

FIRE SAFETY DOESN'T HAVE TO COME AT A PRICE FOR NEW JERSEY COMMUNITIES.

Two analyses show costs of using non-combustible building materials either on par or less than wood.

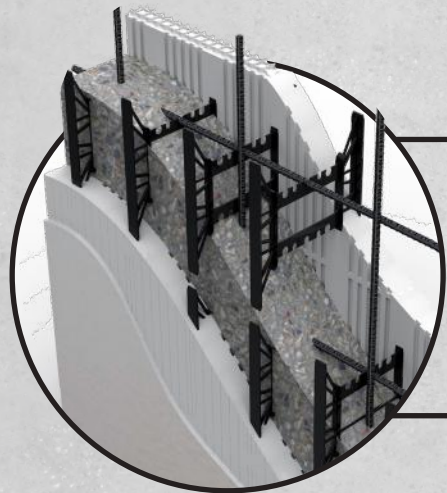
Using non-combustible materials has been proven to save lives. But too many communities have been relying on wood construction because they believe it saves money for multifamily buildings. Analyses from *Dodge Data & Analytics (DDA)* and *RS Means* highlight the cost of non-combustible construction in New Jersey is actually less than building with wood. What's more, according to the National Association of Home Builders, the price of lumber has skyrocketed more than 170 percent since mid-April.

Analysis #1: HISTORICAL COSTS

A comprehensive analysis using *DDA data* for 1-7 story buildings built in New Jersey from 2014-2018 (representing 1,441 buildings). The takeaway? Non-combustible buildings (concrete and masonry) cost 9.4% less to build than combustible (wood) buildings.*

Apartment built with non-combustible materials

Built with wood construction



COST DIFFERENCE OF
↓ 9.4%



Comprehensive concrete costs:
\$124.40/sf

Comprehensive wood costs:
\$137.35/sf

*With over half a million real projects tracked annually, *DDA* is the most comprehensive and economic model ensuring insight and forecasting confidence.

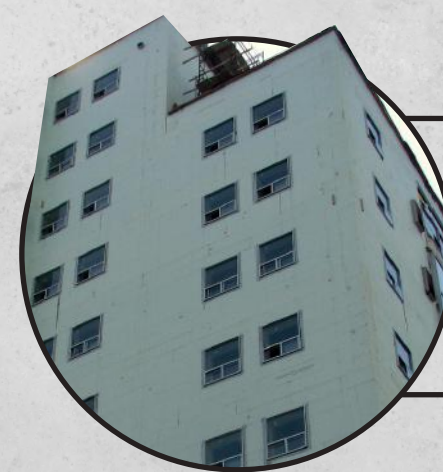
Source: National Association of Home Builders, Builder Confidence Soars to an All-Time High, Lumber Risks Remain, September 16, 2020

Analysis #2: ESTIMATED COSTS

A comprehensive cost estimate using *RS Means* for a typical four-story, 100,000 square-foot apartment building located in New Jersey. The building consists of 92 apartments, 60 one-bedroom apartments and 32 two-bedroom apartments. The analysis indicated that the costs for non-combustible construction (concrete) are less than combustible (wood) construction.**

Apartment built with non-combustible materials

Built with wood construction



COST DIFFERENCE OF
↓ 1.2%



Comprehensive concrete costs:
\$20,823,792

Comprehensive wood costs:
\$21,082,924

***RS Means* is the world's leading provider of construction cost data software and services to help owners, architects, engineers, and contractors precisely estimate cost of new building construction.

We can afford to put the safety of New Jersey residents first. Pass a state-wide ordinance to build with non-combustible materials. Learn more by visiting BuildwithStrength.com.

