

The materials listed below are typical of a Class C house. Variations from these specifications can be found. Substitute materials of equivalent price and quality may be used in place of some of the materials listed below. See the pricing examples and the Adjustments and Additions section for those types of variations which normally require adjustments. Other variations should be considered when determining the final class. **NOTE:** In the single-family sections, the base interior wall height is 8 feet for each floor. For each foot of variation, add to or deduct from that portion of the residence *base cost only*, 2% for all residence exterior masonry walls, including brick and stone veneers, and 1.5% for siding exterior walls. See Page 4 for further discussion and calculation.

EXTERIOR WALLS: either A or B

A) WOOD FRAME with siding of:

- Aluminum
- Wood
- Vinyl
- Cement fiber (asbestos)
- Brick veneer

BASIC WALL STRUCTURE includes:

- Building paper
- 1/2" insulation board
- 2" x 4" studs, 16" o.c. or (alternate) 2" x 6" studs, 24" o.c.
- 3-1/2" or 6" batt insulation
- 1/2" drywall
- Interior surface painted, two coats
- Two exterior doors
- One aluminum storm and screen door

B) MASONRY CONSTRUCTION

- Stucco on 8" concrete block
- Rigid insulation board
- 1/2" drywall on furring
- Interior surface painted, two coats
- Two exterior doors
- One aluminum storm and screens

WINDOWS: (12% of wall area)

- Wood double hung
- Aluminum storm and screen door

ROOF:

- 4/12 pitch
- 235# asphalt shingle
- Felt
- 1/2" plywood
- 2" x 6" rafters, 16" o.c.
- 1'-0" overhang and soffit
- Gutters and downspouts

INTERIOR PARTITIONS AND FINISH:

- 8'-0" high walls
- 1/2" drywall, two sides
- Painted, two coats, two sides
- 2" x 4" studs, 16" o.c.
- Softwood trim
- Flush, hollow-core doors
- Closet shelving

FLOOR FINISH:

- 80% softwood or carpet w/ pad and underlayment
- 20% vinyl sheet with underlayment

CEILING:

- 1/2" drywall
- Painted, two coats
- 8" insulation
- 2" x 6" Joists, 16" o.c.

EXCAVATION:

- 11 course basement

BASEMENT WALLS:

- 11 course, 8" concrete block
- 8" x 24" footings
- Waterproofing
- Drain tile, one side

BASEMENT FLOOR:

- 4" gravel base
- 4" concrete floor
- Vapor barrier

FLOOR CONSTRUCTION:

- Felt lining
- 1/2" plywood
- 2" x 10" Joists, 16" o.c.
- Bridging
- 8" steel I-beam
- 3" diameter steel posts

HEATING AND AIR CONDITIONING:

- Gas-fired forced-air furnace with cold-air returns
- Block chimney

ELECTRIC:

- 100-Ampere, 110/220-Volt system
- Romex wiring

PLUMBING:

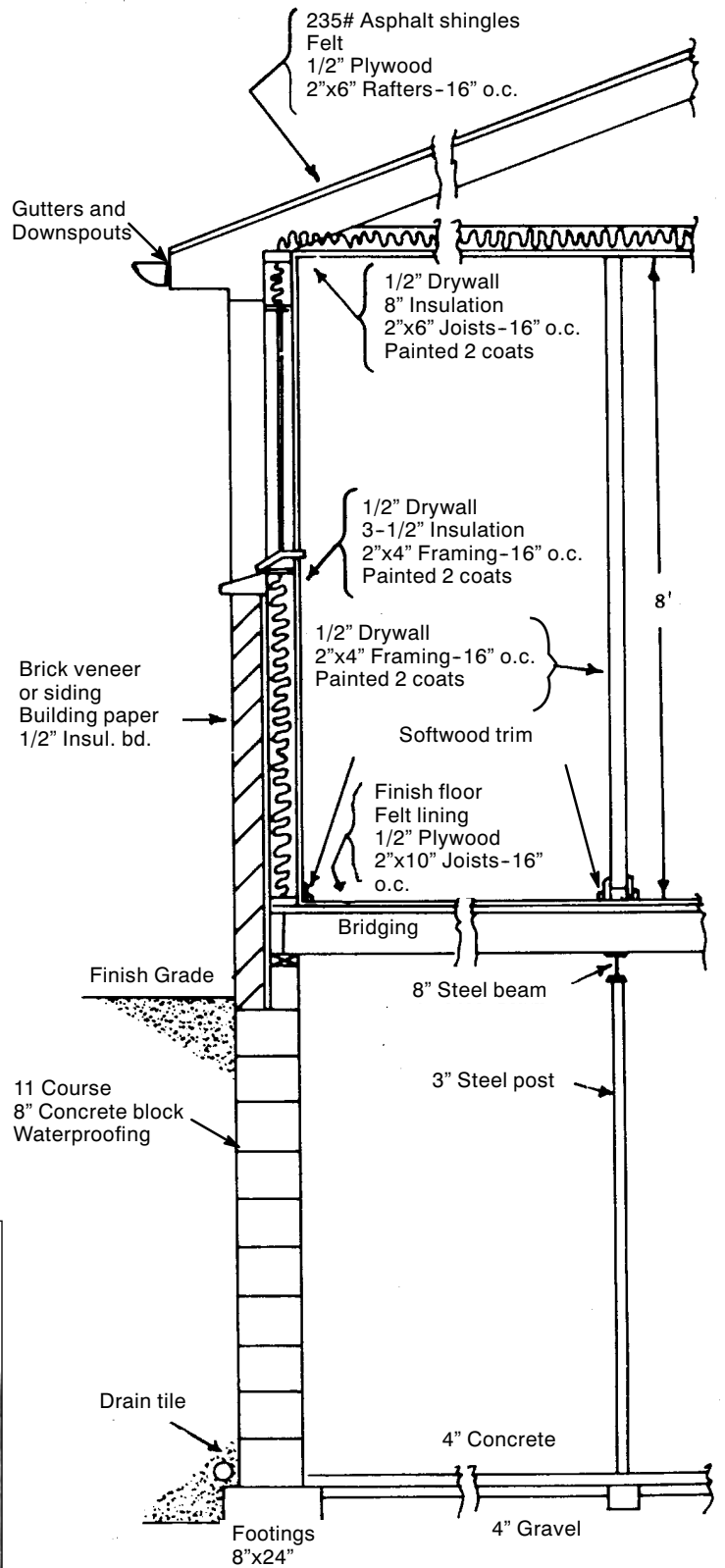
- White fixtures:
- One lavatory
- One water closet
- One bathtub with shower
- One double-compartment kitchen sink
- One double-compartment laundry tub
- One 40-gallon water heater
- One floor drain

BUILT-IN UNITS:

- Wood veneer kitchen cabinets:
- 16' base with laminated plastic tops
- 10' wall mounted, 30" high
- 6' wall mounted, 18" high
- Open-riser basement stairs

