Upgrading new homes in Denver, Colorado to the 2012 International Energy Conservation Code (IECC) will reduce out-of-pocket expenses for homeowners – paying off their initial investment in a matter of months.

For the average new home, the 2012 IECC will only increase construction costs by a total of $1,412. When this amount is rolled into the average mortgage, real costs to homebuyers will mean a down payment increase of only $282.40, and $5.41 extra on monthly mortgage bills.

The added mortgage costs will be offset by monthly energy savings of $23-24, helping homebuyers pay off their initial investment in only sixteen to seventeen months. After breaking even during that time, the home will return buyers a profit of $17-18 per month—for a total return of $205-221 every year. This return on investment is shown in balance sheet below.

For additional Incremental Cost Analysis, please visit energycodesocean.org.

This model assumes a 2,400 square foot home. The mortgage is conservatively set at 30 years, with 20% down and the current average nationwide interest rate of 4.03%. With a lower down payment—such as 10% down—consumers will break even on their investment even sooner.
Homes are the biggest investment we make—and everyone deserves a home that meets national minimum energy efficiency standards. While it’s true that homeowners can always improve the efficiency of their homes, it is far more cost-effective to upgrade building components during construction, putting in better windows or swapping out one grade of insulation for a better one. Here’s what buyers get with the 2012 IECC:

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HOMES BUILT TO THE 2012 IECC COULD YIELD A $17 PROFIT EVERY MONTH AND $5,900 OVER 30 YEARS.

Additional Upgrades:
- Hard-Ducted Returns: $158
- Improved Bathroom Ventilation: $150
- HVAC System Savings: +$204