

The materials listed below are typical of a Class B 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
Brick veneer

Native stone/foreign stone

BASIC WALL STRUCTURE includes:

Building paper
25/32" 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
Skim coat plaster on 5/8" drywall
Interior surface painted, two coats
Two exterior doors

Two aluminum storm and screen doors

B) MASONRY CONSTRUCTION

Stucco on 12" concrete block
Rigid insulation board
Skim coat plaster on 5/8" drywall on furring
Interior surface painted, two coats
Two exterior doors
Two aluminum storm and screen doors

WINDOWS: (12% of wall area)

Wood casement with insulated glass and screens
or vinyl-clad, double-pane insulating glass

ROOF:

5/12 pitch
290# asphalt shingle
Felt
5/8" plywood
2" x 8" rafters, 16" o.c.
2'-0" overhang and soffit
Gutters and downspouts

INTERIOR PARTITIONS AND FINISH:

8'-0" walls
Skim coat plaster on 5/8" drywall
Painted, two coats, two sides
2" x 4" studs, 16" o.c.
Hardwood trim
Panel doors
Closet shelving

FLOOR FINISH:

60% carpet with pad and underlayment
20% hardwood, sanded and sealed
15% vinyl tile with underlayment
5% ceramic tile

CEILING:

Skim coat plaster on 5/8" drywall
Painted, two coats
10" insulation
2" x 8" joists, 16" o.c.

EXCAVATION:

8'-0" basement

BASEMENT WALLS:

12" reinforced concrete, 8'-0" high
12" x 24" footings
Waterproofing
Drain tile, two sides

BASEMENT FLOOR:

6" gravel base
6" concrete floor
Wire mesh
Vapor barrier

FLOOR CONSTRUCTION:

Felt lining
5/8" plywood
2" x 12" joists, 16" o.c.
Bridging
8" steel I-beam
4" diameter steel posts

HEATING AND AIR CONDITIONING:

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

ELECTRIC:

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

PLUMBING:

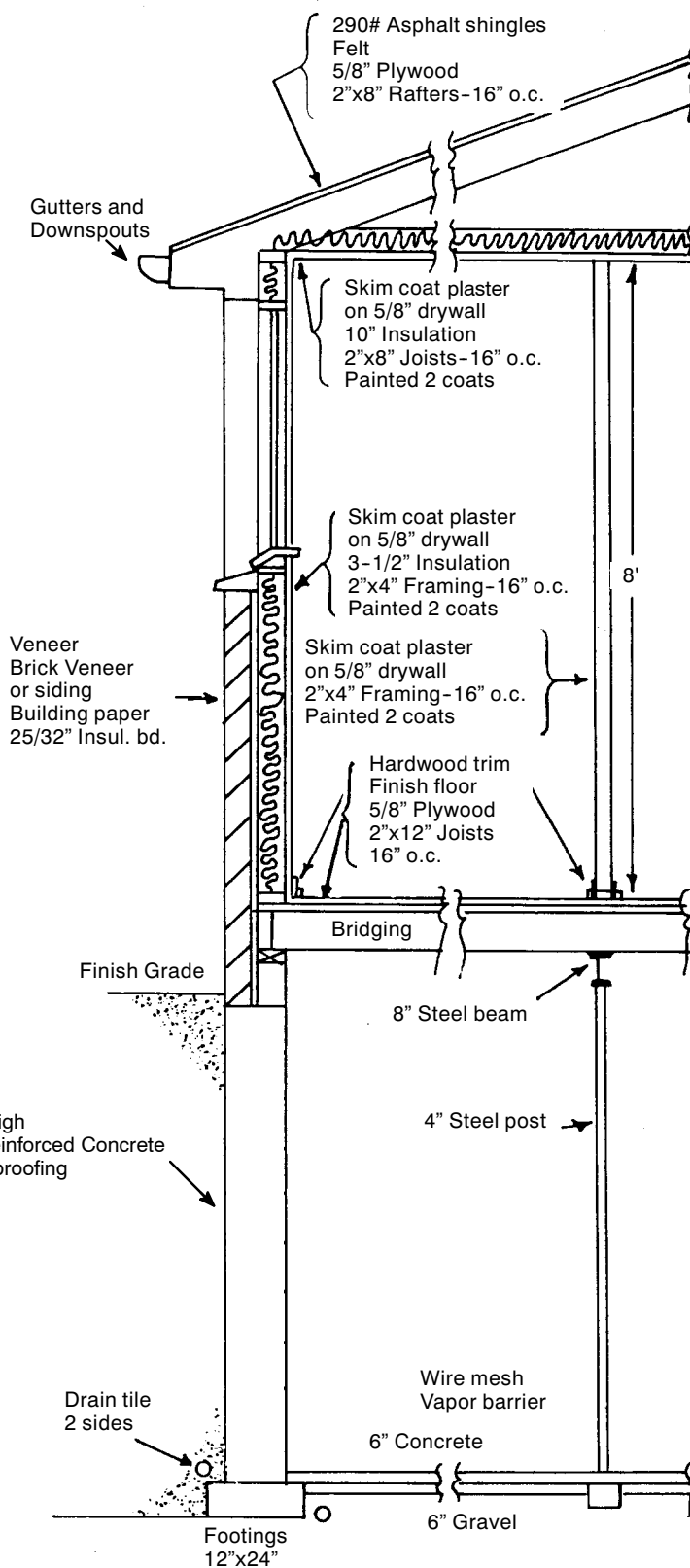
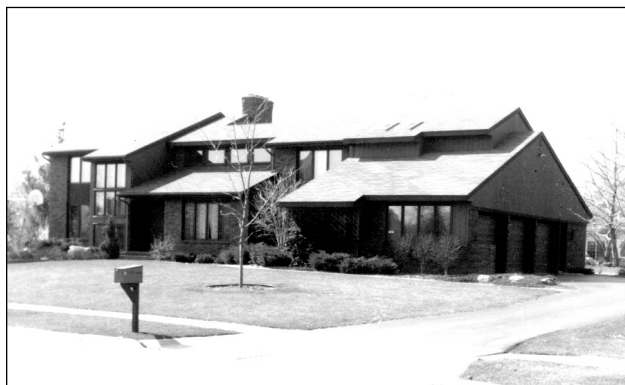
Colored fixtures:
One lavatory
One water closet
One bathtub with shower
One double-compartment kitchen sink
One double-compartment laundry tub
One 80-gallon water heater
One floor drain

