Upgrading new homes in Idaho's Climate Zone 5 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 $1,847. When this amount is rolled into the average mortgage, real costs to homebuyers will mean a down payment increase of only $270, and $7 extra on monthly mortgage bills.

The added mortgage costs will be offset by monthly energy savings of $15, helping homebuyers pay off their initial investment in only forty four months. After breaking even during this time, the home will return buyers a profit of at least $12 per month—for a total return of about $150 every year. This return on investment is shown in balance sheet below.

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

2012 ENERGY CODE PAYBACK:

YOUR HOME, MORE AFFORDABLE WITH THE 2012 IECC

HOMES BUILT TO THE 2012 IECC COULD YIELD A $5 PROFIT VERY MONTH AND $2,600 OVER 30 YEARS.

Additional Upgrades:
- Improved Bathroom Ventilation: $180
- Hard-Ducted Returns: $160

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