

4 wall assemblies cost comparison						
Wall Construction	R-Value	Cost/S.F.	Cost/R-value/SF			
Standard 2x6 @ 16" O.C.	13.70	3.72	0.27			
2x6 @ 16" O.C., 2" XPS	25.00	6.56	0.26			
2x8 staggered stud, 1.5" XPS	30.00	6.45	0.22			
Double 2x4 wall, 12" total thickness	36.50	6.96	0.19			

2x8 Double stud wall cost analysis					
Airtight construction					
48' wall, 92-5/8" stud length					
2x8 plates, double top plate, 2x4 staggered stud @ 24" o.c.					
7/16 OSB wall sheathing, 1.5" XPS insulation					
3 5' window openings					
1x4 rain screen system @ 24" o.c.					
No siding, no interior wall finish					
Qty				Unit	Extension
9	2x8	16'	plates	8.34	75.06
60	2x4	92-5/8"	studs	1.50	90.00
2	2x10	16'	headers	13.01	26.02
12	7/16"	4x8 OSB		6.30	75.60
12	1-1/2"	R-7.5 XPS		16.67	200.04
3	Tremco Caulk			14.00	42.00
1	Nails			35.00	35.00
33	1x4	16' #3pine		2.42	79.86
48	LF	Plate gasket		0.95	45.60
150	LF	XPS Joint tape		0.37	56.10
10	ea.	airtight electrical box		2.50	25.00
1	ea.	drywall gasket M&L		110.00	110.00
384	SF	dense pack cellulose		1.50	576.00
20.5	man hours	carpentry labor		35.00	717.50
SUBTOTAL					2153.78
GC PROFIT, OVERHEAD @15%					323.07
TOTAL COST FOR ASSEMBLY					2476.85
COST/S.F.					6.45

Labor cost for wall assembly cost analysis				
	2x6 standa	2x8 dbl. sta	2x6, 2" XPS	12", double stud, aligned
cut, layout plates	1.5	1.5	1.5	2.25
headers, trimmers	1.5	1.5	1.5	2
stock material	0.5	0.5	0.5	0.75
assemble wall	4	4.5	4	7
caulk sheathing		1	1	1
install sheathing, nail	2.75	2.75	2.75	2.75
plate gasket		0.25	0.25	0.5
raise, set, brace wall	1.5	1.5	1.5	2.25
install XPS & tape joints		5	5	
install 1x4 rain screen		2.5	2.5	
install osb top & openings				1.5
Total man hours each	11.75	21	20.5	20