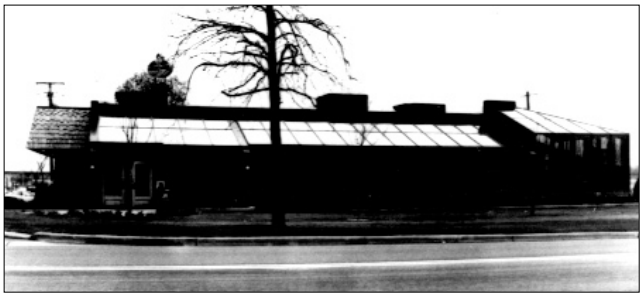
RESTAURANTS

VERY GOOD CLASS D



GOOD CLASS D

OCCUPANCY DESCRIPTION: These buildings are constructed for the preparation and service of food and beverages. They include cafeterias, bars and taverns where the design is of restaurant type. They include a combination of the following areas: consumption, production, serving, receiving and storage, sanitation, nondining and employee areas and restrooms. Good restaurants include the typical chain operation and suburban neighborhood restaurants catering to regional trade. Average quality includes neighborhood restaurants or coffee shops or lower-priced franchise operations.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable office areas and all necessary plumbing and electrical connections for kitchen equipment.

NOT INCLUDED IN COSTS: Elevators, sprinklers, kitchen equipment, restaurant fixtures, furnishings or signs.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	$188.50	Stone, face brick, best metal walls, usually part of a building	Best plaster and paneling, highly ornamental, carpeted, deluxe quality	Special lighting fixtures and effects, deluxe restrooms	Complete H.V.A.C.
	Good	140.70	Concrete, metal/glass or masonry panels, usually part of a build.	Plaster with enamel & vinyl, carpet & vinyl flooring, decorated interior	Good lighting and outlets, good plumbing and restrooms	Complete H.V.A.C.
	Average	105.50	Brick or concrete, usually part of a building	Plaster or drywall, acous. tile, carpet, ceramic, rubber, or vinyl comp. tile	Adequate lighting outlets, adequate plumbing	Complete H.V.A.C.
	Finished basement	64.58	Plaster interior	Finished ceiling and floors, banquet, service functions	Adequate lighting/plumbing, restrooms, utility rooms	Complete H.V.A.C.
	Open mezzanine	24.95	Not included	Open, finished floors, plaster soffit, minimum work stations	Adequate lighting, minimum plumbing	Complete H.V.A.C.
C	Excellent	182.60	Individual design, highly ornamental exterior	High-quality detail, best acoustics, carpeted, deluxe quality	Special lighting effects, tiled restrooms, good fixtures	Complete H.V.A.C.
	Very good	141.30	Individual design, brick, good metal and glass, ornamentation	Typically best chain restaurants, carpeted lounge and dining room	Good lighting/restrooms with good-quality fixtures and tile	Complete H.V.A.C.
	Good	109.70	Brick, concrete or metal and glass panels, ornamentation	Typical chain restaurant or coffee shop, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	85.40	Brick, block, tilt-up, plain building, stock plans	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	61.20	Cheap brick or block, very plain,low-cost front	Low-cost short order cafe, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
D	Excellent	182.15	Individual design, highly ornamental exterior, stone veneer	High-quality detail, best acoustics, carpeted, deluxe quality	Special lighting effects, tile restrooms, good fixtures	Complete H.V.A.C.
	Very good	139.05	Individual design, brick veneer, good metal and glass, orn.	Typically best chain restaurants, carpeted lounge and dining room	Good fixtures, good restrooms w/good-quality fixtures and tile	Complete H.V.A.C.
	Good	106.65	Stucco or siding, metal and glass, some ornamentation	Typical chain restaurant or coffee shop, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	82.05	Stucco or siding, plain building and front, stock plans	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	59.85	Cheap stucco or siding, very plain	Low-cost short order cafe, min. finish	Minimum lighting and plumbing	Forced air and ventilation
DPOLE	Low cost	52.85	Pole frame, good metal panels, lined and insulated, plain front	Low-cost short order cafe, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
S	Good	102.75	Insulated sandwich panels, metal and glass, some orn.	Comparable to typical chain coffee shop, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	76.95	Insulated panels, metal and glass, little ornamentation	Typical neighborhood coffee shop, vinyl comp., some ceramic or pavers	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	52.45	Finished interior, some front	Low-cost finish, asphalt tile	Minimum lighting and plumbing	Forced air and ventilation
CDS†	Finished basement	49.95	Plaster or drywall interior	Finished ceiling and floors, banquet, service functions	Adequate lighting/plumbing, restrooms, utility rooms	Forced air and ventilation
	Storage basement	23.70	Painted interior, outside entry	Paint only, some partitions	Adequate lighting, drains	None
	Open mezzanine	19.90	Not included	Open, finished floors and soffit, minimum work stations	Adequate lighting, minimum plumbing	Included in building cost

†For fire-resistant Type 1 basements, with concrete slab separation under Class C, D or S units, add $4.35 per square foot.
MEZZANINES: Do not use story height or area/perimeter mulitpliers with mezzanine costs.

RESTAURANTS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

DUMBWAITERS: Automatic electric dumbwaiters, 500# capacity, stainless steel cab, cost $11,250 to $29,000 plus $2,875 per stop over two. For hand operation, use 50%.

FIREPLACES: For each additional opening using the same chimney, add add 30% to 50%. Restaurants with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.

TYPE	COST RANGE
One-story	$1,875 – $6,100
Two-stories	2,375 – 7,325

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
1,000	$2.85	$3.65	$4.75	$6.15
2,000	2.55	3.25	4.20	5.40
5,000	2.20	2.80	3.55	4.00
10,000	2.00	2.50	3.15	3.50
20,000	1.80	2.25	2.80	3.10
30,000	1.70	2.10	2.60	2.85
50,000	1.55	1.95	2.40	2.60

2

RESTAURANT HEATING, COOLING AND AIR CONDITIONING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

COMPLETE H.V.A.C Classes A/B	Sq. Ft. Costs
Excellent	$20.70
Good	17.30
Average	14.50

Classes C/D/S	Sq. Ft. Costs
Excellent	$20.70
Very good	17.30
Good	14.50
Average	12.15
Low cost	10.15
Forced air and ventilation only	4.80

3

HEIGHT REFINEMENTS

MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.

STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.92	13	1.02
10	.96	14	1.04
11	.98	15	1.06
12	1.00 (base)	16	1.09
		18	1.13

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 100	150	200	250	300	400	500	600	700	800	900	1000	1200	1000	Average Floor Area Sq. Ft./Story
1,000	1.16	1.35	1.51	1.72	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	**1,000**
2,000	-----	1.06	1.16	1.26	1.35	1.54	-----	-----	-----	-----	-----	-----	-----	-----	**2,000**
5,000	-----	-----	.93	.96	1.01	1.09	1.16	1.24	-----	-----	-----	-----	-----	-----	**5,000**
7,000	-----	-----	-----	.90	.94	1.00	1.06	1.10	1.16	1.22	-----	-----	-----	-----	**7,000**
10,000	-----	-----	-----	-----	-----	.94	.98	1.01	1.04	1.09	1.13	1.16	-----	-----	**10,000**
12,000	-----	-----	-----	-----	-----	.90	.94	.98	1.00	1.03	1.07	1.11	-----	-----	**12,000**
15,000	-----	-----	-----	-----	-----	-----	.90	.92	.95	.98	1.01	1.03	-----	-----	**15,000**
18,000	-----	-----	-----	-----	-----	-----	.88	.90	.93	.94	.97	.99	1.03	-----	**18,000**
20,000	-----	-----	-----	-----	-----	-----	-----	.89	.91	.93	.96	.98	1.01	-----	**20,000**
30,000	-----	-----	-----	-----	-----	-----	-----	.85	.87	.88	.89	.91	.94	.98	**30,000**
40,000	-----	-----	-----	-----	-----	-----	-----	.83	.84	.85	.86	.87	.90	.93	**40,000**
50,000	-----	-----	-----	-----	-----	-----	-----	.81	.82	.83	.84	.85	.87	.90	**50,000**

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

RESTAURANTS – CAFETERIAS AND TRUCK STOPS

OCCUPANCY DESCRIPTION: Cafeterias will have large, open dining rooms for self service of large groups, and include commercial as well as institutional facilities. They include a combination of the following areas: consumption, production, serving, receiving and storage, sanitation and restrooms.

Truck stops are of multipurpose design to include convenience stores, food service, shower and toilet, game and rest facilities for highway travelers and truckers. Good facilities include the typical coffee shop operation, while the average quality includes the limited fast food franchise operation. Lighting and plumbing, although adequate to service the operation, are not extensive or ornate.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. All necessary plumbing and electrical connections for kitchen equipment.

NOT INCLUDED IN COSTS: Kitchen equipment, restaurant or convenience store fixtures, furnishings or signs.

AVERAGE CLASS C

CAFETERIAS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	$126.30	Concrete, metal/glass, or masonry panels, usually part of a building	Plaster with enamel and vinyl, carpet and vinyl flooring, decorated interior	Good lighting and outlets, good plumbing and restrooms	Complete H.V.A.C.
	Average	96.45	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, ceramic, rubber or vinyl comp. tile	Adequate lighting and outlets, adequate plumbing	Complete H.V.A.C.
C	Excellent	153.55	Individual design, brick, good metal and glass, ornamentation	Best corporate or chain cafeterias, carpeted dining room, terrazzo	Good lighting/restrooms with good-quality fixtures and tile	Complete H.V.A.C.
	Good	109.00	Brick, concrete or metal and glass panels, some ornamentation	Typical institutional or chain cafeteria, vinyl and ceramic floors	Good lighting and service outlets, tiled preparation and restrooms	Complete H.V.A.C.
	Average	79.45	Brick, block, tilt-up, plain building and front	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	52.70	Cheap brick or block, very plain, small entry	Low-cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
D	Excellent	153.20	Individual design, brick veneer, good metal and glass, ornamentation	Best corporate or chain cafeterias, carpeted dining room, terrazzo	Good fixtures, good restrooms w/good-quality fixtures and tile	Complete H.V.A.C.
	Good	106.95	Stucco or siding, metal and glass, some ornamentation	Typical institutional or chain cafeteria, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	76.65	Stucco or siding, plain building and front	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	49.80	Cheap stucco or siding, very plain construction, small entry	Low-cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
DPOLE	Low cost	47.50	Pole frame, good metal panels, lined and insulated, plain entry	Low-cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
S	Good	103.00	Insulated sandwich panels, metal and glass, some ornamentation	Typical institutional or chain cafeteria, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	73.50	Insulated panels, metal and glass, little ornamentation	Typical neighborhood restaurant, vinyl comp., some ceramic or pavers	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	47.35	Finished interior, very plain construction, small entry	Low-cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation

TRUCK STOP RESTAURANTS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	$135.05	Brick, concrete or metal and glass panels, ornamentation	Good coffee shop, retail, separate rest area, shower room	Good lighting, showers, restrooms and kitchen with good fixtures	Very good comp. H.V.A.C.
	Good	110.55	Decorative block, tilt-up, good storefront, lobby	Full-service food seating, retail, rest and game rooms	Good electrical and plumbing, showers, full kitchen	Complete H.V.A.C.
	Average	90.50	Concrete block, tilt-up, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk-in box storage	Complete H.V.A.C.
D	Excellent	133.90	Brick veneer, EIFS, metal and glass panels, ornamentation	Good coffee shop, retail, separate rest area, shower room	Good lighting, showers, restrooms and kitchen with good fixtures	Very good comp. H.V.A.C.
	Good	109.35	Brick veneer or good siding, good storefront lobby	Full-service food seating, retail, rest and game rooms	Good electrical and plumbing, showers, full kitchen	Complete H.V.A.C.
	Average	89.35	Stucco or siding, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk-in box storage	Complete H.V.A.C.
S	Good	105.20	Good metal panels, good storefront, lobby	Full-service food seating, retail, rest and game rooms	Good electrical and plumbing, showers, full kitchen	Complete H.V.A.C.
	Average	85.35	Steel frame, metal siding, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk-in box storage	Complete H.V.A.C.

RESTAURANTS – CAFETERIAS AND TRUCK STOPS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

DUMBWAITERS: Automatic electric dumbwaiters, 500# capacity, stainless steel cab, cost $11,250 to $29,000 plus $2,875 per stop over two. For hand operation, use 50%.