CLASS C





**CLASS C
1 STORY**

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	85.35	98.90	89.04	-5.44	-12.47	-14.38	400
450	82.04	94.73	85.42	-5.15	-12.09	-14.02	450
500	79.38	91.39	82.52	-4.90	-11.75	-13.71	500
550	77.20	88.66	80.11	-4.69	-11.46	-13.43	550
600	75.50	86.56	78.23	-4.50	-11.20	-13.18	600
650	73.84	84.43	76.41	-4.34	-10.96	-12.95	650
700	72.60	82.93	75.04	-4.19	-10.75	-12.74	700
750	71.44	81.47	73.76	-4.06	-10.55	-12.55	750
800	70.42	80.18	72.62	-3.94	-10.37	-12.38	800
850	69.44	78.91	71.53	-3.83	-10.21	-12.22	850
900	68.63	77.91	70.65	-3.72	-10.06	-12.07	900
950	67.92	77.00	69.84	-3.63	- 9.91	-11.93	950
1000	67.20	76.08	69.05	-3.55	- 9.78	-11.80	1000
1050	66.62	75.34	68.39	-3.47	- 9.65	-11.67	1050
1100	66.07	74.67	67.78	-3.39	- 9.53	-11.56	1100
1150	65.53	73.97	67.18	-3.32	- 9.42	-11.45	1150
1200	65.02	73.31	66.61	-3.26	- 9.32	-11.34	1200
1250	64.61	72.79	66.15	-3.19	- 9.21	-11.24	1250
1300	64.18	72.23	65.67	-3.14	- 9.12	-11.15	1300
1350	63.83	71.80	65.26	-3.08	- 9.03	-11.06	1350
1400	63.41	71.22	64.80	-3.03	- 8.94	-10.97	1400
1450	63.11	70.84	64.45	-2.98	- 8.86	-10.89	1450
1500	62.78	70.42	64.08	-2.93	- 8.78	-10.81	1500
1550	62.51	70.09	63.77	-2.89	- 8.70	-10.73	1550
1600	62.14	69.57	63.36	-2.85	- 8.63	-10.66	1600
1650	61.91	69.28	63.08	-2.81	- 8.56	-10.59	1650
1700	61.64	68.96	62.80	-2.77	- 8.49	-10.52	1700
1750	61.44	68.69	62.55	-2.73	- 8.43	-10.45	1750
1800	61.14	68.27	62.21	-2.69	- 8.36	-10.39	1800
1850	60.91	67.99	61.97	-2.66	- 8.30	-10.33	1850
1900	60.74	67.77	61.77	-2.63	- 8.24	-10.27	1900
1950	60.54	67.53	61.54	-2.59	- 8.19	-10.21	1950
2000	60.29	67.17	61.25	-2.56	- 8.13	-10.15	2000
2050	60.11	66.94	61.04	-2.53	- 8.08	-10.10	2050
2100	59.95	66.72	60.85	-2.51	- 8.03	-10.05	2100
2150	59.81	66.55	60.69	-2.48	- 7.98	-10.00	2150
2200	59.65	66.36	60.50	-2.45	- 7.93	- 9.95	2200
2250	59.44	66.06	60.27	-2.43	- 7.88	- 9.90	2250
2300	59.30	65.88	60.11	-2.40	- 7.84	- 9.85	2300
2350	59.17	65.70	59.95	-2.38	- 7.79	- 9.81	2350
2400	59.02	65.53	59.79	-2.35	- 7.75	- 9.76	2400
2450	58.91	65.36	59.65	-2.33	- 7.71	- 9.72	2450
2500	58.73	65.12	59.45	-2.31	- 7.67	- 9.68	2500
2550	58.61	64.97	59.31	-2.29	- 7.62	- 9.63	2550
2600	58.49	64.83	59.18	-2.27	- 7.59	- 9.59	2600
2650	58.38	64.68	59.05	-2.25	- 7.55	- 9.55	2650
2700	58.25	64.51	58.90	-2.23	- 7.51	- 9.52	2700
2750	58.11	64.29	58.74	-2.21	- 7.47	- 9.48	2750
2800	58.02	64.17	58.61	-2.19	- 7.44	- 9.44	2800
2850	57.92	64.06	58.51	-2.17	- 7.40	- 9.41	2850
2900	57.83	63.93	58.40	-2.16	- 7.37	- 9.37	2900
2950	57.72	63.79	58.26	-2.14	- 7.34	- 9.34	2950
3000	57.64	63.68	58.17	-2.12	- 7.30	- 9.30	3000

SQUARE FOOT COSTS

**CLASS C
1+ STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	89.73	103.09	92.11	-5.44	-12.47	-14.38	400
450	86.25	98.76	88.47	-5.15	-12.09	-14.02	450
500	83.46	95.27	85.54	-4.90	-11.75	-13.71	500
550	81.18	92.42	83.14	-4.69	-11.46	-13.43	550
600	79.36	90.23	81.25	-4.50	-11.20	-13.18	600
650	77.63	88.01	79.43	-4.34	-10.96	-12.95	650
700	76.33	86.44	78.05	-4.19	-10.75	-12.74	700
750	75.10	84.92	76.78	-4.06	-10.55	-12.55	750
800	74.03	83.58	75.64	-3.94	-10.37	-12.38	800
850	73.00	82.26	74.57	-3.83	-10.21	-12.22	850
900	72.16	81.21	73.67	-3.72	-10.06	-12.07	900
950	71.40	80.28	72.87	-3.63	- 9.91	-11.93	950
1000	70.65	79.31	72.08	-3.55	- 9.78	-11.80	1000
1050	70.03	78.54	71.43	-3.47	- 9.65	-11.67	1050
1100	69.47	77.85	70.84	-3.39	- 9.53	-11.56	1100
1150	68.89	77.11	70.22	-3.32	- 9.42	-11.45	1150
1200	68.37	76.43	69.67	-3.26	- 9.32	-11.34	1200
1250	67.93	75.88	69.21	-3.19	- 9.21	-11.24	1250
1300	67.47	75.30	68.73	-3.14	- 9.12	-11.15	1300
1350	67.11	74.85	68.34	-3.08	- 9.03	-11.06	1350
1400	66.67	74.24	67.87	-3.03	- 8.94	-10.97	1400
1450	66.33	73.86	67.52	-2.98	- 8.86	-10.89	1450
1500	65.99	73.41	67.16	-2.93	- 8.78	-10.81	1500
1550	65.72	73.07	66.86	-2.89	- 8.70	-10.73	1550
1600	65.33	72.52	66.45	-2.85	- 8.63	-10.66	1600
1650	65.08	72.24	66.18	-2.81	- 8.56	-10.59	1650
1700	64.80	71.88	65.90	-2.77	- 8.49	-10.52	1700
1750	64.58	71.61	65.67	-2.73	- 8.43	-10.45	1750
1800	64.28	71.17	65.33	-2.69	- 8.36	-10.39	1800
1850	64.05	70.88	65.09	-2.66	- 8.30	-10.33	1850
1900	63.86	70.66	64.89	-2.63	- 8.24	-10.27	1900
1950	63.65	70.38	64.66	-2.59	- 8.19	-10.21	1950
2000	63.39	70.02	64.39	-2.56	- 8.13	-10.15	2000
2050	63.19	69.78	64.17	-2.53	- 8.08	-10.10	2050
2100	63.01	69.55	63.99	-2.51	- 8.03	-10.05	2100
2150	62.88	69.38	63.84	-2.48	- 7.98	-10.00	2150
2200	62.71	69.17	63.66	-2.45	- 7.93	- 9.95	2200
2250	62.49	68.86	63.42	-2.43	- 7.88	- 9.90	2250
2300	62.35	68.67	63.26	-2.40	- 7.84	- 9.85	2300
2350	62.20	68.49	63.11	-2.38	- 7.79	- 9.81	2350
2400	62.05	68.31	62.96	-2.35	- 7.75	- 9.76	2400
2450	61.92	68.13	62.82	-2.33	- 7.71	- 9.72	2450
2500	61.75	67.88	62.63	-2.31	- 7.67	- 9.68	2500
2550	61.62	67.72	62.48	-2.29	- 7.62	- 9.63	2550
2600	61.50	67.58	62.37	-2.27	- 7.59	- 9.59	2600
2650	61.38	67.43	62.24	-2.25	- 7.55	- 9.55	2650
2700	61.25	67.24	62.10	-2.23	- 7.51	- 9.52	2700
2750	61.09	67.03	61.92	-2.21	- 7.47	- 9.48	2750
2800	60.99	66.90	61.81	-2.19	- 7.44	- 9.44	2800
2850	60.88	66.77	61.71	-2.17	- 7.40	- 9.41	2850
2900	60.79	66.64	61.60	-2.16	- 7.37	- 9.37	2900
2950	60.68	66.49	61.49	-2.14	- 7.34	- 9.34	2950
3000	60.58	66.37	61.39	-2.12	- 7.30	- 9.30	3000