BUILT-IN UNITS:

Hardwood kitchen cabinets:
18' base with ceramic tile tops
12' wall mounted, 30" high
8' wall mounted, 18" high
Open-riser basement stairs

CLASS B





**CLASS B
1 STORY**
SQUARE FOOT COSTS

Ground Area	FRAME			MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Native Stone	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	122.53	143.23	148.06	122.10	-6.95	-16.61	-19.78	400
450	117.48	136.82	141.42	117.09	-6.58	-16.19	-19.24	450
500	113.45	131.68	136.07	113.08	-6.26	-15.83	-18.77	500
550	110.12	127.48	131.64	109.79	-5.99	-15.51	-18.36	550
600	107.52	124.27	128.19	107.16	-5.75	-15.22	-17.99	600
650	105.00	120.98	124.78	104.69	-5.54	-14.96	-17.65	650
700	103.12	118.68	122.27	102.80	-5.35	-14.72	-17.35	700
750	101.34	116.43	119.87	101.03	-5.18	-14.51	-17.07	750
800	99.79	114.46	117.76	99.49	-5.03	-14.31	-16.81	800
850	98.31		115.71	98.02	-4.88	-14.12	-16.57	850
900	97.09	110.97	114.06	96.80	-4.76	-13.95	-16.35	900
950	96.00	109.59	112.55	95.71	-4.64	-13.79	-16.15	950
1000	94.92	108.17	111.03	94.65	-4.53	-13.64	-15.95	1000
1050	94.01	107.04	109.82	93.75	-4.47	-13.49	-15.77	1050
1100	93.21		108.68	92.93	-4.38	-13.36	-15.60	1100
1150	92.37	104.93	107.52	92.12	-4.29	-13.23	-15.44	1150
1200	91.62	103.92	106.45	91.37	-4.20	-13.11	-15.28	1200
1250	91.00	103.14	105.57	90.73	-4.12	-12.88	-15.14	1250
1300	90.33	102.27	104.66	90.08	-4.05	-12.77	-15.00	1300
1350	89.80	101.60	103.91	89.54	-3.98	-12.67	-14.73	1350
1400	89.16	100.72	102.99	88.93	-3.91	-12.57	-14.61	1400
1450	88.70	100.15	102.34	88.46	-3.85	-12.48	-14.49	1450
1500	88.21	99.50	101.64	87.96	-3.79	-12.39	-14.37	1500
1550	87.80	99.00	101.07	87.56	-3.77	-12.30	-14.26	1550
1600	87.25	98.19	100.26	87.02	-3.71	-12.22	-14.16	1600
1650	86.89	97.75	99.76	86.65	-3.66	-12.03	-14.06	1650
1700	86.50	97.24	99.20	86.27	-3.61	-11.95	-13.96	1700
1750	86.19	96.87	98.75	85.94	-3.56	-11.88	-13.86	1750
1800	85.73	96.21	98.08	85.50	-3.52	-11.80	-13.77	1800
1850	85.40	95.76	97.60	85.17	-3.47	-11.73	-13.68	1850
1900	85.14	95.45	97.23	84.90	-3.43	-11.67	-13.60	1900
1950	84.83	95.06	96.81	84.61	-3.39	-11.60	-13.52	1950
2000	84.46	94.51	96.25	84.24	-3.35	-11.54	-13.44	2000
2050	84.19	94.15	95.86	83.96	-3.31	-11.48	-13.36	2050
2100	83.94	93.81	95.48	83.72	-3.27	-11.42	-13.28	2100
2150	83.73	93.57	95.19	83.50	-3.27	-11.36	-13.21	2150
2200	83.49	93.27	94.85	83.26	-3.24	-11.31	-13.02	2200
2250	83.18	92.81	94.39	82.96	-3.20	-11.25	-12.95	2250
2300	82.96	92.53	94.08	82.75	-3.17	-11.20	-12.88	2300
2350	82.76	92.26	93.78	82.54	-3.14	-11.15	-12.82	2350
2400	82.56	92.00	93.49	82.33	-3.11	-11.00	-12.76	2400
2450	82.36	91.75	93.21	82.14	-3.08	-10.95	-12.69	2450
2500	82.10	91.37	92.81	81.89	-3.05	-10.90	-12.63	2500
2550	81.93	91.13	92.56	81.71	-3.02	-10.85	-12.58	2550
2600	81.76	90.92	92.30	81.54	-2.99	-10.81	-12.52	2600
2650	81.59	90.70	92.07	81.38	-2.97	-10.76	-12.46	2650
2700	81.40	90.44	91.79	81.18	-2.94	-10.72	-12.41	2700
2750	81.18	90.11	91.45	80.98	-2.91	-10.68	-12.35	2750
2800	81.03	89.93	91.24	80.82	-2.89	-10.64	-12.30	2800
2850	80.88	89.74	91.03	80.68	-2.87	-10.60	-12.25	2850
2900	80.75	89.56	90.83	80.54	-2.84	-10.56	-12.20	2900
2950	80.59	89.34	90.58	80.37	-2.85	-10.52	-12.15	2950
3000	80.45	89.17	90.40	80.25	-2.80	-10.48	-12.10	3000