For service station equipment and canopies, see Section UIP 14.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
1,000	$2.85	$3.65	$4.75	$6.15
2,000	2.55	3.25	4.20	5.40
5,000	2.20	2.80	3.55	4.55
10,000	2.00	2.50	3.15	4.00
20,000	1.80	2.25	2.80	3.50
30,000	1.70	2.10	2.60	3.25
50,000	1.55	1.95	2.40	2.95

2

RESTAURANT HEATING, COOLING AND AIR CONDITIONING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

COMPLETE H.V.A.C Classes A/B	Sq. Ft. Costs
Good	$17.30
Average	14.50

Classes C/D/S	Sq. Ft. Costs
Excellent	$20.70
Good	14.50
Average	12.15
Low cost	10.15
Forced-air ventilation	4.80

3

HEIGHT REFINEMENTS

MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.92	13	1.02
10	.96	14	1.04
11	.98	15	1.06
12	1.00 (base)	16	1.09
		18	1.13

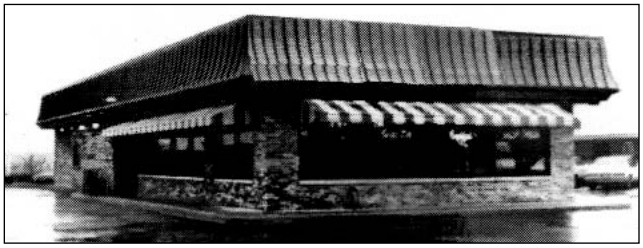
4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 100	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	Average Floor Area Sq. Ft./Story
1,000	1.18	1.38	1.57	1.76	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	**1,000**
2,000	-----	1.08	1.18	1.28	1.38	1.57	-----	-----	-----	-----	-----	-----	-----	-----	**2,000**
5,000	-----	-----	.92	.97	1.01	1.10	1.18	1.26	-----	-----	-----	-----	-----	-----	**5,000**
7,000	-----	-----	-----	-----	.94	1.00	1.06	1.12	1.18	1.24	-----	-----	-----	-----	**7,000**
10,000	-----	-----	-----	-----	-----	.93	.97	1.01	1.05	1.10	1.14	-----	-----	-----	**10,000**
12,000	-----	-----	-----	-----	-----	.89	.93	.97	1.01	1.04	1.08	1.12	-----	-----	**12,000**
15,000	-----	-----	-----	-----	-----	-----	.89	.92	.95	.99	1.01	1.04	1.10	-----	**15,000**
18,000	-----	-----	-----	-----	-----	-----	.87	.89	.92	.94	.97	.99	1.04	-----	**18,000**
20,000	-----	-----	-----	-----	-----	-----	-----	.88	.90	.92	.96	.98	1.01	-----	**20,000**
30,000	-----	-----	-----	-----	-----	-----	-----	.83	.85	.86	.87	.89	.93	.97	**30,000**
40,000	-----	-----	-----	-----	-----	-----	-----	-----	.82	.83	.84	.85	.88	.91	**40,000**
50,000	-----	-----	-----	-----	-----	-----	-----	-----	.80	.81	.82	.83	.85	.88	**50,000**

5 **USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

RESTAURANTS – FAST FOOD

GOOD/VERY GOOD CLASS C



GOOD CLASS C

OCCUPANCY DESCRIPTION: These structures have limited consumption or dining area in relation to the preparation area. Drive-up windows commensurate with the quality are included. The average fast food restaurant normally includes some outer roof overhang, but no large separate canopies and carports. The lower qualities are built to minimum building and health codes. The median area for a fast food restaurant is 3,150 square feet with a range of 1,375 to 4,250 square feet.

Newer outlets with a high percentage (35% to 45%) of eating space to preparation area tend toward the larger areas with lower unit costs, while older outlets and drive-ins with no or limited seating tend toward the small side of the range and a higher overall unit cost, excluding extremes. As eating/play areas continue to increase in size, the very large fast food stores will approach conventional table service restaurants in cost or will require a reduction in the quality level for pricing purposes. Play or game room costs can be added separately (see Page CAL 172).

The seating space should normally be less than 45% of the total area.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable office space and restroom facilities.

NOT INCLUDED IN COSTS: Canopies, sprinklers, kitchen equipment, restaurant fixtures, furniture or signs.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	$155.10	Concrete, good metal and glass, face brick, usually part of a build.	Typically, best chain stores, good plaster, ceramic, pavers throughout	Good lighting, restrooms with good fixtures and tile	Complete H.V.A.C.
	Average	116.95	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, ceramic, carpet or vinyl composition	Adequate lighting and outlets, adequate plumbing	Complete H.V.A.C.
C	Excellent	200.35	Individual design, highly ornamental exterior	High-quality detail, best ceramic, pavers, limited seating area	Special lighting, tiled restrooms, good fixtures	Complete H.V.A.C.
	Very good	153.55	Face brick, good metal & glass, good mansard, canopy, orn.	Typically better small chain stores, plaster, ceramic, pavers throughout	Good lighting, restrooms with good fixtures and tile	Complete H.V.A.C.
	Good	118.20	Brick, best block, stucco, good storefront, ornamentation	Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	91.25	Brick, block, some mansard, parapet ornamentation	Drywall, paneling, acous. tile, pavers, vinyl comp., large eating/play area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	65.15	Cheap brick or block, very plain, low-cost front	Low-cost preparation area, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
D	Excellent	199.80	Individual design, highly ornamental exterior	High-quality detail, best ceramic, pavers, limited seating area	Special lighting, tiled restrooms, good fixtures	Complete H.V.A.C.
	Very good	151.10	Face brick veneer, good front, mansard, canopy orn.	Typically better small chain stores, plaster, ceramic, pavers throughout	Good lighting, restrooms with good fixtures and tile	Complete H.V.A.C.
	Good	114.80	Stucco, siding or brick veneer, metal and glass, good orn.	Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	87.50	Stucco or siding, some mansard, parapet orn.	Drywall, paneling accustic pavers, vinyl comp., large eating/play area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	61.45	Cheap stucco or siding, very plain construction	Low-cost preparation area, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
S	Excellent	153.40	Stainless steel panels, steel roof, vestibule, modular diner	Good detail, acoustic, vinyl and ceramic tile, limited seating	Good electrical, plumbing and restrooms	Complete H.V.A.C.
	Good	111.10	Insulated sandwich panels, metal and glass, good orn.	Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	82.85	Insulated panels, metal & glass, some mansard, parapet orn.	Drywall, paneling, acous. tile, pavers, vinyl comp., large eating/play area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	56.55	Finished interior, some front, little ornamentation	Low-cost preparation area, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
CDS†	Low cost	23.70	Painted interior, outside entry	Painted ceiling and floor, some partitions	Adequate lighting, drains	None

†For fire-resistant Type 1 basements, with concrete slab separation under Class C, D or S units, add $4.35 per square foot.

RESTAURANTS – FAST FOOD

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

CANOPIES: The basic restaurant cost includes normal overhangs commensurate with the quality, but not large carports or canopies. Patio or carport canopies generally cost 1/5 to 1/3 of the final base cost per square foot of the building, or they may be computed from the Segregated or Unit-in-Place costs.

