7%



RSMeans data from GORDIAN⁵

RS Means Square Foot Cost Estimate Report for Atlanta, GA
Apartment, 6-Story, 60K SF of Floor Area with Basement
Open Shop Labor with Year 2023, Quarter 4 Data Release

Exterior Cladding	Total Building Cost	Total Building Cost V EIFS with Steel	Exterior Wall Costs	Exterior Windows Costs	Exterior Wall & Windows Combined Costs	% Walls Cost More Than EIFS with Steel
EIFS & Metal Studs / Rigid Steel	\$10,730,902		\$372,286	\$560,904	\$933,190	
Curtain Wall / Rigid Steel	\$10,898,191	+1.6%	\$631,820	\$426,445	\$1,058,265	+69.7%
Brick Veneer / Rigid Steel	\$11,055,819	+3.0%	\$615,214	\$560,902	\$1,176,116	+65.3%



RSMeans data from GORDIAN⁴



RS Means Square Foot Cost Estimate Report for **New York, NY
Office, 16-Story, 260K SF of Floor Area with Basement
Std Labor (Union) with Year 2023, Quarter 4 Data Release**

Exterior Cladding	Total Building Cost	Total Building Cost V EIFS with Steel	Exterior Wall Costs	Exterior Windows Costs	Exterior Wall & Windows Combined Costs	% Walls Cost More Than EIFS with Steel
EIFS / Rigid Steel	\$59,220,336		\$2,797,981	\$716,763	\$3,514,744	
Stone Veneer / Rigid Steel	\$63,830,851	+7.7%	\$6,277,615	\$716,763	\$6,944,378	+124.3%
Curtain Wall / Rigid Steel	\$66,063,829	+11.5%	\$4,569,433	\$3,207,492	\$7,776,925	+63.3%



RSMeans data
from GORDIAN⁹



RS Means Square Foot Cost Estimate Report for **Dallas, TX
Hotel, 15-Story, 450K SF of Floor Area with Basement
Open Shop Labor with Year 2023, Quarter 4 Data Release**

Exterior Cladding	Total Building Cost	Total Building Cost V EIFS with Concrete	Exterior Wall Costs	Exterior Windows Costs	Exterior Wall & Windows Combined Costs	% Walls Cost More Than EIFS with Concrete
EIFS / Reinforced Concrete	\$79,064,129		\$1,578,134	\$710,855	\$2,288,990	
Brick Veneer / Reinforced Concrete	\$86,898,239	+9.9%	\$2,949,686	\$710,855	\$3,660,541	+87%
Precast Concrete/ Reinforced Concrete	\$86,491,154	+9.4%	\$6,599,886	\$710,855	\$7,310,741	+318.2%



RSMeans data
from GORDIAN¹⁰

Given the country’s acute housing shortage, EIFS with Drainage’s financial advantages are more important today than ever. According to a November 15, 2023 *Wall Street Journal* article entitled, “Fed’s Barkin Says More Needs to Be Done to Make Housing Affordable,” Fannie Mae, a government-sponsored enterprise that provides liquidity for the mortgage market, estimated in 2019 that there was a shortage of almost four million housing or rental units. According to one of their own blog posts in October 2022, the pandemic exacerbated the shortage. Not surprisingly, Tom Barkin, the president of the Federal Reserve of Richmond, said that housing is becoming “increasingly unattainable for too many workers.”

The inherent affordability advantage of EIFS with Drainage means public housing developments, public schools, and other government buildings pay less in material and installation costs when they implement EIFS with Drainage in construction which, in turn, saves public money.

Saving dollars with exterior insulation can also reduce operating costs and keep drivers of building expenses under control (especially for people on a fixed income in many legacy working-class developments.) Efficiency not only satiates the needs of the codified laws but means the required schedule of capital improvements on all buildings are less frequent, keeping people in their homes for longer. There is no question EIFS with Drainage save low-income tenants money by lowering utility bills – especially important now with high energy rates.

All of this saves taxpayers money through less expensive construction and lower energy bills, reducing the impact of public building projects on the capital budgets.

EIFS WITH DRAINAGE PLAY A KEY ROLE IN THE TOOLBOX

As Architecture 2030 states that the built environment generates 42% of annual global CO2 emissions, many jurisdictions are in the middle of a great climate transformation and an ambitious implementation of future-changing policies. To reach these important benchmarks, jurisdictions should view EIFS with Drainage as playing a key role in the toolbox of owners, builders, and officials as they look to develop and upgrade their buildings efficiently and cost-effectively in line with climate and budgetary goals.

One question to consider is what materials can provide a cost-effective solution for new construction, rehabilitation of existing buildings, and deliver the same climate results? Can old-fashioned, heavyweight, cladding materials address these new environmental requirements at a viable price point? From schools in Alaska to mixed-use in Florida and multifamily in New York City, EIFS with Drainage buildings prove that they can. EIFS with Drainage provide unparalleled flexibility and adaptability that make it a key tool in the toolbox of builders, property owners, and city planners alike.

The continued use of EIFS with Drainage can curtail carbon reduction efforts and decrease construction and operational costs for current and prospective developers, contractors, owners, and tenants. With continuous insulation integrated into a singular wall system that can mimic brick, stone, wood, metal, stucco and/or multiple claddings, there has never been a better time to consider EIFS with Drainage for a new construction or retrofit project.

Go to www.eima.com for more information.