SQUARE FOOT COSTS

**CLASS B
1+ STORY**

Ground Area	FRAME			MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Native Stone	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	127.24	149.62	154.36	126.86	-6.95	-16.61	-19.78	400
450	122.01	142.94	147.45	121.65	-6.58	-16.19	-19.24	450
500	117.80	137.57	141.85	117.48	-6.26	-15.83	-18.77	500
550	114.36	133.18	137.25	114.06	-5.99	-15.51	-18.36	550
600	111.64	129.82	133.65	111.33	-5.75	-15.22	-17.99	600
650	109.04	126.39	130.10	108.76	-5.54	-14.96	-17.65	650
700	107.07	123.99	127.47	106.79	-5.35	-14.72	-17.35	700
750	105.24	121.64	124.97	104.95	-5.18	-14.51	-17.07	750
800	103.63	119.58	122.78	103.34	-5.03	-14.31	-16.81	800
850	102.09	117.54	120.64	101.83	-4.88	-14.12	-16.57	850
900	100.82	115.94	118.90	100.57	-4.76	-13.95	-16.35	900
950	99.69	114.48	117.34	99.43	-4.64	-13.79	-16.15	950
1000	98.56	112.99	115.76	98.31	-4.53	-13.64	-15.95	1000
1050	97.63	111.83	114.49	97.38	-4.47	-13.49	-15.77	1050
1100	96.79	110.75	113.31	96.54	-4.38	-13.36	-15.60	1100
1150	95.93	109.62	112.10	95.69	-4.29	-13.23	-15.44	1150
1200	95.14	108.57	110.98	94.90	-4.20	-13.11	-15.28	1200
1250	94.48	107.75	110.07	94.25	-4.12	-12.88	-15.14	1250
1300	93.81	106.84	109.10	93.58	-4.05	-12.77	-15.00	1300
1350	93.25	106.14	108.33	93.00	-3.98	-12.67	-14.73	1350
1400	92.59	105.23	107.37	92.36	-3.91	-12.57	-14.61	1400
1450	92.11	104.62	106.71	91.89	-3.85	-12.48	-14.49	1450
1500	91.59	103.95	105.97	91.37	-3.79	-12.39	-14.37	1500
1550	91.17	103.42	105.37	90.93	-3.77	-12.30	-14.26	1550
1600	90.59	102.59	104.52	90.38	-3.71	-12.22	-14.16	1600
1650	90.23	102.13	104.00	90.01	-3.66	-12.03	-14.06	1650
1700	89.83	101.60	103.43	89.61	-3.61	-11.95	-13.96	1700
1750	89.50	101.19	102.96	89.27	-3.56	-11.88	-13.86	1750
1800	89.03	100.50	102.26	88.82	-3.52	-11.80	-13.77	1800
1850	88.69	100.05	101.77	88.47	-3.47	-11.73	-13.68	1850
1900	88.41	99.72	101.38	88.19	-3.43	-11.67	-13.60	1900
1950	88.09	99.31	100.92	87.87	-3.39	-11.60	-13.52	1950
2000	87.70	98.73	100.35	87.50	-3.35	-11.54	-13.44	2000
2050	87.43	98.37	99.94	87.22	-3.31	-11.48	-13.36	2050
2100	87.16	98.00	99.54	86.94	-3.27	-11.42	-13.28	2100
2150	86.95	97.76	99.25	86.73	-3.27	-11.36	-13.21	2150
2200	86.70	97.43	98.89	86.48	-3.24	-11.31	-13.02	2200
2250	86.37	96.96	98.40	86.16	-3.20	-11.25	-12.95	2250
2300	86.15	96.66	98.09	85.94	-3.17	-11.20	-12.88	2300
2350	85.93	96.38	97.76	85.72	-3.14	-11.15	-12.82	2350
2400	85.73	96.11	97.46	85.51	-3.11	-11.00	-12.76	2400
2450	85.52	95.85	97.17	85.32	-3.08	-10.95	-12.69	2450
2500	85.26	95.45	96.77	85.05	-3.05	-10.90	-12.63	2500
2550	85.08	95.22	96.49	84.86	-3.02	-10.85	-12.58	2550
2600	84.89	94.98	96.25	84.68	-2.99	-10.81	-12.52	2600
2650	84.72	94.77	95.98	84.51	-2.97	-10.76	-12.46	2650
2700	84.53	94.48	95.69	84.32	-2.94	-10.72	-12.41	2700
2750	84.30	94.14	95.35	84.09	-2.91	-10.68	-12.35	2750
2800	84.15	93.94	95.12	83.94	-2.89	-10.64	-12.30	2800
2850	84.00	93.74	94.90	83.79	-2.87	-10.60	-12.25	2850
2900	83.85	93.56	94.69	83.65	-2.84	-10.56	-12.20	2900
2950	83.68	93.32	94.44	83.48	-2.85	-10.52	-12.15	2950
3000	83.55	93.15	94.24	83.34	-2.80	-10.48	-12.10	3000