DUMBWAITERS: Automatic electric dumbwaiters, 500# capacity, stainless steel cab, cost $11,250 to $29,000. For hand operation, use 50%.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
500	$3.20	$4.10	$5.35	$7.00
1,000	2.85	3.65	4.75	6.15
1,500	2.65	3.40	4.40	5.75
2,000	2.55	3.25	4.20	5.40
2,500	2.45	3.10	4.00	5.15
3,000	2.40	3.05	3.90	5.00
4,000	2.25	2.85	3.70	4.75
5,000	2.20	2.80	3.55	4.55

2

RESTAURANT HEATING, COOLING AND AIR CONDITIONING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

COMPLETE H.V.A.C Classes A/B	Sq. Ft. Costs
Good	$17.30
Average	14.50

Classes C/D/S	Sq. Ft. Costs
Excellent	$20.70
Good	17.30
Average	14.50
Low cost	10.15
Forced-air ventilation	4.80

3

HEIGHT REFINEMENTS

MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.92	13	1.02
10	.96	14	1.04
11	.98	15	1.06
12	1.00 (base)	16	1.09
		18	1.13

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 75	100	120	140	160	180	200	225	250	275	300	350	400	500	Average Floor Area Sq. Ft./Story
500	1.27	1.43	1.55	1.67	1.79	-----	-----	-----	-----	-----	-----	-----	-----	-----	**500**
1,000	-----	1.14	1.19	1.24	1.30	1.37	1.43	1.53	-----	-----	-----	-----	-----	-----	**1,000**
1,200	-----	-----	1.14	1.18	1.23	1.27	1.33	1.39	1.46	-----	-----	-----	-----	-----	**1,200**
1,400	-----	-----	1.10	1.14	1.17	1.21	1.25	1.30	1.37	1.42	-----	-----	-----	-----	**1,400**
1,600	-----	-----	1.06	1.10	1.14	1.17	1.20	1.25	1.29	1.34	1.39	-----	-----	-----	**1,600**
1,800	-----	-----	-----	1.08	1.11	1.14	1.17	1.20	1.24	1.28	1.33	-----	-----	-----	**1,800**
2,000	-----	-----	-----	1.04	1.08	1.11	1.14	1.17	1.20	1.24	1.27	1.35	1.43	-----	**2,000**
2,500	-----	-----	-----	-----	1.02	1.05	1.08	1.11	1.14	1.16	1.19	1.24	1.30	-----	**2,500**
3,000	-----	-----	-----	-----	-----	1.00	1.04	1.06	1.09	1.11	1.14	1.18	1.23	-----	**3,000**
3,500	-----	-----	-----	-----	-----	-----	.99	1.02	1.05	1.08	1.10	1.14	1.17	1.25	**3,500**
4,000	-----	-----	-----	-----	-----	-----	.96	.99	1.01	1.04	1.06	1.10	1.14	1.20	**4,000**
5,000	-----	-----	-----	-----	-----	-----	-----	.94	.96	.98	1.00	1.04	1.08	1.14	**5,000**

Use the total length of exterior walled sides as the perimeter in the Floor Area/Perimeter table.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

RESTAURANTS – ATRIUMS/PLAY ROOMS

GOOD CLASS C PLAYROOM

EXCELLENT CLASS S ATRIUM

OCCUPANCY DESCRIPTION: Dining atriums and playrooms are open-shell extensions for enclosed extra seating or game/play areas, usually added to fast food restaurants. The lower qualities are playroom shells only, while the very good and excellent qualities are finished greenhouse seating atriums.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable restroom facilities.

NOT INCLUDED IN COSTS: Kitchen equipment, restaurant fixtures, furnishings and signs. Soft modular play systems, restaurant seating or other furnishings or fixtures.

DINING ATRIUMS/PLAY ROOMS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	$ 91.30	Decorative block, brick, mostly metal and glass	Drywall, acoustic ceiling, vinyl walls, good playroom	Good lighting and plumbing	None
	Average	55.75	Stucco on block, tilt-up, good glass areas	Drywall, some acoustic tile, ceramic pavers, plain playroom	Adequate lighting, no plumbing	None
	Low cost	34.10	Concrete block, tilt-up, very plain, little glass	Drywall, vinyl composition tile, plain play area shell	Minimum lighting, no plumbing	None
D	Good	87.65	Brick veneer, EIFS, siding, mostly metal and glass	Drywall, acoustic ceiling, vinyl walls, good playroom	Good lighting and plumbing	None
	Average	51.35	Stucco or siding, good glass areas	Drywall, some acoustic tile, ceramic pavers, plain playroom	Adequate lighting, no plumbing	None
	Low cost	30.15	Stucco or siding, very plain, little glass	Drywall, vinyl composition tile, plain play area shell	Minimum lighting, no plumbing	None
S	Excellent	143.85	Greenhouse, curved eaves, colored frame, tinted glass	Good carpet, ceramic floors, minimum work stations	Decorative lighting and ceiling fans, adequate plumbing	None
	Very good	107.80	Shed greenhouse, tempered glass, little knee wall	Carpet, vinyl composition tile, seating alcove	Good electrical and lighting, no plumbing	None
	Good	80.75	Steel frame, mostly metal and glass, metal panels	Drywall, acoustic ceiling, vinyl walls, good playroom	Good lighting and plumbing	None
	Average	45.55	Steel frame, metal siding, good glass areas	Drywall, some acoustic tile, ceramic pavers, plain playroom	Adequate lighting, no plumbing	None
	Low cost	25.70	Steel frame, metal siding, very plain, little glass	Drywall, vinyl composition tile, plain play area shell	Minimum lighting, no plumbing	None
	Cheap	14.50	Screen-netting enclosure, canopy top, light frame	Concrete floor, secure play area	Adequate illumination, no plumbing	None

RESTAURANTS – ATRIUMS/PLAYROOMS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

For restaurant equipment, see Section UIP 15, Page 8.

For soft, modular play equipment, see Section UIP 16, Page 7

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
500	$3.20	$4.10	$5.35	$7.00
1,000	2.85	3.65	4.75	6.15
1,500	2.65	3.40	4.40	5.75
2,000	2.55	3.25	4.20	5.40
2,500	2.45	3.10	4.00	5.15
3,000	2.40	3.05	3.90	5.00
4,000	2.25	2.85	3.70	4.75
5,000	2.20	2.80	3.55	4.55

2

RESTAURANT HEATING, COOLING AND AIR CONDITIONING

Costs for restaurant mechanical items are listed with the main buildings. Costs listed below are averages. An additional lump sum cost is listed below to account for any additional ducting and controls. For separate, independent systems, see Segregated costs.

ATRIUM/PLAY ROOM: Heating and cooling may be connected to existing systems; for additional connections only, add $2,400 to $3,700.