**CLASS C
1-1/4 STORY**

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	98.15	114.29	103.57	-5.44	-12.47	-14.38	400
450	94.35	109.48	99.30	-5.15	-12.09	-14.02	450
500	91.29	105.62	95.87	-4.90	-11.75	-13.71	500
550	88.78	102.46	93.05	-4.69	-11.46	-13.43	550
600	86.81	100.04	90.81	-4.50	-11.20	-13.18	600
650	84.91	97.58	88.66	-4.34	-10.96	-12.95	650
700	83.49	95.83	87.05	-4.19	-10.75	-12.74	700
750	82.15	94.14	85.52	-4.06	-10.55	-12.55	750
800	80.98	92.66	84.19	-3.94	-10.37	-12.38	800
850	79.85	91.20	82.91	-3.83	-10.21	-12.22	850
900	78.92	90.03	81.86	-3.72	-10.06	-12.07	900
950	78.10	89.00	80.90	-3.63	- 9.91	-11.93	950
1000	77.28	87.93	79.96	-3.55	- 9.78	-11.80	1000
1050	76.61	87.07	79.18	-3.47	- 9.65	-11.67	1050
1100	75.98	86.30	78.46	-3.39	- 9.53	-11.56	1100
1150	75.36	85.47	77.74	-3.32	- 9.42	-11.45	1150
1200	74.78	84.73	77.07	-3.26	- 9.32	-11.34	1200
1250	74.31	84.13	76.52	-3.19	- 9.21	-11.24	1250
1300	73.81	83.48	75.93	-3.14	- 9.12	-11.15	1300
1350	73.40	82.97	75.46	-3.08	- 9.03	-11.06	1350
1400	72.92	82.31	74.90	-3.03	- 8.94	-10.97	1400
1450	72.57	81.88	74.49	-2.98	- 8.86	-10.89	1450
1500	72.19	81.39	74.04	-2.93	- 8.78	-10.81	1500
1550	71.89	81.00	73.69	-2.89	- 8.70	-10.73	1550
1600	71.45	80.40	73.19	-2.85	- 8.63	-10.66	1600
1650	71.18	80.08	72.87	-2.81	- 8.56	-10.59	1650
1700	70.90	79.69	72.53	-2.77	- 8.49	-10.52	1700
1750	70.65	79.39	72.24	-2.73	- 8.43	-10.45	1750
1800	70.31	78.90	71.83	-2.69	- 8.36	-10.39	1800
1850	70.06	78.57	71.54	-2.66	- 8.30	-10.33	1850
1900	69.86	78.34	71.29	-2.63	- 8.24	-10.27	1900
1950	69.62	78.04	71.03	-2.59	- 8.19	-10.21	1950
2000	69.33	77.63	70.69	-2.56	- 8.13	-10.15	2000
2050	69.14	77.35	70.44	-2.53	- 8.08	-10.10	2050
2100	68.94	77.11	70.21	-2.51	- 8.03	-10.05	2100
2150	68.77	76.92	70.01	-2.48	- 7.98	-10.00	2150
2200	68.60	76.68	69.79	-2.45	- 7.93	- 9.95	2200
2250	68.36	76.35	69.51	-2.43	- 7.88	- 9.90	2250
2300	68.20	76.13	69.32	-2.40	- 7.84	- 9.85	2300
2350	68.03	75.92	69.12	-2.38	- 7.79	- 9.81	2350
2400	67.88	75.73	68.94	-2.35	- 7.75	- 9.76	2400
2450	67.74	75.53	68.77	-2.33	- 7.71	- 9.72	2450
2500	67.53	75.25	68.53	-2.31	- 7.67	- 9.68	2500
2550	67.40	75.09	68.36	-2.29	- 7.62	- 9.63	2550
2600	67.27	74.91	68.21	-2.27	- 7.59	- 9.59	2600
2650	67.14	74.75	68.06	-2.25	- 7.55	- 9.55	2650
2700	66.99	74.54	67.88	-2.23	- 7.51	- 9.52	2700
2750	66.83	74.31	67.67	-2.21	- 7.47	- 9.48	2750
2800	66.72	74.16	67.54	-2.19	- 7.44	- 9.44	2800
2850	66.61	74.01	67.41	-2.17	- 7.40	- 9.41	2850
2900	66.49	73.88	67.28	-2.16	- 7.37	- 9.37	2900
2950	66.38	73.71	67.12	-2.14	- 7.34	- 9.34	2950
3000	66.27	73.58	67.00	-2.12	- 7.30	- 9.30	3000

SQUARE FOOT COSTS

**CLASS C
1-1/2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	108.46	126.51	111.44	-5.44	-12.47	-14.38	400
450	104.28	121.19	106.97	-5.15	-12.09	-14.02	450
500	100.93	116.92	103.38	-4.90	-11.75	-13.71	500
550	98.18	113.41	100.44	-4.69	-11.46	-13.43	550
600	96.00	110.73	98.12	-4.50	-11.20	-13.18	600
650	93.92	108.00	95.88	-4.34	-10.96	-12.95	650
700	92.35	106.08	94.21	-4.19	-10.75	-12.74	700
750	90.88	104.21	92.63	-4.06	-10.55	-12.55	750
800	89.59	102.56	91.25	-3.94	-10.37	-12.38	800
850	88.36	100.95	89.91	-3.83	-10.21	-12.22	850
900	87.35	99.65	88.82	-3.72	-10.06	-12.07	900
950	86.45	98.51	87.84	-3.63	- 9.91	-11.93	950
1000	85.54	97.32	86.86	-3.55	- 9.78	-11.80	1000
1050	84.81	96.38	86.06	-3.47	- 9.65	-11.67	1050
1100	84.13	95.53	85.34	-3.39	- 9.53	-11.56	1100
1150	83.43	94.62	84.59	-3.32	- 9.42	-11.45	1150
1200	82.80	93.77	83.89	-3.26	- 9.32	-11.34	1200
1250	82.28	93.12	83.33	-3.19	- 9.21	-11.24	1250
1300	81.74	92.41	82.73	-3.14	- 9.12	-11.15	1300
1350	81.30	91.84	82.25	-3.08	- 9.03	-11.06	1350
1400	80.77	91.12	81.68	-3.03	- 8.94	-10.97	1400
1450	80.38	90.63	81.25	-2.98	- 8.86	-10.89	1450
1500	79.97	90.08	80.80	-2.93	- 8.78	-10.81	1500
1550	79.63	89.66	80.43	-2.89	- 8.70	-10.73	1550
1600	79.16	89.01	79.92	-2.85	- 8.63	-10.66	1600
1650	78.87	88.64	79.60	-2.81	- 8.56	-10.59	1650
1700	78.54	88.21	79.25	-2.77	- 8.49	-10.52	1700
1750	78.29	87.89	78.95	-2.73	- 8.43	-10.45	1750
1800	77.91	87.33	78.54	-2.69	- 8.36	-10.39	1800
1850	77.63	86.97	78.24	-2.66	- 8.30	-10.33	1850
1900	77.41	86.70	77.99	-2.63	- 8.24	-10.27	1900
1950	77.16	86.37	77.72	-2.59	- 8.19	-10.21	1950
2000	76.85	85.91	77.36	-2.56	- 8.13	-10.15	2000
2050	76.62	85.63	77.12	-2.53	- 8.08	-10.10	2050
2100	76.40	85.34	76.88	-2.51	- 8.03	-10.05	2100
2150	76.23	85.13	76.69	-2.48	- 7.98	-10.00	2150
2200	76.03	84.88	76.47	-2.45	- 7.93	- 9.95	2200
2250	75.78	84.51	76.19	-2.43	- 7.88	- 9.90	2250
2300	75.59	84.26	75.98	-2.40	- 7.84	- 9.85	2300
2350	75.43	84.04	75.79	-2.38	- 7.79	- 9.81	2350
2400	75.26	83.82	75.61	-2.35	- 7.75	- 9.76	2400
2450	75.10	83.62	75.42	-2.33	- 7.71	- 9.72	2450
2500	74.89	83.30	75.19	-2.31	- 7.67	- 9.68	2500
2550	74.74	83.11	75.02	-2.29	- 7.62	- 9.63	2550
2600	74.59	82.92	74.86	-2.27	- 7.59	- 9.59	2600
2650	74.46	82.74	74.71	-2.25	- 7.55	- 9.55	2650
2700	74.30	82.52	74.53	-2.23	- 7.51	- 9.52	2700
2750	74.11	82.24	74.32	-2.21	- 7.47	- 9.48	2750
2800	73.99	82.09	74.18	-2.19	- 7.44	- 9.44	2800
2850	73.88	81.93	74.06	-2.17	- 7.40	- 9.41	2850
2900	73.76	81.78	73.92	-2.16	- 7.37	- 9.37	2900
2950	73.62	81.59	73.77	-2.14	- 7.34	- 9.34	2950
3000	73.50	81.46	73.65	-2.12	- 7.30	- 9.30	3000

