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"A Healthy House System"

*"ICF construction can provide a healthy-house system more easily and at less cost."*

John Teixeira, Teixeira Construction, Portland, Ontario

## A Home with a Difference

**John Teixeira** entered the residential construction industry in 1978 after completing university. Initially, John's focus was on home renovation, but this quickly led him into custom new home design and construction. Today, Teixeira Construction, operated by John and his wife Eva, builds up to eight custom homes per year. The company is also a distributor for IntegraSpec™ ICF wall systems.



John's interest in ICF construction grew from his commitment to building innovative, energy-efficient, healthy housing. John became a certified R-2000 builder in 1991 and has worked to position his company as a builder of high quality homes that incorporate advanced technology and construction techniques. In addition to the

IntegraSpec™ ICF system, Teixeira Construction also uses Hambro™ intermediate floor systems and Wirsbo™ hydronic radiant floors.

Teixeira Construction has received five Job Site Innovator Awards from Canada Mortgage and Housing Corporation and John is the Past President of the Lanark-Leeds Home Builders' Association. John is well-known to consumers in the Ottawa area through his bi-weekly Saturday morning radio show All About The House broadcast on CFMO FM.

### ***John, why did your company get involved with ICF construction?***

"I first learned about ICF construction at the Ontario Builders' Forum in 1995. Sometime afterwards, I was approached by an ICF company and I started to look into it further."



"At this time, we'd been building R-2000 homes for a number of years and I was quite interested in the whole idea of building healthier homes – more energy efficient, less dust, fewer

chemicals in the air and so forth. I was really impressed by how ICF construction can provide a healthy-house system more easily and at less cost than with conventional construction."

"Because of our R-2000 experience, our crew was already used to doing things more carefully and a bit different, so the switch to ICF construction was no problem. We got the training we needed from the ICF company and just took it from there."

### ***How does building with an ICF system differ from traditional framed construction?***

"We've built about 20 ICF homes so far. The first three were converted from frame designs and I think we've only built one wood frame home since offering ICF. In terms of construction, ICF actually simplifies the process. You need to ensure the design suits the system, but the actual construction process is very straightforward. With our crew, everyone knows what they need to do and it all goes together very quickly."



"We've also switched to using steel interior framing, in part because I got tired of having a carpenter spend hours straightening warped 2" x 4"s."

"In terms of cost, there's not a lot of difference. I recently did take-offs on a 1,300 sq. ft. bungalow in both wood and ICF, built to the R-2000 Standard. The cost difference was less than 1%, about \$1,000."

### ***How has switching to ICF construction worked for your company?***



"It's really helped to build our identity. When we started with R-2000, my objective was to see how well and how airtight we could build. When we switched to ICF, getting that same level of quality became much more straightforward."

"In terms of customers, I focus on explaining how an ICF home is a much better product. It just feels different – more solid and more comfortable. Now, people are coming to us because this is the type of home they want."

### ***What advice would you offer other home builders who are***

***considering ICF construction?***

"This is the way the market is going. More and more builders are realizing this. Because we also distribute the IntegraSpec™ system, I know how many builders are looking at ICF construction seriously. It's really taking off."

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