3

HEIGHT REFINEMENTS

MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.92	13	1.02
10	.96	14	1.04
11	.98	15	1.06
12	1.00 (base)	16	1.09
		18	1.13

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	75	100	120	140	160	180	200	225	250	275	300	350	400	500	
500	1.27	1.43	1.55	1.67	1.79	-----	-----	-----	-----	-----	-----	-----	-----	-----	**500**
1,000	-----	1.14	1.19	1.24	1.30	1.37	1.43	1.53	-----	-----	-----	-----	-----	-----	**1,000**
1,200	-----	-----	1.14	1.18	1.23	1.27	1.33	1.39	1.46	-----	-----	-----	-----	-----	**1,200**
1,400	-----	-----	1.10	1.14	1.17	1.21	1.25	1.30	1.37	1.42	-----	-----	-----	-----	**1,400**
1,600	-----	-----	1.06	1.10	1.14	1.17	1.20	1.25	1.29	1.34	1.39	-----	-----	-----	**1,600**
1,800	-----	-----	-----	1.08	1.11	1.14	1.17	1.20	1.24	1.28	1.33	-----	-----	-----	**1,800**
2,000	-----	-----	-----	1.04	1.08	1.11	1.14	1.17	1.20	1.24	1.27	1.35	1.43	-----	**2,000**
2,500	-----	-----	-----	-----	1.02	1.05	1.08	1.11	1.14	1.16	1.19	1.24	1.30	-----	**2,500**
3,000	-----	-----	-----	-----	-----	1.00	1.04	1.06	1.09	1.11	1.14	1.18	1.23	-----	**3,000**
3,500	-----	-----	-----	-----	-----	-----	.99	1.02	1.05	1.08	1.10	1.14	1.17	1.25	**3,500**
4,000	-----	-----	-----	-----	-----	-----	.96	.99	1.01	1.04	1.06	1.10	1.14	1.20	**4,000**
5,000	-----	-----	-----	-----	-----	-----	-----	.94	.96	.98	1.00	1.04	1.08	1.14	**5,000**

Use the total length of exterior walled sides as the perimeter in the Floor Area/Perimeter table.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

RESTAURANTS – SNACK BARS

AVERAGE/GOOD CLASS D

AVERAGE CLASS S

OCCUPANCY DESCRIPTION: These structures have no seating area and include the very marginal seasonal camp-type facility to the best municipal structure with completely finished food preparation area. The basic snack bar cost includes normal overhangs commensurate with the quality but not large canopies. The lower qualities are built to minimum building and health codes.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Suitable office space and restroom facilities.

NOT INCLUDED IN COSTS: Canopies, kitchen or seating equipment and signs.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	$123.25	Decorative block & trim, heavy structure, glass/security shutters	Finished interior, good tile or glazed surfaces, best municipal facility	Good lighting, restrooms with good fixtures and tile	Package cooling only
	Good	81.10	Standard block, concrete panels, some trim	Enameled walls, some wainscot, finished ceiling, good concrete floor	Good lighting, service outlets and plumbing, some extra fixtures	Wall furnace
	Average	54.10	Concrete block, bearing walls, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	34.70	Block, light roof, very plain	Low-cost finishes, few partitions	Minimum code	None
	Cheap	28.10	Low-cost block	Unfinished interior, open counter and storage	Minimum fixtures	None
D	Excellent	124.20	Brick veneer, best stucco/ siding, glass/security shutters	Finished interior, good tile or glazed surfaces, best municipal facility	Good lighting, restrooms with good fixtures and tile	Package cooling only
	Good	78.90	Stud frame, good stucco or siding, brick veneer	Enameled walls, some wainscot, finished ceiling, good concrete floor	Good lighting, service outlets and plumbing, some extra fixtures	Wall furnace
	Average	50.85	Wood frame, stucco or siding, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	31.40	Low-cost stucco or siding	Low-cost finishes, few partitions	Minimum code	None
	Cheap	22.35	Box frame, plywood, boards	Unfinished interior, open counter and storage	Minimum fixtures	None
DPOLE	Average	46.40	Pole frame, good metal panels, finished inside, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	27.80	Pole frame, metal panels, finished inside	Low-cost finishes, few partitions	Minimum code	None
	Cheap	21.95	Pole frame, metal siding	Unfinished interior, open counter and storage	Minimum fixtures	None
S	Average	47.45	Good metal panels, lined, pre-engineered frame, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	28.85	Pre-engineered, metal panels, finished inside	Low-cost finishes, few partitions	Minimum code	None
	Cheap	22.85	Light steel frame, siding	Unfinished interior, open counter and storage	Minimum fixtures	None

RESTAURANTS – SNACK BARS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

CANOPIES: The basic snack bar cost includes normal overhangs commensurate with the quality, but not large canopies. Light patio canopies generally cost 1/6 to 3/10 of the final base cost per square foot of the building, or they may be computed from the Unit-in-Place Costs, Section UIP 16.

LOAD-BEARING CONCESSION STAND ROOFS: (for press boxes or projection rooms), add $2.55 per square foot to the entire gross building area. For access stairways, add $1,050 to $2,300 each.

SCREENED ROOMS: Screen-enclosed seating area for snack bar facilities, excluding paving, will generally cost 1/4 to 2/5 of the final base cost per square foot of the building, or it may be computed from the Unit-in-Place Cost, Section UIP 16.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
500	$3.20	$4.10	$5.35	$7.00
1,000	2.85	3.65	4.75	6.15
1,500	2.65	3.40	4.40	5.75
2,000	2.55	3.25	4.20	5.40
2,500	2.45	3.10	4.00	5.15
3,000	2.40	3.05	3.90	5.00
4,000	2.25	2.85	3.70	4.75
5,000	2.20	2.80	3.55	4.55

2

HEATING AND COOLING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . .	$3.15	Package A.C. (short ductwork)	$ 6.40	Central refrigeration (zoned)	$5.85
Electric wall heaters	1.40	Warm and cool air (zoned)	8.75	package (short ductwork)	3.90
Forced air furnace	3.35	Hot/chilled water (zoned)	14.10	Central evaporative	2.70
Hot water, baseboard/convector	6.10	Heat pump system	7.35	Pkg. refrig. . $1,250 to $1,600 per ton capacity	
radiant floor/ceiling	6.25			Evap. coolers . $170 to $295 per MCFM capacity	
Space heaters, with fan	1.55				
radiant	1.80				
Steam (including boiler)	5.20				
without boiler	4.35	Small indiv. heat pumps cost $1,100 to $1,525		**VENTILATION ONLY**	
Wall or floor furnace	1.50	per ton of rated capacity.		Vent. (blowers/ducts)	$1.02

