



HOW MUCH WILL MY ADDITION COST!

Considerations and Conditions that may apply to final costs as follows:

- Professional Fees, Engineer, Architect, Energy Survey
- Historic District/Limited Development, Easement Restrictions
- Location, Access & Topography (public/private), Easements/ Right of Ways, Wind/Flood Zone
- Financial Responsibility Lender Fees, Loan Interest, Builders Risk Insurance
- State and Local Government Permitting, Existing Building Code Compliance, Lot Restrictions, Wetlands, Impact to Community/Roadway/Fire Protection
- Municipality Permitting and Fees, Utility (Gas/Electric/Water/Sewer/Storm) Fees

Additions Attached

When you want to add an additional room to your home, you typically have two options integrating it with the rest of the home, build out or build up. Average costs run anywhere from **\$80 to \$200 psf**, no matter building out or up. **The average national cost of adding a building addition is \$41,614, with most homeowners spending between \$21,038 and \$64,708.**

This is a major construction project that involves creating an additional building structure and., you should:

- Hire an architect so the design looks cohesive with the rest of your home, which will help enhance the value
- Hire a structural engineer to assess the existing structure and request advice regarding feasibility.
- Hire a licensed professional builder to assemble a course for action, timeline and budget.

Building out typically involves adding a room at ground level, which is one of the most popular types of additions. These options increase the footprint of your home by extending the house's perimeter outward, which offers minimal disruption to the rest of the home. Potential drawbacks of building out include the cost of having to pour a new foundation, the loss of yard or property space and the possibility that you may need to get a zoning variance depending on local regulations.

Build up if you want to expand your living space without increasing the footprint of your home. For this type of addition, you add a room to the second story. Even though you won't need to create a new foundation, you will need to strengthen the existing foundation to support the extra weight. You will need to check the town rules to make sure you're not limited in the height of your home. You'll also need to add a staircase, which typically uses up 80 to 120 sf of space.



Additions Detached additions can range in style and price, with prefabricated, simple shed-like rooms running around **\$15,000** without electricity or heat, or full guesthouses that share similar costs as a **detached garage addition**, which run around **\$24,658 on average**.

Existing Home Adaptation Cost Factors

- Architectural services so the new addition looks good with the home. Typically 10% to 17% of the project.
- Excavation, demolition and site preparation costs vary depending on the amount of work. Demolition and machine excavation/ debris removal costs around \$2,559 on average.
- Structural tie in support beams and roof trusses have to be integrated with the rest of the home's structure.
- Exterior Surfaces siding and trim finishes to match existing or not.
- Electrical service and wiring may or may not be up to code and require updating.
- HVAC system tie in costs can vary and in Florida is a critical part of the project.

Sunrooms, Enclosed Porches

Sunrooms offer an alternative to a traditional house addition. Average costs run anywhere from **\$16,315 for the average sunroom**, up to **\$70,000 or more** for a 200-square foot addition with footings and a slab foundation. The cost of this project depends on the amount of space it adds, the location of the sunroom, extras such as electrical wiring and whether the room is heated (four-season room) or not heated (three-season room)

Buying a prefabricated sunroom runs around **\$11,000** per 150 square feet. Factor in heat, electricity and all construction cost, it's not unusual to pay between **\$300 and \$400 per square foot**. If you want to keep the costs low, consider adding the sunroom as a three-season room without heating.