**CLASS C
1-3/4 STORY**

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	124.12	144.60	128.85	-5.44	-12.47	-14.38	400
450	119.28	138.50	123.64	-5.15	-12.09	-14.02	450
500	115.40	133.63	119.46	-4.90	-11.75	-13.71	500
550	112.22	129.62	116.01	-4.69	-11.46	-13.43	550
600	109.71	126.55	113.30	-4.50	-11.20	-13.18	600
650	107.29	123.44	110.67	-4.34	-10.96	-12.95	650
700	105.48	121.24	108.71	-4.19	-10.75	-12.74	700
750	103.78	119.11	106.87	-4.06	-10.55	-12.55	750
800	102.29	117.23	105.23	-3.94	-10.37	-12.38	800
850	100.86	115.37	103.68	-3.83	-10.21	-12.22	850
900	99.68	113.90	102.41	-3.72	-10.06	-12.07	900
950	98.62	112.58	101.25	-3.63	- 9.91	-11.93	950
1000	97.58	111.23	100.11	-3.55	- 9.78	-11.80	1000
1050	96.72	110.16	99.17	-3.47	- 9.65	-11.67	1050
1100	95.94	109.17	98.30	-3.39	- 9.53	-11.56	1100
1150	95.14	108.13	97.42	-3.32	- 9.42	-11.45	1150
1200	94.41	107.18	96.62	-3.26	- 9.32	-11.34	1200
1250	93.80	106.43	95.95	-3.19	- 9.21	-11.24	1250
1300	93.16	105.60	95.26	-3.14	- 9.12	-11.15	1300
1350	92.64	104.96	94.67	-3.08	- 9.03	-11.06	1350
1400	92.03	104.13	94.01	-3.03	- 8.94	-10.97	1400
1450	91.59	103.59	93.51	-2.98	- 8.86	-10.89	1450
1500	91.10	102.96	92.98	-2.93	- 8.78	-10.81	1500
1550	90.70	102.48	92.54	-2.89	- 8.70	-10.73	1550
1600	90.16	101.71	91.94	-2.85	- 8.63	-10.66	1600
1650	89.83	101.30	91.56	-2.81	- 8.56	-10.59	1650
1700	89.45	100.81	91.15	-2.77	- 8.49	-10.52	1700
1750	89.14	100.44	90.80	-2.73	- 8.43	-10.45	1750
1800	88.71	99.82	90.31	-2.69	- 8.36	-10.39	1800
1850	88.38	99.40	89.96	-2.66	- 8.30	-10.33	1850
1900	88.13	99.10	89.66	-2.63	- 8.24	-10.27	1900
1950	87.83	98.72	89.34	-2.59	- 8.19	-10.21	1950
2000	87.46	98.21	88.93	-2.56	- 8.13	-10.15	2000
2050	87.20	97.86	88.64	-2.53	- 8.08	-10.10	2050
2100	86.94	97.54	88.36	-2.51	- 8.03	-10.05	2100
2150	86.74	97.30	88.13	-2.48	- 7.98	-10.00	2150
2200	86.51	97.00	87.88	-2.45	- 7.93	- 9.95	2200
2250	86.21	96.58	87.54	-2.43	- 7.88	- 9.90	2250
2300	86.00	96.31	87.30	-2.40	- 7.84	- 9.85	2300
2350	85.80	96.05	87.07	-2.38	- 7.79	- 9.81	2350
2400	85.60	95.80	86.85	-2.35	- 7.75	- 9.76	2400
2450	85.41	95.56	86.63	-2.33	- 7.71	- 9.72	2450
2500	85.16	95.20	86.36	-2.31	- 7.67	- 9.68	2500
2550	84.99	94.98	86.16	-2.29	- 7.62	- 9.63	2550
2600	84.83	94.77	85.96	-2.27	- 7.59	- 9.59	2600
2650	84.66	94.57	85.78	-2.25	- 7.55	- 9.55	2650
2700	84.47	94.31	85.57	-2.23	- 7.51	- 9.52	2700
2750	84.25	93.99	85.33	-2.21	- 7.47	- 9.48	2750
2800	84.11	93.81	85.17	-2.19	- 7.44	- 9.44	2800
2850	83.97	93.64	85.00	-2.17	- 7.40	- 9.41	2850
2900	83.83	93.48	84.85	-2.16	- 7.37	- 9.37	2900
2950	83.68	93.25	84.68	-2.14	- 7.34	- 9.34	2950
3000	83.54	93.09	84.53	-2.12	- 7.30	- 9.30	3000

