

## BUILDING IN THE WINTER



## Misconceptions of Building in Adverse Weather Conditions

In today's market when shopping for appliances, lighting, and even the cars we choose to drive, energy efficient features are what consumers look for when purchasing products. Building a new home is no different – especially in Wisconsin where winters are harsh! Building in the winter is definitely possible and could have some advantages for builders and homeowners. While there are some additional costs of building a home in the winter, in most cases they are relatively insignificant so long as you plan ahead.

### **New Technology = New Opportunities**

Today's technologies, new products, and updated building methods make it possible to build in almost any weather condition. Homeowners no longer need to fear lumber getting wet during the framing and roughing in stages. Newly engineered lumber now has less shrinkage with humidity, while quality products like Tyvek house wrap helps insulate the building envelope from whatever mother nature throws your way. Concrete may take longer to fully cure in colder temps, but your new home's foundation will be just as strong as foundations poured in the summer. Plus, snow acts as insulation to the ground and is beneficial in the case of a cold snap.

### **Rain Rain Go Away**

Many people don't think about it, but rain is a much worse enemy to the new home building process - making for muddy jobsites, work delays, and more. While snow isn't everyone's friend, there are pros to being able to shovel a jobsite clear, as opposed to waiting for it to dry out. Also, each spring after the thaw, we face the reality of road bans - a span of several weeks where municipalities close highways and roads to heavy trucks. Scheduling foundation pouring or the delivery of roof trusses in early spring can result in added delays that can be avoided with a winter build.



### **Build Now and Save!**

Another plus...building materials and labor costs tend to increase in early spring and may offset any additional costs to build in the winter. Many builders adjust their pricing each spring in accordance with increased material and labor pricing. Starting the build process now locks you into current pricing, offering you budget savings for your project!

### **Speedy Service!**

While building in the “off-season” has grown in popularity, we typically see a little more flexibility in the schedules for project approvals as well as labor availability. Generally there are fewer work permit applications in the winter, speeding up the approval process from the building inspectors of the local municipalities. A larger selection of contractors and subcontractors are often available in the winter season, ensuring your project stays on schedule.

### **A Note on Energy**

With decades of experience as a Wisconsin Home Builder, every Demlang home is built with energy efficiency top of mind through the [Demlang Energy Savings System](#). This means we are constantly working towards building the most energy efficient homes and implementing the latest in technologies to do so. With a more energy efficient home, it not only reduces the amount of waste output from your home, but puts money back in your pocket for years to come – on average about \$600 in energy savings per year. So, while you may have added costs to heat your home during the building process, you'll stay warm and efficient for years to come in your new Demlang home!

Work with a builder who knows how to work through tough Wisconsin winters - [contact](#) Demlang Builders today or stop by one of our model homes!

Tis the season to build your dream home!