**CLASS B
1-1/4 STORY**

SQUARE FOOT COSTS

Ground Area	FRAME			MASONRY		BASEMENT ADJUSTMENTS		Ground Area
	Siding	Brick Veneer	Native Stone	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	140.27	166.19	171.81	139.74	-6.95	-16.61	-19.78	400
450	134.49	158.76	164.09	134.03	-6.58	-16.19	-19.24	450
500	129.86	152.81	157.88	129.45	-6.26	-15.83	-18.77	500
550	126.06	147.93	152.76	125.69	-5.99	-15.51	-18.36	550
600	123.07	144.19	148.75	122.71	-5.75	-15.22	-17.99	600
650	120.19	140.38	144.79	119.88	-5.54	-14.96	-17.65	650
700	118.04	137.71	141.87	117.71	-5.35	-14.72	-17.35	700
750	116.01	135.10	139.09	115.71	-5.18	-14.51	-17.07	750
800	114.23	132.83	136.64	113.94	-5.03	-14.31	-16.81	800
850	112.53	130.56	134.26	112.26	-4.88	-14.12	-16.57	850
900	111.14	128.77	132.33	110.89	-4.76	-13.95	-16.35	900
950	109.88	127.17	130.59	109.63	-4.64	-13.79	-16.15	950
1000	108.64	125.51	128.85	108.42	-4.53	-13.64	-15.95	1000
1050	107.63	124.20	127.41	107.40	-4.47	-13.49	-15.77	1050
1100	106.69	123.02	126.11	106.47	-4.38	-13.36	-15.60	1100
1150	105.75	121.75	124.76	105.54	-4.29	-13.23	-15.44	1150
1200	104.87	120.59	123.51	104.68	-4.20	-13.11	-15.28	1200
1250	104.15	119.67	122.50	103.97	-4.12	-12.88	-15.14	1250
1300	103.40	118.68	121.43	103.22	-4.05	-12.77	-15.00	1300
1350	102.79	117.89	120.56	102.61	-3.98	-12.67	-14.73	1350
1400	102.06	116.88	119.51	101.90	-3.91	-12.57	-14.61	1400
1450	101.53	116.20	118.74	101.36	-3.85	-12.48	-14.49	1450
1500	100.97	115.44	117.92	100.81	-3.79	-12.39	-14.37	1500
1550	100.51	114.87	117.27	100.34	-3.77	-12.30	-14.26	1550
1600	99.87	113.93	116.33	99.72	-3.71	-12.22	-14.16	1600
1650	99.46	113.44	115.74	99.32	-3.66	-12.03	-14.06	1650
1700	99.02	112.84	115.10	98.87	-3.61	-11.95	-13.96	1700
1750	98.65	112.40	114.58	98.51	-3.56	-11.88	-13.86	1750
1800	98.13	111.62	113.81	98.01	-3.52	-11.80	-13.77	1800
1850	97.75	111.13	113.25	97.63	-3.47	-11.73	-13.68	1850
1900	97.46	110.76	112.83	97.33	-3.43	-11.67	-13.60	1900
1950	97.10	110.30	112.32	96.98	-3.39	-11.60	-13.52	1950
2000	96.68	109.65	111.68	96.57	-3.35	-11.54	-13.44	2000
2050	96.37	109.25	111.22	96.27	-3.31	-11.48	-13.36	2050
2100	96.07	108.85	110.79	95.97	-3.27	-11.42	-13.28	2100
2150	95.84	108.57	110.45	95.74	-3.27	-11.36	-13.21	2150
2200	95.57	108.22	110.06	95.46	-3.24	-11.31	-13.02	2200
2250	95.21	107.69	109.51	95.12	-3.20	-11.25	-12.95	2250
2300	94.97	107.36	109.15	94.88	-3.17	-11.20	-12.88	2300
2350	94.73	107.06	108.80	94.63	-3.14	-11.15	-12.82	2350
2400	94.49	106.76	108.47	94.41	-3.11	-11.00	-12.76	2400
2450	94.28	106.46	108.14	94.18	-3.08	-10.95	-12.69	2450
2500	93.98	106.02	107.70	93.90	-3.05	-10.90	-12.63	2500
2550	93.79	105.75	107.40	93.70	-3.02	-10.85	-12.58	2550
2600	93.58	105.50	107.10	93.49	-2.99	-10.81	-12.52	2600
2650	93.40	105.25	106.82	93.32	-2.97	-10.76	-12.46	2650
2700	93.18	104.94	106.50	93.09	-2.94	-10.72	-12.41	2700
2750	92.92	104.56	106.12	92.85	-2.91	-10.68	-12.35	2750
2800	92.75	104.34	105.87	92.69	-2.89	-10.64	-12.30	2800
2850	92.59	104.12	105.62	92.51	-2.87	-10.60	-12.25	2850
2900	92.43	103.92	105.39	92.35	-2.84	-10.56	-12.20	2900
2950	92.24	103.66	105.10	92.18	-2.85	-10.52	-12.15	2950
3000	92.09	103.46	104.89	92.02	-2.80	-10.48	-12.10	3000