SQUARE FOOT COSTS

**CLASS C
2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	134.68	158.27	140.35	-5.44	-12.47	-14.38	400
450	129.48	151.61	134.67	-5.15	-12.09	-14.02	450
500	125.32	146.27	130.10	-4.90	-11.75	-13.71	500
550	121.89	141.89	126.36	-4.69	-11.46	-13.43	550
600	119.20	138.54	123.40	-4.50	-11.20	-13.18	600
650	116.61	135.12	120.55	-4.34	-10.96	-12.95	650
700	114.67	132.71	118.41	-4.19	-10.75	-12.74	700
750	112.83	130.38	116.39	-4.06	-10.55	-12.55	750
800	111.23	128.32	114.62	-3.94	-10.37	-12.38	800
850	109.71	126.29	112.93	-3.83	-10.21	-12.22	850
900	108.44	124.69	111.53	-3.72	-10.06	-12.07	900
950	107.31	123.24	110.29	-3.63	- 9.91	-11.93	950
1000	106.20	121.76	109.04	-3.55	- 9.78	-11.80	1000
1050	105.28	120.57	108.01	-3.47	- 9.65	-11.67	1050
1100	104.43	119.51	107.07	-3.39	- 9.53	-11.56	1100
1150	103.58	118.37	106.12	-3.32	- 9.42	-11.45	1150
1200	102.79	117.32	105.24	-3.26	- 9.32	-11.34	1200
1250	102.14	116.51	104.51	-3.19	- 9.21	-11.24	1250
1300	101.47	115.61	103.75	-3.14	- 9.12	-11.15	1300
1350	100.91	114.90	103.13	-3.08	- 9.03	-11.06	1350
1400	100.25	113.98	102.39	-3.03	- 8.94	-10.97	1400
1450	99.78	113.38	101.85	-2.98	- 8.86	-10.89	1450
1500	99.26	112.70	101.27	-2.93	- 8.78	-10.81	1500
1550	98.84	112.18	100.80	-2.89	- 8.70	-10.73	1550
1600	98.27	111.35	100.14	-2.85	- 8.63	-10.66	1600
1650	97.89	110.89	99.74	-2.81	- 8.56	-10.59	1650
1700	97.50	110.35	99.28	-2.77	- 8.49	-10.52	1700
1750	97.17	109.95	98.89	-2.73	- 8.43	-10.45	1750
1800	96.70	109.27	98.37	-2.69	- 8.36	-10.39	1800
1850	96.36	108.82	97.97	-2.66	- 8.30	-10.33	1850
1900	96.08	108.48	97.67	-2.63	- 8.24	-10.27	1900
1950	95.77	108.06	97.31	-2.59	- 8.19	-10.21	1950
2000	95.39	107.49	96.87	-2.56	- 8.13	-10.15	2000
2050	95.10	107.12	96.55	-2.53	- 8.08	-10.10	2050
2100	94.84	106.77	96.24	-2.51	- 8.03	-10.05	2100
2150	94.63	106.51	95.99	-2.48	- 7.98	-10.00	2150
2200	94.37	106.19	95.70	-2.45	- 7.93	- 9.95	2200
2250	94.06	105.72	95.35	-2.43	- 7.88	- 9.90	2250
2300	93.84	105.43	95.09	-2.40	- 7.84	- 9.85	2300
2350	93.61	105.15	94.84	-2.38	- 7.79	- 9.81	2350
2400	93.41	104.87	94.60	-2.35	- 7.75	- 9.76	2400
2450	93.22	104.60	94.36	-2.33	- 7.71	- 9.72	2450
2500	92.94	104.22	94.05	-2.31	- 7.67	- 9.68	2500
2550	92.76	103.97	93.85	-2.29	- 7.62	- 9.63	2550
2600	92.58	103.73	93.63	-2.27	- 7.59	- 9.59	2600
2650	92.41	103.51	93.44	-2.25	- 7.55	- 9.55	2650
2700	92.20	103.24	93.20	-2.23	- 7.51	- 9.52	2700
2750	91.97	102.89	92.95	-2.21	- 7.47	- 9.48	2750
2800	91.84	102.69	92.76	-2.19	- 7.44	- 9.44	2800
2850	91.68	102.50	92.59	-2.17	- 7.40	- 9.41	2850
2900	91.54	102.32	92.43	-2.16	- 7.37	- 9.37	2900
2950	91.36	102.08	92.23	-2.14	- 7.34	- 9.34	2950
3000	91.23	101.91	92.07	-2.12	- 7.30	- 9.30	3000

**CLASS C
BI-LEVEL**

SQUARE FOOT COSTS

Ground Area	FRAME		MASONRY	LOWER LEVEL FINISH ADJUSTMENTS				Ground Area
	Siding	Brick Veneer	Block Walls	20% Finish	40% Finish	60% Finish	80% Finish	
400	110.57	130.63	113.42	-13.42	-9.25	-4.72	0.00	400
450	106.23	125.14	108.89	-12.91	-8.90	-4.54	0.00	450
500	102.74	120.73	105.24	-12.51	-8.61	-4.40	0.00	500
550	99.87	117.11	102.25	-12.18	-8.38	-4.28	0.00	550
600	97.61	114.34	99.88	-11.96	-8.22	-4.20	0.00	600
650	95.44	111.52	97.62	-11.66	-8.03	-4.10	0.00	650
700	93.80	109.54	95.90	-11.52	-7.92	-4.05	0.00	700
750	92.26	107.60	94.31	-11.33	-7.79	-3.97	0.00	750
800	90.92	105.90	92.89	-11.18	-7.68	-3.92	0.00	800
850	89.63	104.24	91.53	-10.99	-7.56	-3.86	0.00	850
900	88.56	102.91	90.43	-10.87	-7.47	-3.82	0.00	900
950	87.61	101.72	89.43	-10.76	-7.40	-3.77	0.00	950
1000	86.67	100.48	88.44	-10.63	-7.31	-3.73	0.00	1000
1050	85.90	99.53	87.62	-10.55	-7.25	-3.69	0.00	1050
1100	85.18	98.64	86.88	-10.47	-7.18	-3.66	0.00	1100
1150	84.45	97.69	86.12	-10.36	-7.12	-3.63	0.00	1150
1200	83.79	96.83	85.42	-10.27	-7.05	-3.60	0.00	1200
1250	83.24	96.15	84.85	-10.21	-7.01	-3.58	0.00	1250
1300	82.67	95.42	84.24	-10.13	-6.95	-3.55	0.00	1300
1350	82.20	94.83	83.74	-10.07	-6.92	-3.54	0.00	1350
1400	81.65	94.08	83.16	- 9.98	-6.84	-3.49	0.00	1400
1450	81.23	93.59	82.73	- 9.93	-6.83	-3.48	0.00	1450
1500	80.80	93.02	82.27	- 9.87	-6.78	-3.46	0.00	1500
1550	80.45	92.58	81.89	- 9.83	-6.75	-3.45	0.00	1550
1600	79.96	91.90	81.38	- 9.74	-6.69	-3.42	0.00	1600
1650	79.64	91.53	81.04	- 9.71	-6.67	-3.40	0.00	1650
1700	79.30	91.08	80.68	- 9.67	-6.62	-3.38	0.00	1700
1750	79.02	90.75	80.39	- 9.63	-6.61	-3.37	0.00	1750
1800	78.62	90.19	79.97	- 9.56	-6.56	-3.35	0.00	1800
1850	78.33	89.81	79.66	- 9.51	-6.53	-3.34	0.00	1850
1900	78.09	89.54	79.42	- 9.49	-6.51	-3.32	0.00	1900
1950	77.83	89.19	79.14	- 9.46	-6.48	-3.31	0.00	1950
2000	77.50	88.72	78.78	- 9.39	-6.44	-3.29	0.00	2000
2050	77.25	88.42	78.52	- 9.36	-6.42	-3.28	0.00	2050
2100	77.03	88.13	78.28	- 9.32	-6.39	-3.26	0.00	2100
2150	76.84	87.92	78.10	- 9.31	-6.39	-3.26	0.00	2150
2200	76.63	87.64	77.87	- 9.28	-6.35	-3.24	0.00	2200
2250	76.37	87.26	77.58	- 9.22	-6.32	-3.23	0.00	2250
2300	76.17	87.01	77.37	- 9.20	-6.31	-3.21	0.00	2300
2350	75.98	86.78	77.18	- 9.17	-6.29	-3.21	0.00	2350
2400	75.80	86.55	76.99	- 9.15	-6.28	-3.20	0.00	2400
2450	75.64	86.34	76.81	- 9.12	-6.26	-3.20	0.00	2450
2500	75.40	86.01	76.57	- 9.08	-6.21	-3.18	0.00	2500
2550	75.25	85.81	76.39	- 9.06	-6.20	-3.17	0.00	2550
2600	75.09	85.63	76.24	- 9.03	-6.20	-3.16	0.00	2600
2650	74.94	85.43	76.08	- 9.01	-6.18	-3.15	0.00	2650
2700	74.77	85.21	75.89	- 8.98	-6.15	-3.15	0.00	2700
2750	74.58	84.92	75.68	- 8.94	-6.12	-3.13	0.00	2750
2800	74.45	84.76	75.54	- 8.92	-6.12	-3.12	0.00	2800
2850	74.32	84.61	75.40	- 8.90	-6.10	-3.12	0.00	2850
2900	74.20	84.45	75.28	- 8.89	-6.09	-3.12	0.00	2900
2950	74.04	84.25	75.12	- 8.87	-6.07	-3.10	0.00	2950
3000	73.93	84.11	74.99	- 8.86	-6.07	-3.10	0.00	3000

