



# 2018 Bay Area Remodeling Awards

## Program Categories

Below are the descriptions of each award category. The categories have project cost tiers. Please ensure that you are entering in the correct category and cost tier. Cost is defined as contract price, all extras, change orders and the fair market value of materials and products that were purchased, sweat-equity and in-kind services provided, and/or any subcontract work. The cost of all homeowner provided products, services, or labor should be included in this cost. All mark-ups and profit should be included in the cost provided. For member-owned projects, costs should include normal mark-ups as if the project was contracted to an outside client. *Unless otherwise specified, only interior photos may be used.*

### 🏠 Residential Kitchen

Best residential kitchen remodel with a total project cost in its tier.

- Under \$30,000 (Category #1)
- \$30,000 to \$60,000 (#2)
- \$60,001 to \$100,000 (#3)
- \$100,001 to \$150,000 (#4)
- Over \$150,000 (#5)

### 🏠 Residential Bathroom

Best residential bathroom remodel with a total project cost in its tier.

- Under \$25,000 (#6)
- \$25,000 to \$50,000 (#7)
- \$50,001 to \$75,000 (#8)
- \$75,001 to \$100,000 (#9)
- Over \$100,000 (#10)

### 🏠 Residential Interior

Best residential interior remodel with a project cost in its tier. It includes, but is not limited to, such projects as family or recreation room remodeling, home theater or media rooms, wine rooms, attic conversions, etc. Work must be done within the existing walls of a residential structure. This category does not include room additions or basements.

- Under \$75,000 (#11)
- \$75,000 to \$150,000 (#12)
- Over \$150,000 (#13)

### 🏠 Residential Interior Element

This category represents one special interior element of a project with a cost in its tier. It includes, but is not limited to projects such as railings and columns; brick, stone and masonry work; tiling; air conditioning and heating; fireplaces; vestibules; insulation; kitchen hoods; glass block; wall finishes such as plaster; flooring; best use of lighting or lighting control systems, or home automation. Work must have been done to the interior of an existing residential structure, and only interior photos may be used. The residential interior element must be specified in the entry materials and in the descriptive text in order to qualify. **This element cannot be included in any other entry.**

- Under \$30,000 (#14)
- \$30,000 and Over (#15)

### 🏠 Residential Addition

Best residential addition with a project cost in its tier. Includes, but is not limited to, additions, add-a-levels, or attic build-outs, which increases livable space of the existing home. The project is limited to one addition per structure. Interior and exterior photos may be used.

- Under \$100,000 (#16)
- \$100,000 and \$250,000 (#17)
- Over \$250,000 (#18)

### 🏠 Residential Exterior

Best exterior project with a cost in its tier. Includes, but is not limited to, alterations to the exterior of a residential building such as porticos, porches, glass or screen enclosures or greenhouse rooms (unconditioned spaces), windows, dormers, and exterior resurfacings like siding, stucco, etc. which enhances the overall

appearance of the exterior. *Exterior photos may be used, and interior photos of attached unconditioned spaces may also be used.*

- **Under \$100,000** (#19)
- **\$100,000 to \$200,000** (#20)
- **Over \$200,000** (#21)

### Residential Detached Structure

Structures such as garages, pool houses, studios, guesthouses, sheds, gazebos, pavilions, etc., remodeled or added to an existing residential property. *Interior and exterior photos may be used.*

- **All cost levels** (#22)

### Entire House

A project, with a cost in its tier, that remodeled or renovated a substantial portion of the entire residential house, inside and outside, or where multiple additions and/or style changes in footprint or elevation have been made in more than one location. The entry must include a description of the portions of the existing structure that were incorporated into the finished project. Pictures and plans submitted with the entry must highlight those portions of the home retained in the new design.

- **Under \$250,000** (#23)
- **\$250,000 to \$500,000** (#24)
- **\$500,001 to \$750,000** (#25)
- **\$750,001 to \$1,000,000** (#26)
- **Over \$1,000,000** (#27)

### Residential Historical Renovation/Restoration

The renovation/restoration of the interior and/or exterior of a residential structure, or addition to a residential structure, originally built at least 75 years ago with a cost in its tier. Any and all changes are to have closely matched architectural style and building type. Any and all products used are to be of a material authentic in style to the area in which the building was originally built, paying special attention to period trim detail and period coloring. Restoration of missing historic features and added structures are to respect the essential historic character and architectural style of original building design.

- **Under \$250,000** (#28)
- **\$250,000 and Over** (#29)

### Commercial Interior

Remodeling performed within the existing walls of a previously occupied commercial space. Clearly define the type of client and the client's needs in the project description.

- **All cost levels** (#30)

### Commercial Exterior

Remodeling performed on the exterior of an existing commercial structure. Clearly define the type of client and the client's needs in the project description.

- **All cost levels** (#31)

### Commercial Specialty

Includes, but is not limited to, such projects or operations as cosmetic facelift; siding, roofing, insulation; window, door; railing, columns, brick, stone, masonry work; tiling; solar panels; air conditioning, heating; gutters and leaders, etc. Work must have been done to an existing commercial structure. Clearly define the type of client and the client's needs in the project description. The commercial specialty must be included on your entry form and in the descriptive text to qualify.

- **All cost levels** (#32)

### Landscape Design/Outdoor Living

Best landscape design/outdoor living project with a cost in its tier. Includes, but is not limited to, landscaping, pathways, driveways, patios, pagodas, outdoor kitchens, decks, terraces, pools, spas, etc. Work is not exclusive to existing structures. *Only exterior photos may be used.*

- **Under \$60,000** (#33)
- **\$60,000 and Over** (#34)

### Basement

Best basement conversion with a cost in its tier. Work must be done within the existing walls of a residential structure. *Additions are excluded from this category.*

- **Under \$50,000** (#35)
- **\$50,000 to \$100,000** (#36)
- **Over \$100,000** (#37)

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**If you have any questions about the categories, tiers, or entry specifics, please contact [brenda@sfbanari.org](mailto:brenda@sfbanari.org)**