SQUARE FOOT COSTS

**CLASS B
1-1/2 STORY**

Ground Area	Siding	Brick Veneer	Native Stone	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	Ground Area
400	152.14	176.62	185.92	151.63	-6.95	-16.61	-19.78	400
450	145.88	168.73	177.57	145.44	-6.58	-16.19	-19.24	450
500	140.86	162.39	170.86	140.46	-6.26	-15.83	-18.77	500
550	136.74	157.21	165.31	136.38	-5.99	-15.51	-18.36	550
600	133.49	153.24	160.97	133.14	-5.75	-15.22	-17.99	600
650	130.38	149.19	156.69	130.07	-5.54	-14.96	-17.65	650
700	128.02	146.35	153.53	127.72	-5.35	-14.72	-17.35	700
750	125.83	143.59	150.53	125.55	-5.18	-14.51	-17.07	750
800	123.91	141.16	147.88	123.63	-5.03	-14.31	-16.81	800
850	122.06	138.75	145.30	121.82	-4.88	-14.12	-16.57	850
900	120.55	136.85	143.20	120.31	-4.76	-13.95	-16.35	900
950	119.20	135.15	141.32	118.97	-4.64	-13.79	-16.15	950
1000	117.85	133.39	139.42	117.64	-4.53	-13.64	-15.95	1000
1050	116.74	132.00	137.88	116.54	-4.47	-13.49	-15.77	1050
1100	115.73	130.75	136.47	115.53	-4.38	-13.36	-15.60	1100
1150	114.71	129.40	135.00	114.51	-4.29	-13.23	-15.44	1150
1200	113.75	128.15	133.66	113.58	-4.20	-13.11	-15.28	1200
1250	112.97	127.19	132.57	112.80	-4.12	-12.88	-15.14	1250
1300	112.17	126.12	131.40	112.00	-4.05	-12.77	-15.00	1300
1350	111.50	125.29	130.47	111.34	-3.98	-12.67	-14.73	1350
1400	110.70	124.22	129.32	110.56	-3.91	-12.57	-14.61	1400
1450	110.14	123.51	128.51	109.98	-3.85	-12.48	-14.49	1450
1500	109.51	122.70	127.62	109.38	-3.79	-12.39	-14.37	1500
1550	109.02	122.08	126.90	108.87	-3.77	-12.30	-14.26	1550
1600	108.32	121.09	125.89	108.20	-3.71	-12.22	-14.16	1600
1650	107.89	120.56	125.25	107.76	-3.66	-12.03	-14.06	1650
1700	107.40	119.92	124.56	107.28	-3.61	-11.95	-13.96	1700
1750	107.02	119.45	124.00	106.89	-3.56	-11.88	-13.86	1750
1800	106.44	118.64	123.15	106.35	-3.52	-11.80	-13.77	1800
1850	106.03	118.11	122.56	105.93	-3.47	-11.73	-13.68	1850
1900	105.70	117.71	122.10	105.61	-3.43	-11.67	-13.60	1900
1950	105.34	117.23	121.56	105.24	-3.39	-11.60	-13.52	1950
2000	104.87	116.55	120.85	104.79	-3.35	-11.54	-13.44	2000
2050	104.53	116.12	120.36	104.46	-3.31	-11.48	-13.36	2050
2100	104.22	115.70	119.89	104.13	-3.27	-11.42	-13.28	2100
2150	103.96	115.40	119.54	103.87	-3.27	-11.36	-13.21	2150
2200	103.67	115.01	119.09	103.57	-3.24	-11.31	-13.02	2200
2250	103.29	114.45	118.51	103.21	-3.20	-11.25	-12.95	2250
2300	103.01	114.10	118.12	102.94	-3.17	-11.20	-12.88	2300
2350	102.76	113.78	117.75	102.68	-3.14	-11.15	-12.82	2350
2400	102.50	113.46	117.39	102.43	-3.11	-11.00	-12.76	2400
2450	102.26	113.14	117.02	102.20	-3.08	-10.95	-12.69	2450
2500	101.95	112.68	116.54	101.88	-3.05	-10.90	-12.63	2500
2550	101.73	112.39	116.21	101.67	-3.02	-10.85	-12.58	2550
2600	101.52	112.12	115.91	101.46	-2.99	-10.81	-12.52	2600
2650	101.31	111.85	115.60	101.25	-2.97	-10.76	-12.46	2650
2700	101.06	111.53	115.24	101.01	-2.94	-10.72	-12.41	2700
2750	100.80	111.13	114.83	100.75	-2.91	-10.68	-12.35	2750
2800	100.61	110.89	114.56	100.56	-2.89	-10.64	-12.30	2800
2850	100.44	110.67	114.30	100.38	-2.87	-10.60	-12.25	2850
2900	100.27	110.45	114.05	100.22	-2.84	-10.56	-12.20	2900
2950	100.05	110.16	113.74	100.02	-2.85	-10.52	-12.15	2950
3000	99.90	109.96	113.51	99.86	-2.80	-10.48	-12.10	3000