SQUARE FOOT COSTS

**CLASS C
TRI-LEVEL**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	105.87	123.42	109.47	-2.72	-6.24	-7.19	400
450	101.76	118.22	105.03	-2.57	-6.04	-7.01	450
500	98.45	114.05	101.48	-2.45	-5.88	-6.85	500
550	95.74	110.64	98.55	-2.34	-5.73	-6.71	550
600	93.59	108.02	96.25	-2.25	-5.60	-6.59	600
650	91.54	105.36	94.03	-2.17	-5.48	-6.47	650
700	89.98	103.48	92.36	-2.09	-5.37	-6.37	700
750	88.53	101.66	90.78	-2.03	-5.28	-6.28	750
800	87.26	100.06	89.40	-1.97	-5.19	-6.19	800
850	86.04	98.48	88.08	-1.91	-5.10	-6.11	850
900	85.04	97.22	87.00	-1.86	-5.03	-6.03	900
950	84.15	96.10	86.02	-1.82	-4.96	-5.96	950
1000	83.26	94.94	85.05	-1.77	-4.89	-5.90	1000
1050	82.51	94.02	84.24	-1.73	-4.83	-5.84	1050
1100	81.85	93.19	83.51	-1.70	-4.77	-5.78	1100
1150	81.17	92.30	82.77	-1.66	-4.71	-5.72	1150
1200	80.53	91.48	82.09	-1.63	-4.66	-5.67	1200
1250	80.03	90.84	81.52	-1.60	-4.61	-5.62	1250
1300	79.48	90.14	80.92	-1.57	-4.56	-5.57	1300
1350	79.04	89.59	80.44	-1.54	-4.51	-5.53	1350
1400	78.51	88.88	79.86	-1.51	-4.47	-5.48	1400
1450	78.13	88.41	79.44	-1.49	-4.43	-5.44	1450
1500	77.73	87.88	78.98	-1.47	-4.39	-5.40	1500
1550	77.40	87.47	78.62	-1.44	-4.35	-5.37	1550
1600	76.93	86.82	78.12	-1.42	-4.31	-5.33	1600
1650	76.64	86.47	77.79	-1.40	-4.28	-5.29	1650
1700	76.31	86.04	77.43	-1.38	-4.25	-5.26	1700
1750	76.05	85.74	77.13	-1.36	-4.21	-5.23	1750
1800	75.68	85.20	76.73	-1.35	-4.18	-5.19	1800
1850	75.40	84.84	76.42	-1.33	-4.15	-5.16	1850
1900	75.19	84.58	76.18	-1.31	-4.12	-5.13	1900
1950	74.93	84.26	75.89	-1.30	-4.09	-5.11	1950
2000	74.63	83.81	75.56	-1.28	-4.07	-5.08	2000
2050	74.40	83.53	75.31	-1.27	-4.04	-5.05	2050
2100	74.18	83.25	75.06	-1.25	-4.01	-5.02	2100
2150	74.02	83.05	74.87	-1.24	-3.99	-5.00	2150
2200	73.81	82.80	74.66	-1.23	-3.96	-4.97	2200
2250	73.56	82.44	74.37	-1.21	-3.94	-4.95	2250
2300	73.38	82.21	74.16	-1.20	-3.92	-4.93	2300
2350	73.21	81.98	73.96	-1.19	-3.90	-4.90	2350
2400	73.04	81.77	73.78	-1.18	-3.87	-4.88	2400
2450	72.88	81.57	73.60	-1.17	-3.85	-4.86	2450
2500	72.67	81.26	73.37	-1.16	-3.83	-4.84	2500
2550	72.51	81.08	73.19	-1.14	-3.81	-4.82	2550
2600	72.37	80.89	73.03	-1.13	-3.79	-4.80	2600
2650	72.24	80.72	72.89	-1.12	-3.77	-4.78	2650
2700	72.07	80.49	72.70	-1.11	-3.75	-4.76	2700
2750	71.89	80.23	72.50	-1.10	-3.74	-4.74	2750
2800	71.77	80.08	72.35	-1.10	-3.72	-4.72	2800
2850	71.65	79.93	72.23	-1.09	-3.70	-4.70	2850
2900	71.53	79.78	72.08	-1.08	-3.68	-4.69	2900
2950	71.39	79.59	71.93	-1.07	-3.67	-4.67	2950
3000	71.29	79.46	71.82	-1.06	-3.65	-4.65	3000

ADJUSTMENTS AND ADDITIONS

HEATING AND COOLING SYSTEM ADJUSTMENTS: Additions or deductions per sq. ft. of ground area.

	Number of Stories							
	1	1+	1-1/4	1-1/2	1-3/4	2	Bi	Tri
HEATING SYSTEMS								
Forced-warm-air, without return ducts, deduct	-.78	-.78	-.98	-1.18	-1.38	-1.57	-1.57	-1.18
Forced-hot-water/steam, add	1.11	1.11	1.40	1.66	1.96	2.22	2.22	1.66
Electric wall heaters, baseboard type, deduct	-.27	-.27	-.34	-.41	-.47	-.54	-.54	-.41
Electric, ceiling radiant, deduct	-.11	-.11	-.13	-.16	-.19	-.21	-.21	-.16
Electric wall heaters, deduct	-2.63	-2.63	-3.32	-3.94	-4.64	-5.25	-5.25	-3.94
Radiant (in-floor), add	1.08	1.08	1.37	1.63	1.91	2.17	2.17	1.63
HEATING AND COOLING, COMBINED SYSTEMS								
Forced air, A/C using heating ducts, add	1.91	1.91	2.41	2.87	3.38	3.83	3.83	2.87
Heat pump with supplemental heat, add	2.32	2.32	2.93	3.48	4.08	4.63	4.63	3.48
Air conditioning only with separate ducts, add	4.98	4.98	6.29	7.47	8.77	9.95	9.95	7.47
No heating, deduct	-3.95	-3.95	-4.99	-5.93	-6.96	-7.90	-7.90	-5.93

Wood-burning unit added on to furnace: Add \$1,575 to final cost of home. Includes materials and labor to connect to existing forced air system. Extra chimney or flue costs which may be required by local codes are not included.

OVERHANGS

Add per square foot as follows:

Stories	Full Story	3/4	1/2
Siding and block	\$39.65	\$30.85	\$18.15
Brick veneer	45.20	34.80	21.05

MICHIGAN BASEMENT

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$2.56 per square foot of basement area.