3

HEIGHT REFINEMENTS

STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.92	14	1.04
10	.96	15	1.06
11	.98	16	1.09
12	1.00 (base)	18	1.13

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 75	100	120	140	160	180	200	225	250	275	300	350	400	500	Average Floor Area Sq.Ft./Story
500	1.31	1.49	1.61	1.73	1.85	-----	-----	-----	-----	-----	-----	-----	-----	-----	**500**
1,000	-----	1.18	1.23	1.28	1.34	1.41	1.49	1.59	-----	-----	-----	-----	-----	-----	**1,000**
1,200	-----	-----	1.18	1.22	1.27	1.31	1.37	1.43	1.52	-----	-----	-----	-----	-----	**1,200**
1,400	-----	-----	1.12	1.18	1.21	1.25	1.29	1.34	1.41	1.47	-----	-----	-----	-----	**1,400**
1,600	-----	-----	1.07	1.12	1.18	1.21	1.24	1.29	1.33	1.38	1.43	-----	-----	-----	**1,600**
1,800	-----	-----	-----	1.10	1.13	1.17	1.21	1.24	1.28	1.32	1.37	-----	-----	-----	**1,800**
2,000	-----	-----	-----	1.05	1.10	1.13	1.18	1.21	1.24	1.28	1.31	1.39	1.49	-----	**2,000**
2,500	-----	-----	-----	-----	1.03	1.06	1.10	1.13	1.18	1.20	1.23	1.28	1.34	-----	**2,500**
3,000	-----	-----	-----	-----	-----	1.01	1.05	1.07	1.11	1.13	1.18	1.23	1.27	-----	**3,000**
3,500	-----	-----	-----	-----	-----	-----	1.00	1.03	1.06	1.10	1.12	1.18	1.22	1.29	**3,500**
4,000	-----	-----	-----	-----	-----	-----	.97	1.00	1.02	1.05	1.07	1.11	1.18	1.24	**4,000**
5,000	-----	-----	-----	-----	-----	-----	.92	.95	.97	.99	1.01	1.05	1.10	1.18	**5,000**

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

RESTROOM BUILDINGS

OCCUPANCY DESCRIPTION: These are freestanding, generally single-purpose design, restroom buildings. Interior construction is paint-enameled drywall or plaster, and the floors are concrete. In higher qualities, there are ceramic tile walls and/or floors. There is adequate lighting and plumbing. The better qualities can include some storage and/or limited snack bar sales and finish.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit.

NOT INCLUDED IN COSTS: Sprinklers, lockers, therapy or recreational equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	$116.55	Brick, decorative block or concrete, some trim	Finished interior, tile or glazed surfaces, some extras	Adequate lighting and plumbing, extra outlets and fixtures	Wall furnace
C	Excellent	158.10	Stone, rustic trim or block	Good finish or under 500 sq. ft.	High-cost fixtures	Wall furnace
	Good	121.75	Decorative block and trim, heavy structure	Finished interior, good tile or glazed surfaces, concession area	Good lighting and plumbing, extra outlets and fixtures	Wall furnace
	Average	93.65	Concrete block, bearing walls, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Electric wall heaters
	Low cost	72.30	Block, light roof, very plain	Low-cost finishes, few partitions	Minimum code	Space heaters
	Cheap	53.95	Low-cost block	Unfinished interior	Minimum fixtures	None
D	Excellent	153.85	Stone veneer, rustic trim or log	Good finish or under 500 sq. ft.	High-cost fixtures	Wall furnace
	Good	117.10	Wood frame or pipe columns, good stucco or siding, brick veneer	Finished interior, good tile or glazed surfaces, concession area	Good lighting and plumbing, extra outlets and fixtures	Wall furnace
	Average	89.00	Wood frame, stucco or siding, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Electric wall heaters
	Low cost	67.90	Low-cost stucco or siding	Low-cost finishes, few partitions	Minimum code	Space heaters
	Cheap	49.95	Box frame, plywood, boards	Unfinished interior	Minimum fixtures	None
DPOLE	Low cost	63.75	Pole frame, metal panels, finished inside	Low-cost finishes, few partitions	Minimum code	Space heaters
	Cheap	49.10	Pole frame, metal siding	Unfinished interior	Minimum fixtures	None
S	Low cost	63.60	Pre-engineered, metal panels, finished inside	Low-cost finishes, few partitions	Minimum code	Space heaters
	Cheap	48.35	Light steel frame, siding	Unfinished interior	Minimum fixtures	None

RESTROOM BUILDINGS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
1,000	$2.95	$3.75	$4.95	$6.35
2,000	2.85	3.65	4.70	6.05
5,000	2.45	3.15	4.00	5.05
10,000	2.20	2.80	3.50	4.45
15,000	2.05	2.60	3.25	4.10
20,000	2.00	2.50	3.10	3.90

2

HEATING AND COOLING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard	$5.35	Package A.C. (short ductwork)	$ 8.30	Central refrigeration (zoned)	$7.15
Electric wall heaters	1.95	Warm and cool air (zoned)	13.80	package (short ductwork)	5.05
Forced air furnace	6.00	Hot/chilled water (zoned)	20.65	Central evaporative	3.10
Hot water	9.35	Heat pump system	11.00	Pkg. refrig.	$1,335 to $1,635 per ton capacity
Space heaters, with fan	1.95			Evap. coolers	$200 to $350 per MCFM capacity
radiant	2.30				
Steam (including boiler)	8.75				
without boiler	7.70	Small indiv. heat pumps cost $1,100 to $1,475 per ton of rated capacity.		**VENTILATION ONLY**	
Wall or floor furnace	2.10			Vent. (blowers/ducts)	$1.65

3

HEIGHT REFINEMENTS

MULTISTORY BUILDINGS: Add .5% (1/2%) for each story over three, above ground, to all base costs.

STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.96	13	1.06
9	.98	14	1.07
10	1.00 (base)	15	1.09
11	1.02	16	1.11
12	1.04		

4

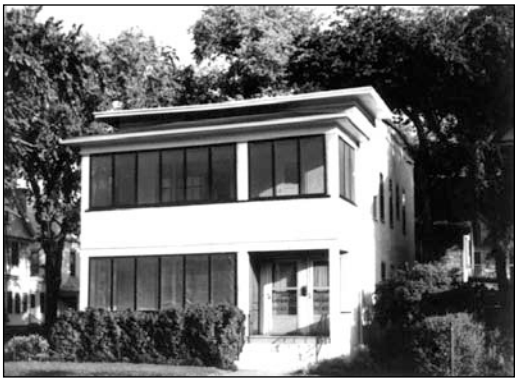
Average Floor Area Sq. Ft./Story	AVERAGE PERIMETER 100	125	150	175	200	250	300	400	500	600	700	800	1000	1200	Average Floor Area Sq. Ft./Story
500	1.30	1.41	1.52	1.63	1.73	-----	-----	-----	-----	-----	-----	-----	---	-----	**500**
1,000	1.08	1.13	1.19	1.24	1.30	1.41	-----	-----	-----	-----	-----	-----	---	-----	**1,000**
1,500	1.01	1.04	1.08	1.12	1.15	1.23	-----	-----	-----	-----	-----	-----	---	-----	**1,500**
2,000	-----	1.00	1.02	1.05	1.08	1.13	1.19	-----	-----	-----	-----	-----	---	-----	**2,000**
3,000	-----	-----	.97	.99	1.01	1.04	1.08	1.15	-----	-----	-----	-----	-----	-----	**3,000**
4,000	-----	-----	-----	.96	.97	1.00	1.02	1.08	1.13	-----	-----	-----	-----	-----	**4,000**
5,000	-----	-----	-----	-----	.95	.97	.99	1.04	1.08	1.12	-----	-----	-----	-----	**5,000**
6,000	-----	-----	-----	-----	.93	.95	.97	1.01	1.04	1.08	1.12	-----	-----	-----	**6,000**
7,000	-----	-----	-----	-----	-----	.94	.96	.98	1.02	1.05	1.08	1.11	-----	-----	**7,000**
8,000	-----	-----	-----	-----	-----	.93	.94	.97	1.00	1.02	1.05	1.08	1.13	-----	**8,000**
10,000	-----	-----	-----	-----	-----	-----	.93	.95	.97	.99	1.01	1.04	1.08	1.12	**10,000**
12,000	-----	-----	-----	-----	-----	-----	.92	.93	.96	.97	.99	1.01	1.01	1.08	**12,000**

NOTE: For larger buildings, enter the table by taking half the area and half the perimeter. For very small structures, reverse the process (i.e., for a 10' x 10' or 100-square-foot building, multiply both the area and the perimeter by a factor of 5 to enter the table where the wall-to-floor ratio remains the same at 4:1 with a 10' height).

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

ROOMING HOUSES

AVERAGE CLASS C



AVERAGE CLASS D

OCCUPANCY DESCRIPTION: These structures can be more commercial in character than multiple residences, and provide minimum living quarters for transient occupancy. Lower qualities are plain, with minimum electrical and common plumbing.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit.

NOT INCLUDED IN COSTS: Furnishings, appliances, fireplaces, balconies or yard improvements.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	$77.55	Brick, some trim/good stucco, good roof, good fenestration	Plaster or drywall, carpeting, hardwood, vinyl composition	One bath per two rooms, built-in kitchen facilities, good electrical	Hot water
	Average	59.20	Brick, stucco on block, little trim, built-up roof or asphalt shingles	Plaster or drywall, some carpet, vinyl composition, cheap hardwood	Adequate electrical, common baths, small kitchen area	Forced air
	Fair	49.60	Block or cheap brick, low-cost roof and sash	Drywall and paint, asphalt tile, softwood, few cabinets	Minimum, common baths, sink or lavatory in room	Wall furnace
D	Good	73.65	Brick veneer, best stucco or siding, some good ornamentation	Plaster or drywall, carpeting, hardwood, vinyl composition	One bath per two rooms, built-in kitchen facilities, good electrical	Hot water
	Average	56.05	Good stucco or siding, some brick or stone trim	Plaster or drywall, some carpet, vinyl composition, cheap hardwood	Adequate electrical, common baths, small kitchen areas	Forced air
	Fair	46.75	Stucco or siding, very plain	Drywall, softwood, asphalt tile, few cabinets	Minimum, common baths, sink or lavatory in room	Wall furnace
	Low cost	41.10	Low-cost siding or stucco	Drywall, softwood or asphalt tile	Minimum, common baths	Electric wall heater
CD	Utility basement	20.65	Unfinished interior	Unfinished floor and ceiling	Minimum lighting and plumbing	None

For basement apartments, use 75% of the cost of comparable above ground units. For semi-basement apartments, use 85%.

ROOMING HOUSES

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Rooming Houses with basements, add 40% to extend the foundation to the basement level.

TYPE	COST RANGE
One-story	$1,875 – $6,100
Two-stories	2,375 – 7,325
Three-stories	2,900 – 8,525

RESIDENTIAL ELEVATORS: The small residential-style two- or three- of passenger elevators found in rooming houses cost $12,750 to $25,500 for two stops plus $2,225 for each additional stop.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
3,000	$2.45	$3.15	$4.00	$5.15
5,000	2.25	2.85	3.65	4.70
10,000	2.00	2.55	3.25	4.10
20,000	1.80	2.25	2.85	3.60
30,000	1.70	2.10	2.65	3.35

BALCONIES: Exterior balconies generally cost 1/4 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.

2

HEATING AND COOLING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard	$3.55	Package A.C. (short ductwork)	$ 7.00	Central refrigeration (zoned)	$5.70
Electric wall heaters	1.40	Warm and cool air (zoned)	9.75	package (short ductwork)	3.95
Forced air furnace	4.55	Hot/chilled water (zoned)	15.40	Central evaporative	2.70
Hot water, baseboard/convector	6.75	Heat pump system	7.95	Pkg. refrig. . $1,200 to $1,575 per ton capacity	
radiant floor/ceiling	7.05	Ind. thru-wall heat pumps	3.50	Evap. coolers . $155 to $240 per MCFM capacity	
Steam (including boiler)	6.10				
without boiler	5.40	Small indiv. heat pumps cost $1,075 to $1,475		**VENTILATION ONLY**	
Wall or floor furnace	1.55	per ton of rated capacity.		Vent. (blowers/ducts)	$1.10

3

HEIGHT REFINEMENTS

STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.95	11	1.03
9	.97	12	1.06
10	1.00 (base)		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	150	200	250	300	350	400	450	500	550	600	650	700	750	800	
1,000	1.15	1.31	1.37	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	**1,000**
2,000	1.02	1.07	1.13	1.19	1.25	-----	-----	-----	-----	-----	-----	-----	-----	-----	**2,000**
3,000	.98	1.01	1.04	1.07	1.10	1.15	1.19	-----	-----	-----	-----	-----	-----	-----	**3,000**
4,000	-----	.97	1.00	1.02	1.04	1.07	1.10	1.13	1.16	1.19	1.22	-----	-----	-----	**4,000**
5,000	-----	-----	.97	.99	1.01	1.03	1.05	1.07	1.10	1.12	1.14	1.16	-----	-----	**5,000**
7,000	-----	-----	.94	.95	.97	.99	1.00	1.01	1.03	1.05	1.06	1.07	1.09	-----	**7,000**
10,000	-----	-----	-----	-----	.94	.95	.96	.97	.98	.99	1.01	1.02	1.02	1.03	**10,000**
12,000	-----	-----	-----	-----	.92	.93	.94	.95	.96	.97	.98	.99	1.00	1.01	**12,000**
14,000	-----	-----	-----	-----	-----	.92	.93	.93	.94	.95	.96	.97	.98	.99	**14,000**
18,000	-----	-----	-----	-----	-----	-----	.91	.91	.92	.93	.94	.94	.95	.96	**18,000**
22,000	-----	-----	-----	-----	-----	-----	-----	-----	.91	.91	.92	.92	.93	.94	**22,000**
30,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.88	.89	.89	.90	.91	**30,000**

