

Value Engineering with Treated Trim

Value engineering is the "systematic method to improve the 'value' of goods or products and services by using an examination of function." In more relatable terms, value engineering is the betterment of a product's value or worth through close analysis, review, and assessment of how it's used or how it works. Generally, this can be done by either enhancing the function or lowering the cost.

Many multi-family and low-rise commercial projects require on-the-fly product changes because of unforeseen circumstances such as availability driven by manufacturing, or unforeseen cost over-runs causing budget constraints.

Advantage Treated Wood Trim

Project deadlines are extremely important to a developer's and building owner's bottom line. In most cases the developer is hit with steep fines when missing project deadlines. Furthermore, every day the owner misses their opening date, is a day of lost revenue. An analysis of the functional requirements of fascia and trim revealed a decided edge for the solid wood treated trim over more expensive products such as fiber cement in this case (see table). Cost of materials and labor is also higher with respect to fiber cement due to the need for a structural substrate. Another disadvantage to fiber cement is the need for special tools, and breathing devices to prevent inhalation of silica dusts. However, new formulations* in wood preservative treatments coupled with a focus on wood-fiber quality, stability and longevity, gives ArmorCoat XT products a distinct advantage. ArmorCoat XT will always meet and exceed the functional examination.

Value engineering with treated wood trim can solve many specific requirements for design, durability and budget in both residential and low-rise commercial applications.



XT TRIM	Function	Fiber Cement
Yes	Structural	Decorative Only
Warm Texture	Aesthetics	Monolithic Look
Highly Durable	Durability	Low/Brittle
High Value	Price Point	Higher
Standard Tools	Installation	Special Tools
20+ Years	Service Life	20+ Years
Non-Prorated 20 years	Warranty Period	15 years

*ArmorCoat XT is treated with nonmetallic **Wolman® AG** to guard against rot, mold, mildew and insects. ArmorCoat XT is coated with a superior grade primer.

ABOUT BELCO FOREST PRODUCTS — In business since 1978, the company operates three manufacturing plants on 16 acres in Shelton, Washington. Belco produces a variety of exterior wood products including the best-selling ArmorCoat XT brand, a line of premium treated trim for residential and commercial applications. All Belco products are available through leading distributors nationwide.