PLUMBING, SEWER AND WATER

Average cost per fixture	\$ 760
Extra bath, three fixtures	2,400
Two fixtures	1,600
Water softener, automatic	1,150
Manual	750
Solar water heating system with panels	4,075
No plumbing, deduct	4,450
Extra toilet	765
Extra sink	480
Separate shower (fiberglass)	775
Ceramic tile floor	515
Ceramic tile wainscotting	875
Ceramic tile tub alcove	290
Bathroom vent fan	135

WATER AND WASTE DISPOSAL

City water and sewer connections	\$2,325
Water well 200 ft.	4,975
Septic system 1,000 gallons	3,085
2,000 gallons	5,000

Locally derived costs should be entered on the front of the residential card.

MASONRY TRIM

Brick or equal, per sq. ft. of wall area	\$8.25
Brick 4' high, per lin. ft.	32.50
Brick full 1-story, per lin. ft.	65.00
Brick full 2-story, per lin. ft.	138.00
Stone or equal, per sq. ft. of wall area	10.25

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$11.45
Finished living area	17.25
Walk-out, hillside, cost of door	775

BUILT-INS

Appliance allowance, (if not itemized)	\$1,915
Cook top, counter top, four burners	455
Dishwasher, built-in	610
Garbage disposal	215
Heater, bathroom, without fan	135
With fan	190
Hot tub, with whirlpool, built-in	4,455
Hood, range, unvented	195
Vented	335
Intercom system, master station	450
Satellite	90
Whirlpool tub (Jacuzzi)	4,240
Whirlpool tub when it replaces regular bathtub	3,395
Oven, single, built-in	865
Microwave	480
Range, drop in, with standard oven	800
With self cleaning oven	1,090
Sauna with heater and controls	5,460
Trash compactor	555
Vacuum, central system	1,495

CONVERSION FACTORS: For 2-1/2-, 3-, and 3-1/2-story Single-family Residences
 Multiply the 2-story cost for the equivalent Ground Area by the following factors:
 2-1/2-story, use 1.16; 3-story, use 1.36; 3-1/2-story, use 1.52.

ADJUSTMENTS AND ADDITIONS

CLASS C

FIREPLACES	
Inside chimney, 1-story	\$3,250
1-1/2- and 2-story	3,825
add for 2nd fireplace, same stack	2,650
Two-sided fireplace	4,675
Outside chimney, 1-story	3,875
1-1/2- and 2-story	4,650
Prefabricated, 1-story	2,200
Add if 2-story	305
Heat-circulating device	575
Raised hearth	170
Wood burning stove, free standing (permanent type)	1,350
Direct-vented (no chimney) gas fireplace	1,200

PORCHES AND DECKS: COMPONENT GUIDE								
	CPP	CCP	CSEP	CGEP	WPP	WCP	WSEP	WGEP
FOUNDATION	X	X	X	X	X	X	X	X
FOOTINGS	X	X	X	X	X	X	X	X
STEPS	X	X	X	X	X	X	X	X
RAILINGS OR KNEE WALL		X	X				X	X
ROOF		X	X	X			X	X
CEILING		X	X	X			X	X
SCREEN ON STUD WALL				X				X
STUD WALL W/ WINDOWS AND SCREENS					X			X

Sym- bol	CONCRETE FLOOR with 42" foundation				WOOD FLOOR with 42" foundation				Sym- bol
	CPP	CCP	CSEP	CGEP	WPP	WCP	WSEP	WGEP	
Size for Rates	PLATFORM PORCH	COVERED PORCH	SCREEN- ENCLOSED PORCH	GLASS- ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN- ENCLOSED PORCH	GLASS- ENCLOSED PORCH	Size for Rates
12	37.40	73.45	90.00	116.70	36.65	72.70	89.15	115.90	12
25	27.80	53.45	65.35	84.60	27.05	52.70	64.55	83.75	25
50	19.65	37.70	45.65	58.45	18.85	36.90	44.80	57.65	50
75	16.95	32.45	39.00	49.75	16.10	31.65	38.25	48.95	75
100	15.50	29.85	35.75	45.40	14.75	29.00	34.95	44.60	100
125	13.75	26.50	31.60	39.85	12.90	25.75	30.80	39.00	125
150	12.80	24.85	29.50	36.95	12.00	24.05	28.65	36.15	150
175	12.15	23.60	27.95	34.85	11.30	22.80	27.10	34.10	175
200	11.45	22.30	26.30	32.75	10.65	21.55	25.50	31.90	200
250	10.60	20.85	24.40	30.20	9.85	20.05	23.60	29.35	250
300	10.05	19.85	23.15	28.50	9.25	19.05	22.40	27.70	300
350	9.65	19.05	22.20	27.20	8.85	18.30	21.40	26.40	350
400	9.35	18.60	21.60	26.40	8.60	17.80	20.80	25.55	400
450	8.95	17.90	20.65	25.15	8.15	17.10	19.85	24.35	450
500	8.60	17.15	19.70	23.90	7.75	16.35	18.95	23.10	500
550	8.20	16.55	18.95	22.90	7.45	15.75	18.15	22.10	550
600	8.00	16.15	18.45	22.25	7.20	15.40	17.70	21.45	600
650	7.95	16.05	18.35	22.05	7.15	15.30	17.55	21.25	650
700	7.95	16.00	18.25	21.90	7.10	15.20	17.45	21.15	700

Size for Rates	ADD		WOOD DECKS				Size for Rates
	BASEMENT UNDER	SHALLOW FOUNDATION	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR		
12	24.80	-17.05	21.50	16.80	32.25	12	
25	18.10	-12.25	14.15	11.05	21.15	25	
50	12.45	- 8.20	10.25	8.10	15.35	50	
75	10.55	- 6.75	8.95	7.05	13.40	75	
100	9.60	- 6.10	8.30	6.55	12.45	100	
125	8.35	- 5.20	7.80	6.15	11.65	125	
150	7.70	- 4.75	7.45	5.90	11.20	150	
175	7.20	- 4.40	7.30	5.75	10.90	175	
200	6.70	- 4.05	7.05	5.60	10.60	200	
250	6.15	- 3.60	6.80	5.40	10.25	250	
300	5.80	- 3.40	6.65	5.25	10.00	300	
350	5.50	- 3.20	6.50	5.15	9.75	350	
400	5.25	- 3.05	6.45	5.15	9.65	400	
450	5.05	- 2.80	6.40	5.05	9.55	450	
500	4.75	- 2.60	6.30	4.95	9.40	500	
550	4.50	- 2.45	6.15	4.90	9.25	550	
600	4.30	- 2.30	6.15	4.90	9.25	600	
650	4.30	- 2.30	6.10	4.90	9.20	650	
700	4.25	- 2.25	6.10	4.85	9.20	700	

For 2-story porches, add 22% for open porches and 60% for enclosed porches. Wood decks include posts on minimal footings, joists, girder, railings, decking, and up to four risers. For additional risers add \$45.00 each. For wood decks with roofs, subtract the platform porch rate from the covered porch rate (at the appropriate size for rates) and add the difference to the appropriate wood deck rate.