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

ROW HOUSES/TOWN HOUSES

AVERAGE CLASS D

LOW-COST CLASS D

OCCUPANCY DESCRIPTION: This occupancy pertains to buildings with MORE THAN FOUR one-family units. The primary characteristic of this occupancy is that each one-family unit shares two common walls with two other units, except for the end units. Generally only the front and rear elevations have exposed exterior walls.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit.

NOT INCLUDED IN COSTS: Sprinklers, exterior balconies, built-in appliances or fireplaces. Garage or carport costs are located on the Garages – Residential cost page.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	$104.94	Face brick, stone, best windows, sloping roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air (zoned)
	Good	76.95	Brick, some trim or good stucco, good roof, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	56.00	Brick, stucco or block, little trim, built-up roof or asphalt shingles	Gypsum board and paint, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, standard fixtures	Forced air
	Fair	48.35	Block or brick, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Electric baseboard
	Low cost	40.70	Block or cheap brick, low-cost roof and sash	Gypsum board and paint, asphalt tile, low-cost cabinets	Minimum, low cost fixtures	Wall furnace
D Masonry Veneer	Excellent	105.85	Best brick veneer, good stone trim, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air (zoned)
	Good	77.60	Brick veneer, good roof, some ornamentation, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	56.50	Brick veneer, built-up or asphalt shingle roof, little trim	Plaster or gypsum board, hardwood, vinyl composition, low-cost carpet	Adequate lighting and plumbing, standard fixtures	Forced air
	Fair	48.75	Brick veneer, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Electric baseboard
	Low cost	41.05	Brick veneer, minimum roof, sash	Drywall and paint, asphalt tile	Minimum, low-cost fixtures	Wall furnace
D	Excellent	101.50	Best stucco, or siding, brick or stone trim, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air (zoned)
	Good	74.50	Good stucco or siding, brick trim, good roof, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	54.25	Stucco or siding, little trim, built-up or asphalt shingle roof	Plaster or gypsum board, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, standard fixtures	Forced air
	Fair	46.80	Siding or stucco, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Electric baseboard
	Low cost	39.35	Low-cost siding, roof, sash	Drywall and paint, asphalt tile	Minimum, low-cost fixtures	Wall furnace
CDS*	Finished basement	23.50	Finished interior, stairwell, partitioned walls, game room	Gypsum or acoustic tile ceiling, vinyl composition floor, carpet	Good lighting/plumbing, half bath, laundry room	None
	Semi-fin. basement	17.00	Painted, block or concrete walls	Finished ceiling, concrete slab	Adequate outlets, laundry	None
	Unfinished basement	13.20	Unfinished wall, open stairs	Unfinished ceiling, slab, storage only	Minimum lighting/drains	None

Costs given above are for end row houses and basements having one common wall. Deduct 6% for inside units (having two common walls). Costs are for two-story dwelling units. For one-story row houses, add 4%. For three-story, deduct 1%. For senior citizen complexes, add 4%.

*Basement costs are for end units with one common wall. For inside basements (having two common walls), deduct 7%.

ROW HOUSES/TOWN HOUSES

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.

	LOW	AVG.	GOOD	EXCL.
Allowance (if not itemized)	$1,175	$2,020	$3,450	$5,850

FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Multiples with basements, add 40% to extend the foundation to the basement level.

TYPE	COST RANGE
One-story	$1,875 – $6,100
Two-stories	3,375 – 7,325
Three-stories	2,900 – 8,525

CARPORTS: For complete listing of built-in, attached or detached garages, see Garages – Residential cost pages.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
3,000	$2.20	$2.85	$3.60	$4.60
5,000	2.05	2.60	3.30	4.20
10,000	1.85	2.30	2.90	3.70
20,000	1.65	2.10	2.60	3.25
30,000	1.55	1.95	2.40	3.05
50,000	1.45	1.80	2.20	2.75
75,000	1.35	1.70	2.05	2.55
100,000	1.30	1.60	1.95	2.40

BALCONIES: Exterior balconies generally cost 1/3 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.

2

HEATING AND COOLING

These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . .	$2.85	Package A.C. (short ductwork)	$ 5.55	Central refrigeration (zoned)	$5.25
Electric wall heaters	1.30	Warm and cool air (zoned)	7.55	package (short ductwork)	3.55
Forced air furnace	3.25	Hot/chilled water (zoned)	11.45	Central evaporative	2.35
Gravity furnace	2.90	Heat pump system	6.15	Pkg. refrig. . $1,175 to $1,550 per ton capacity	
Hot water, baseboard/convector	5.65	Ind. thru-wall heat pumps	3.15	Evap. coolers . $155 to $240 per MCFM capacity	
radiant floor/ceiling	5.85				
Space heaters, with fan	1.40				
radiant	1.70				
Steam (including boiler)	4.85				
without boiler	4.00	Small indiv. heat pumps cost $1,050 to $1,450		**VENTILATION ONLY**	
Wall or floor furnace	1.45	per ton of rated capacity.		Vent. (blowers/ducts)	$ .95

3

HEIGHT REFINEMENTS

STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.97	10	1.06
8	1.00 (base)	11	1.09
9	1.03	12	1.12

4

AVERAGE FLOOR AREA PER UNIT

	Multiplier			Multiplier	
Sq. Ft.	Houses	Basements	Sq. Ft.	Houses	Basements
600	1.103	1.230	**1,800**	.972	.941
700	1.084	1.185	**2,000**	.960	.917
800	1.067	1.147	**2,200**	.949	.895
900	1.053	1.114	**2,400**	.940	.877
1,000	1.040	1.086	**2,800**	.923	.845
1,100	1.029	1.061	**3,200**	.909	.818
1,200	1.018	1.039	**3,600**	.897	.795
1,400	1.000	1.000	**4,000**	.886	.774
1,500	.992	.983	**4,400**	.877	
1,600	.985	.969	**4,800**	.868	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.