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CERAMIC TILE – THE LOWEST-COST FLOOR FINISH

The Tile Council of North America, Inc. (TCNA) announced that ceramic tile was found to be the most economical of 12 floor finishes.

The Tile Council of North America commissioned an independent construction cost consulting firm, Scharf-Godfrey, Division of Phoenix Engineering, Inc. to conduct a Life Cycle Cost study comparing various types of ceramic tile to 12 other floor finishes such as hardwood, laminate, concrete, stone, carpet, terrazzo, vinyl, and poured epoxy (for specifics see chart).

Definition of Life Cycle Costs

Life Cycle Cost Analysis (LCCA) is an economic method of project evaluation in which all costs arising from owning, operating, maintaining, and disposing of a project are considered important to the decision.

The definition of Life Cycle Costs used in the study was the initial cost to install, which includes labor, material, other installation materials, and normal contractors overhead and profit plus periodic maintenance costs to preserve and maintain the appearance of the product plus the final costs to remove the floor covering at the end of its useful life. Future expected costs were discounted to today's dollars using the Present Value (PV) of a future payment calculated as a function of interest rate and an assumed inflation rate. It was assumed that there is no salvage value to any of the products at the end of their useful life but there are disposal fees associated with removal of the floor covering.

Conclusions of the Study

Ceramic tile was found to cost less per year than the other floor finish over the life of the building. Glazed ceramic floor tile was found to be the least costly floor finish at only 33¢ per square foot per year over 50 years. Mosaic Tile was a close second at 35¢ per square foot annually. Porcelain tile and quarry tile proved to be equal at 36¢ per square foot. Due to the shorter lifetime of non-permanent finishes such as carpet and vinyl, the life cycle cost of those products was significantly higher as shown in the following table:

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Life Cycle Costs:

	Installed Cost	Life Cycle Cost	Expected Life (Years)	Cost per Year
Natural Hardwood	\$9.31	\$20.80	50	\$0.42
Man Made Hardwood	\$9.58	\$18.56	25	\$0.74
Laminate	\$8.84	\$17.82	25	\$0.71
Poured Epoxy	\$9.11	\$15.37	10	\$1.54
Stained Concrete	\$12.40	\$15.90	25	\$0.64
Glazed Porcelain	\$8.94	\$18.24	50	\$0.36
Unglazed Porcelain	\$10.30	\$19.60	50	\$0.39
Travertine - Turkish	\$12.50	\$21.80	50	\$0.44
Marble	\$21.00	\$30.30	50	\$0.61
Glazed Ceramic Floor Tile	\$7.00	\$16.30	50	\$0.33
Mosaic Tile	\$8.20	\$17.50	50	\$0.35
Quarry Tile	\$8.65	\$17.95	50	\$0.36
Portland Cement Terrazzo	\$24.88	\$34.30	30	\$1.14
Resin Terrazzo	\$8.50	\$18.32	15	\$1.22
Carpet	\$2.67	\$7.54	6	\$1.26
VCT	\$3.91	\$18.54	10	\$1.85
Sheet Vinyl	\$6.90	\$14.09	10	\$1.41

The same information is presented graphically in the following figure:

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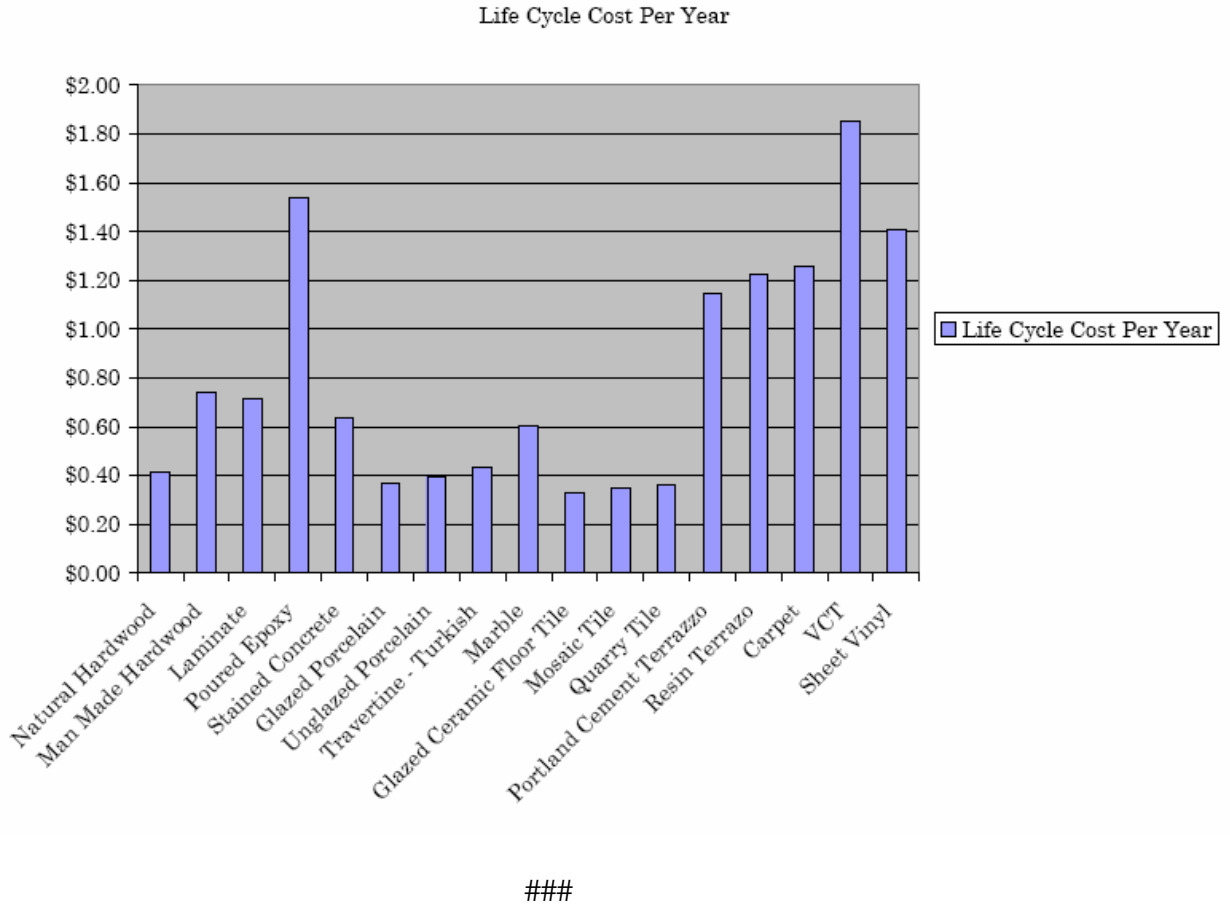
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Life Cycle costs as a function of Useful Life



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