ADJUSTMENTS AND ADDITIONS

GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	25.85	27.10	32.90	29.25	30.15	35.55	4.85	240
308	23.10	24.05	28.85	25.85	26.65	31.05	4.40	308
352	21.75	22.60	26.80	24.25	25.05	28.85	4.15	352
400	20.60	21.40	25.05	22.80	23.60	26.90	3.95	400
440	19.70	20.40	23.75	21.75	22.40	25.65	3.85	440
480	18.95	19.65	22.70	20.90	21.50	24.35	3.65	480
528	18.25	18.75	21.50	20.00	20.55	23.15	3.55	528
576	17.55	17.95	20.55	19.20	19.75	22.05	3.45	576
600	17.25	17.60	20.10	18.85	19.35	21.50	3.35	600
624	16.90	17.25	19.65	18.40	18.95	21.05	3.30	624
800	15.15	15.45	17.30	16.35	16.75	18.50	2.95	800
1020	13.50	13.85	15.15	14.55	15.00	16.20	2.80	1020
Common wall deduction for attached garage								
1/2-wall	525	625	1,025	650	725	1,150	----	1/2-wall
1-wall	1,025	1,250	2,050	1,300	1,500	2,275	----	1-wall
1-1/2-wall	1,575	1,875	3,100	1,925	2,225	3,450	----	1-1/2-wall
2-wall	2,100	2,500	4,125	2,575	2,950	4,600	----	2-wall

No concrete floor, deduct \$3.15
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:
 Single \$1.45 Double \$1.26
 Door opener, add – radio control 375
 Mechanical 350
 For basement garage, add to residence:
 1-car \$1,550 2-car 2,100
 1-1/2-car 1,825 3-car 3,375
 For pole construction deduct 25% from 18" Foundation, Siding rate.
 For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for this square footage only).
 For storage area above garage, add \$3.95 per square foot (stairway, floorboards, electrical, 6-foot headroom).

CARPORTS

Cost per square foot of area covered. Includes roof structure and cover, posts bracing, paint and concrete slab.
 Aluminum, corrugated \$7.70
 Composition shingles 7.85
 Built-up tar and gravel 8.00
 Wood shingles 9.00
 Fiberglass 6.75

BALCONIES (Airing)

Costs per square foot of floor area:
 Wood floors \$17.50
 Cement composition floor 20.50
 Add for roof 5.50

BREEZEWAYS

Cost per square foot of floor area. Includes roof, ceiling, floor and walls. Heat not included.

	Finished Interior	Unfinished Interior
Framed wall, solid	\$27.75	\$23.25
Knee wall w/glass and screen panel.	42.75	35.50
Screen only	16.00	13.50

DRIVES, WALKS AND PATIOS

Crushed rock	\$1.24
Asphalt paving	1.61
Asphalt paving w/sealer	1.92
Concrete paving 3-1/2"	3.44
4"	3.61
4" reinforced	4.21
5" reinforced	4.54
Brick on 2" sand base	9.39
Flagstone on 2" sand base	10.98
Patio blocks on 2" sand base	8.13

Please note that the above costs are valid for areas of 100 to 1,000 square feet. For areas less than 100 square feet, add from 10% to 100% per square foot. For areas greater than 1,000 square feet, deduct from 10% to 30% per square foot.

ADJUSTMENTS AND ADDITIONS

CLASS C

SOLAR ROOMS/GREENHOUSES

The following costs are for stock lean-to residential greenhouses with double-glazed tempered glass. Costs are based on an average ceiling height of 8 feet. Costs include foundation, vents, electrical, and concrete floor, but do not include floor finish or heating.

SQUARE FOOT COSTS: Per square foot of floor area.

Curved- and straight-eave lean-to: Gable ends are not included and must be added from the table below.

Floor Area	50	75	100	150	200	300
On 16" base wall	\$89.50	\$82.75	\$76.25	\$69.75	\$65.50	\$59.75
Without base wall	93.75	87.50	81.50	72.50	68.25	62.25

SQUARE FOOT ADJUSTMENTS: Make the following adjustments to the square foot costs above.

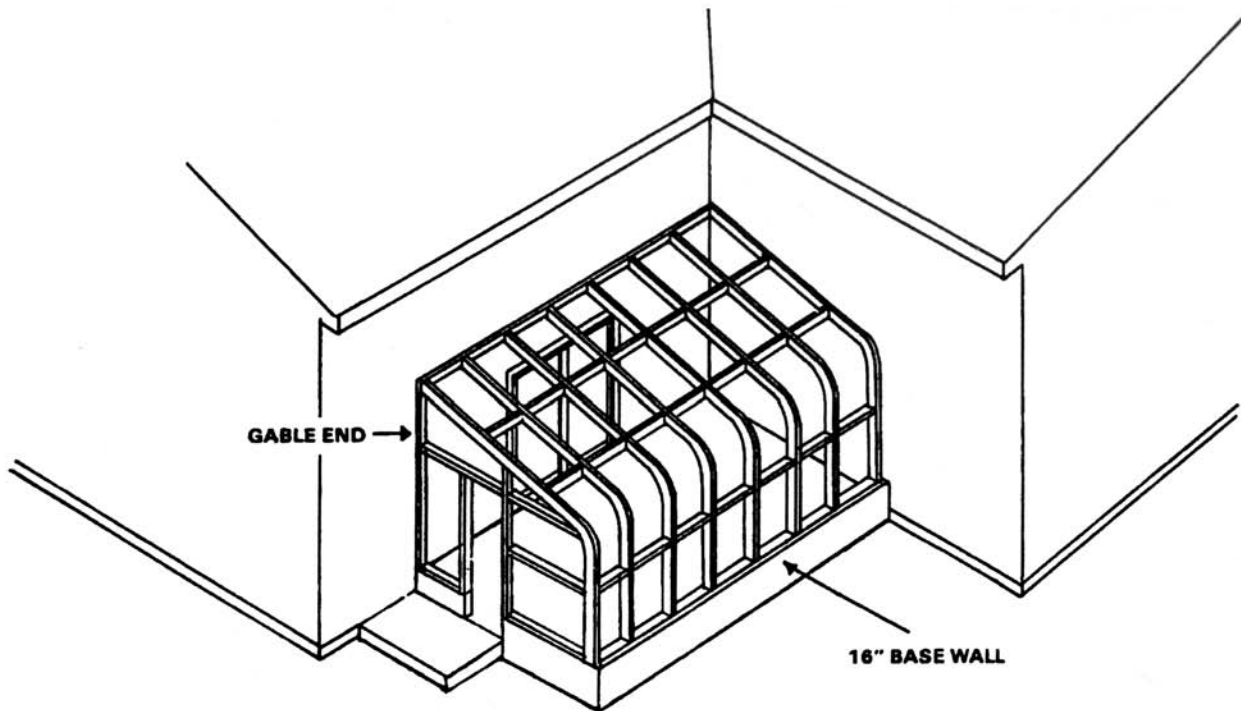
Professional labor	(base)	Tempered glass	(base)	Double glazed	(base)
Amateur workmanship	-15%	Not tempered	-13%	Single glazed	-20%
Custom Installation	+25%	Tinted glass	+10%	Triple glazed	+18%
				Extra tall bays	+20%

LUMP SUM ADJUSTMENTS: Make the following Lump Sum Additions as necessary.

Gable End	Width of Gable				
	up to 3'	4' to 5'	6' to 8'	9' to 10'	11' to 13'
On 16" base wall	\$425	\$735	\$1,050	\$1,475	\$1,925
Without base wall	440	795	1,325	1,650	2,125
Extra tall gable: +30%.					

Shades per bay: + \$295; Shade motors: + \$245; Heaters: + \$305; Venting fans: + \$540; Built-in windows, 3 sq.ft., double-glazed: + \$110; Doors with screens, 68" x 60": + \$365.

IMPORTANT NOTE: Some solar rooms and greenhouses may be exempt from taxation pursuant to the provisions of **MCL 211.7h**.



**SOLAR ROOM/GREENHOUSE
CURVED EAVE LEAN-TO**