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

SQUARE FOOT COSTS

Ground Area	FRAME			MASONRY		BASEMENT ADJUSTMENTS		Ground Area
	Siding	Brick Veneer	Native Stone	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	172.95	201.83	210.41	172.43	-6.95	-16.61	-19.78	400
450	165.82	192.80	200.95	165.39	-6.58	-16.19	-19.24	450
500	160.11	185.57	193.35	159.72	-6.26	-15.83	-18.77	500
550	155.42	179.64	187.08	155.08	-5.99	-15.51	-18.36	550
600	151.73	175.11	182.17	151.40	-5.75	-15.22	-17.99	600
650	148.19	170.48	177.33	147.91	-5.54	-14.96	-17.65	650
700	145.54	167.23	173.74	145.24	-5.35	-14.72	-17.35	700
750	143.04	164.07	170.34	142.77	-5.18	-14.51	-17.07	750
800	140.84	161.30	167.35	140.59	-5.03	-14.31	-16.81	800
850	138.75	158.54	164.43	138.53	-4.88	-14.12	-16.57	850
900	137.03	156.37	162.07	136.81	-4.76	-13.95	-16.35	900
950	135.48	154.43	159.93	135.28	-4.64	-13.79	-16.15	950
1000	133.95	152.41	157.79	133.78	-4.53	-13.64	-15.95	1000
1050	132.70	150.83	156.04	132.53	-4.47	-13.49	-15.77	1050
1100	131.55	149.39	154.44	131.38	-4.38	-13.36	-15.60	1100
1150	130.38	147.85	152.79	130.22	-4.29	-13.23	-15.44	1150
1200	129.31	146.43	151.26	129.16	-4.20	-13.11	-15.28	1200
1250	128.42	145.34	150.03	128.28	-4.12	-12.88	-15.14	1250
1300	127.50	144.11	148.72	127.37	-4.05	-12.77	-15.00	1300
1350	126.74	143.17	147.66	126.61	-3.98	-12.67	-14.73	1350
1400	125.84	141.93	146.36	125.74	-3.91	-12.57	-14.61	1400
1450	125.19	141.13	145.44	125.08	-3.85	-12.48	-14.49	1450
1500	124.50	140.20	144.43	124.39	-3.79	-12.39	-14.37	1500
1550	123.91	139.50	143.61	123.80	-3.77	-12.30	-14.26	1550
1600	123.13	138.36	142.45	123.05	-3.71	-12.22	-14.16	1600
1650	122.63	137.76	141.75	122.55	-3.66	-12.03	-14.06	1650
1700	122.09	137.04	140.96	122.00	-3.61	-11.95	-13.96	1700
1750	121.63	136.49	140.33	121.55	-3.56	-11.88	-13.86	1750
1800	120.99	135.57	139.38	120.94	-3.52	-11.80	-13.77	1800
1850	120.53	134.95	138.70	120.47	-3.47	-11.73	-13.68	1850
1900	120.16	134.50	138.18	120.09	-3.43	-11.67	-13.60	1900
1950	119.73	133.94	137.56	119.67	-3.39	-11.60	-13.52	1950
2000	119.20	133.17	136.76	119.17	-3.35	-11.54	-13.44	2000
2050	118.82	132.67	136.21	118.78	-3.31	-11.48	-13.36	2050
2100	118.46	132.20	135.68	118.41	-3.27	-11.42	-13.28	2100
2150	118.16	131.86	135.27	118.12	-3.27	-11.36	-13.21	2150
2200	117.84	131.42	134.79	117.78	-3.24	-11.31	-13.02	2200
2250	117.39	130.78	134.13	117.36	-3.20	-11.25	-12.95	2250
2300	117.09	130.39	133.68	117.06	-3.17	-11.20	-12.88	2300
2350	116.80	130.00	133.25	116.77	-3.14	-11.15	-12.82	2350
2400	116.51	129.64	132.83	116.49	-3.11	-11.00	-12.76	2400
2450	116.25	129.29	132.45	116.22	-3.08	-10.95	-12.69	2450
2500	115.87	128.74	131.89	115.87	-3.05	-10.90	-12.63	2500
2550	115.63	128.42	131.52	115.62	-3.02	-10.85	-12.58	2550
2600	115.38	128.11	131.17	115.37	-2.99	-10.81	-12.52	2600
2650	115.16	127.82	130.83	115.14	-2.97	-10.76	-12.46	2650
2700	114.87	127.43	130.43	114.88	-2.94	-10.72	-12.41	2700
2750	114.58	126.98	129.95	114.57	-2.91	-10.68	-12.35	2750
2800	114.37	126.71	129.65	114.36	-2.89	-10.64	-12.30	2800
2850	114.16	126.45	129.35	114.16	-2.87	-10.60	-12.25	2850
2900	113.97	126.21	129.06	113.96	-2.84	-10.56	-12.20	2900
2950	113.73	125.88	128.72	113.74	-2.85	-10.52	-12.15	2950
3000	113.56	125.65	128.45	113.56	-2.80	-10.48	-12.10	3000

