

Renovating your Building Exterior can Improve your ROI



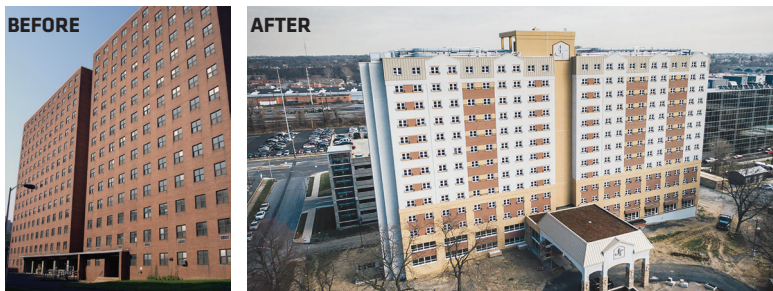
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Buildings are large financial assets. In today's commercial real estate world, decisions to upgrade or improve buildings involve both curb appeal and reducing the energy footprint of the building. Done well, upgrades improve monthly cash flow and reduce operating costs. Done poorly, it can be a waste of time and money.

That's where ReVyvit by Dryvit comes in. It's a building envelope renovation program that provides solutions for all building types.

For many building owners who want to enhance the value and attractiveness of their property to tenants, the solution is an aesthetic improvement. It can be as simple as the application of Dryvit finishes over a tired, existing exterior – transforming it into a visually stunning brick, granite, stone or even metal panel exterior.

Over time building exteriors develop cracks, which lead to moisture damage and a host of other performance-related concerns. ReVyvit by Dryvit offers high-performance elastomeric coatings designed to bridge hairline cracks



and improve cladding performance, as well as hydrophobic coatings designed to shed rain water and encourage the removal of dirt and contaminants.

The motivation to renovate can also be driven by performance issues. For a greater performance lift, you can place continuous insulation (CI) over the existing cladding. Using CI is smart planning, as it reduces the energy demand of your building.

Outsulation, the leading brand of CI systems, dramatically improves R-value and mitigates air infiltration, increasing energy efficiency and lowering your annual heating and cooling costs. Framing materials such as steel and wood provide thermal breaks in any wall assembly. Mass wall structures, such as concrete, precast and masonry are also notoriously poor insulators. Recent changes to the IBC and IECC model codes and the ASHRAE Standards have resulted in many states requiring the use of CI. Dryvit's Outsulation systems combine an air/water-resistive barrier, fully integrated CI, a reinforced



lamina and a vast array of finishes – all in one tested, warranted system. The movement toward improving energy efficiency in buildings is gaining in momentum:

- There are more than 5.5 million commercial buildings in the U.S. alone –approximately two-thirds of which are under-insulated, poorly performing buildings according to current building data.
- Green Building is expected to comprise half of the renovation market over the next several years.



FINANCING A RENOVATION

Financing a renovation can be a challenge. However, there are programs today in many states that did not exist even 18 months ago. One new easy-to-use program is named PACE, (Property Assessed Clean Energy). PACE can provide up to 100% financing for renovations and offers long-term repayment schedule of up to 20 years, making renovation projects cash-flow positive and buildings more energy efficient, which reduces operating costs. PACE financing appeals to a holistic approach to achieve a buildings energy efficiency that can include Dryvit CI Outsulation Systems, HVAC, lighting and more. Consult your local PACE program for details or ask a Dryvit specialist for an introduction.

In addition, Federal tax code (EPA Act 179D) allows up to a \$.60 per square foot tax deduction for building envelope improvements, helping to substantially reduce the cost of the energy improvements you are making to your building. When your building envelope improvements are combined with lighting and HVAC improvements, projects may qualify to earn a total tax deduction of up to \$1.80 per square foot on your building improvements.

GET STARTED TODAY!

Buildings are complex and technical structures. Getting straight-forward advice is important. Any renovation project starts with developing an accurate scope of the work and ReVyvit representatives are available to help determine which ReVyvit solution will meet your needs.

For buildings with poor performance, building envelope consultants should develop a complete scope of work that includes, but is not limited to: existing cladding condition, moisture intrusion potential, sealant degradation, damaged or deteriorated flashing, wall damage, expansion joints, energy efficiency, air infiltration and integrations of other wall components in your building envelope.

Dryvit can connect you with building envelope consultants, forensic engineers, energy analysis/modeling resources and qualified contractors that can identify the appropriate products for your project. Dryvit has a dedicated National Renovation Management team that brings decades of building envelope renovation experience to assist you with your project. Contact us to revive your building at: 800-556-7752 extension 9, or email us at renovations@dryvit.com.