SQUARE FOOT COSTS

**CLASS B
2 STORY**

Ground Area	FRAME			MASONRY		BASEMENT ADJUSTMENTS		Ground Area
	Siding	Brick Veneer	Native Stone	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	189.33	226.65	235.41	189.01	-6.95	-16.61	-19.78	400
450	181.51	216.51	224.84	181.29	-6.58	-16.19	-19.24	450
500	175.22	208.40	216.34	175.10	-6.26	-15.83	-18.77	500
550	170.07	201.73	209.32	170.01	-5.99	-15.51	-18.36	550
600	166.00	196.65	203.82	165.97	-5.75	-15.22	-17.99	600
650	162.11	191.45	198.39	162.15	-5.54	-14.96	-17.65	650
700	159.18	187.80	194.40	159.22	-5.35	-14.72	-17.35	700
750	156.43	184.26	190.60	156.52	-5.18	-14.51	-17.07	750
800	154.01	181.15	187.24	154.14	-5.03	-14.31	-16.81	800
850	151.70	178.06	183.98	151.87	-4.88	-14.12	-16.57	850
900	149.82	175.62	181.34	150.00	-4.76	-13.95	-16.35	900
950	148.11	173.43	178.95	148.32	-4.64	-13.79	-16.15	950
1000	146.44	171.16	176.55	146.66	-4.53	-13.64	-15.95	1000
1050	145.05	169.39	174.58	145.30	-4.47	-13.49	-15.77	1050
1100	143.78	167.77	172.80	144.03	-4.38	-13.36	-15.60	1100
1150	142.49	166.04	170.95	142.78	-4.29	-13.23	-15.44	1150
1200	141.31	164.44	169.24	141.61	-4.20	-13.11	-15.28	1200
1250	140.32	163.21	167.86	140.64	-4.12	-12.88	-15.14	1250
1300	139.31	161.84	166.40	139.64	-4.05	-12.77	-15.00	1300
1350	138.48	160.79	165.20	138.81	-3.98	-12.67	-14.73	1350
1400	137.50	159.40	163.75	137.86	-3.91	-12.57	-14.61	1400
1450	136.76	158.48	162.71	137.13	-3.85	-12.48	-14.49	1450
1500	135.99	157.45	161.59	136.38	-3.79	-12.39	-14.37	1500
1550	135.37	156.66	160.68	135.75	-3.77	-12.30	-14.26	1550
1600	134.50	155.39	159.39	134.92	-3.71	-12.22	-14.16	1600
1650	133.95	154.70	158.60	134.37	-3.66	-12.03	-14.06	1650
1700	133.34	153.90	157.71	133.77	-3.61	-11.95	-13.96	1700
1750	132.84	153.28	157.01	133.28	-3.56	-11.88	-13.86	1750
1800	132.14	152.24	155.95	132.60	-3.52	-11.80	-13.77	1800
1850	131.63	151.55	155.19	132.09	-3.47	-11.73	-13.68	1850
1900	131.22	151.05	154.59	131.67	-3.43	-11.67	-13.60	1900
1950	130.75	150.43	153.91	131.21	-3.39	-11.60	-13.52	1950
2000	130.16	149.55	153.02	130.65	-3.35	-11.54	-13.44	2000
2050	129.74	149.00	152.39	130.24	-3.31	-11.48	-13.36	2050
2100	129.33	148.46	151.81	129.84	-3.27	-11.42	-13.28	2100
2150	129.01	148.08	151.35	129.51	-3.27	-11.36	-13.21	2150
2200	128.64	147.59	150.81	129.15	-3.24	-11.31	-13.02	2200
2250	128.16	146.88	150.07	128.69	-3.20	-11.25	-12.95	2250
2300	127.83	146.42	149.57	128.35	-3.17	-11.20	-12.88	2300
2350	127.49	146.00	149.09	128.03	-3.14	-11.15	-12.82	2350
2400	127.19	145.59	148.63	127.72	-3.11	-11.00	-12.76	2400
2450	126.89	145.20	148.18	127.43	-3.08	-10.95	-12.69	2450
2500	126.49	144.59	147.57	127.04	-3.05	-10.90	-12.63	2500
2550	126.20	144.23	147.15	126.77	-3.02	-10.85	-12.58	2550
2600	125.94	143.88	146.77	126.50	-2.99	-10.81	-12.52	2600
2650	125.67	143.54	146.38	126.24	-2.97	-10.76	-12.46	2650
2700	125.38	143.11	145.92	125.96	-2.94	-10.72	-12.41	2700
2750	125.04	142.60	145.39	125.62	-2.91	-10.68	-12.35	2750
2800	124.81	142.31	145.06	125.40	-2.89	-10.64	-12.30	2800
2850	124.58	142.01	144.73	125.18	-2.87	-10.60	-12.25	2850
2900	124.36	141.74	144.41	124.96	-2.84	-10.56	-12.20	2900
2950	124.10	141.37	144.02	124.72	-2.85	-10.52	-12.15	2950
3000	123.91	141.10	143.72	124.52	-2.80	-10.48	-12.10	3000

**CLASS B
BI-LEVEL**
SQUARE FOOT COSTS

Ground Area	FRAME			MASONRY	LOWER LEVEL FINISH ADJUSTMENTS				Ground Area
	Siding	Brick Veneer	Native Stone	Block Walls	20% Finish	40% Finish	60% Finish	80% Finish	
400	155.00	184.81	193.15	154.10	-18.57	-12.63	-6.27	0.00	400
450	148.52	176.55	184.49	147.72	-17.84	-12.15	-6.02	0.00	450
500	143.33	169.93	177.50	142.60	-17.27	-11.74	-5.82	0.00	500
550	139.07	164.49	171.73	138.41	-16.81	-11.43	-5.67	0.00	550
600	135.70	160.35	167.22	135.07	-16.49	-11.21	-5.56	0.00	600
650	132.48	156.12	162.78	131.91	-16.08	-10.93	-5.42	0.00	650
700	130.04	153.14	159.50	129.49	-15.86	-10.77	-5.34	0.00	700
750	127.77	150.24	156.38	127.24	-15.61	-10.60	-5.26	0.00	750
800	125.76	147.71	153.62	125.27	-15.39	-10.46	-5.19	0.00	800
850	123.86	145.19	150.95	123.39	-15.13	-10.27	-5.09	0.00	850
900	122.29	143.20	148.78	121.85	-14.96	-10.16	-5.05	0.00	900
950	120.87	141.41	146.82	120.45	-14.82	-10.05	-4.98	0.00	950
1000	119.47	139.58	144.86	119.09	-14.62	- 9.92	-4.92	0.00	1000
1050	118.32	138.13	143.25	117.93	-14.50	- 9.84	-4.87	0.00	1050
1100	117.26	136.80	141.78	116.90	-14.39	- 9.76	-4.84	0.00	1100
1150	116.20	135.40	140.26	115.86	-14.24	- 9.67	-4.80	0.00	1150
1200	115.22	134.10	138.86	114.89	-14.11	- 9.58	-4.75	0.00	1200
1250	114.40	133.09	137.72	114.08	-14.02	- 9.51	-4.72	0.00	1250
1300	113.56	131.97	136.53	113.24	-13.91	- 9.43	-4.69	0.00	1300
1350	112.86	131.11	135.54	112.55	-13.85	- 9.38	-4.65	0.00	1350
1400	112.04	129.97	134.36	111.76	-13.71	- 9.29	-4.61	0.00	1400
1450	111.44	129.24	133.50	111.16	-13.64	- 9.26	-4.59	0.00	1450
1500	110.79	128.39	132.59	110.53	-13.55	- 9.19	-4.56	0.00	1500
1550	110.26	127.75	131.85	110.00	-13.50	- 9.16	-4.54	0.00	1550
1600	109.54	126.70	130.78	109.32	-13.36	- 9.05	-4.50	0.00	1600
1650	109.09	126.15	130.13	108.84	-13.33	- 9.04	-4.48	0.00	1650
1700	108.59	125.48	129.40	108.35	-13.25	- 8.99	-4.45	0.00	1700
1750	108.17	124.99	128.82	107.94	-13.22	- 8.96	-4.45	0.00	1750
1800	107.58	124.13	127.95	107.39	-13.10	- 8.88	-4.40	0.00	1800
1850	107.15	123.58	127.33	106.95	-13.05	- 8.85	-4.39	0.00	1850
1900	106.80	123.17	126.85	106.61	-13.02	- 8.81	-4.37	0.00	1900
1950	106.42	122.66	126.29	106.23	-12.97	- 8.78	-4.36	0.00	1950
2000	105.92	121.94	125.56	105.76	-12.86	- 8.72	-4.33	0.00	2000
2050	105.58	121.49	125.04	105.41	-12.83	- 8.69	-4.31	0.00	2050
2100	105.24	121.05	124.56	105.08	-12.78	- 8.66	-4.29	0.00	2100
2150	104.97	120.75	124.18	104.79	-12.76	- 8.64	-4.29	0.00	2150
2200	104.65	120.35	123.73	104.50	-12.72	- 8.61	-4.28	0.00	2200
2250	104.26	119.76	123.13	104.11	-12.64	- 8.56	-4.25	0.00	2250
2300	103.98	119.40	122.73	103.84	-12.61	- 8.53	-4.23	0.00	2300
2350	103.69	119.05	122.32	103.56	-12.56	- 8.51	-4.21	0.00	2350
2400	103.44	118.71	121.96	103.30	-12.53	- 8.48	-4.21	0.00	2400
2450	103.18	118.39	121.59	103.04	-12.50	- 8.46	-4.20	0.00	2450
2500	102.86	117.89	121.07	102.73	-12.44	- 8.42	-4.17	0.00	2500
2550	102.62	117.61	120.74	102.50	-12.40	- 8.40	-4.17	0.00	2550
2600	102.40	117.32	120.42	102.28	-12.37	- 8.37	-4.15	0.00	2600
2650	102.18	117.05	120.10	102.06	-12.35	- 8.35	-4.15	0.00	2650
2700	101.92	116.69	119.74	101.81	-12.31	- 8.32	-4.13	0.00	2700
2750	101.64	116.27	119.30	101.54	-12.25	- 8.29	-4.10	0.00	2750
2800	101.44	116.03	119.02	101.34	-12.22	- 8.27	-4.10	0.00	2800
2850	101.26	115.80	118.75	101.15	-12.20	- 8.26	-4.09	0.00	2850
2900	101.08	115.58	118.48	100.98	-12.18	- 8.24	-4.09	0.00	2900
2950	100.86	115.27	118.17	100.77	-12.14	- 8.21	-4.07	0.00	2950
3000	100.68	115.06	117.92	100.60	-12.12	- 8.19	-4.07	0.00	3000

SQUARE FOOT COSTS

**CLASS B
TRI-LEVEL**

Ground Area	FRAME			MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Native Stone	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	149.87	177.33	185.19	148.04	-3.47	-8.30	-9.89	400
450	143.71	169.40	176.90	142.06	-3.29	-8.10	-9.62	450
500	138.77	163.03	170.19	137.26	-3.13	-7.91	-9.39	500
550	134.70	157.82	164.67	133.33	-2.99	-7.75	-9.18	550
600	131.51	153.85	160.80	130.22	-2.87	-7.61	-8.99	600
650	128.45	149.78	156.08	127.25	-2.77	-7.48	-8.83	650
700	126.14	146.93	152.93	125.00	-2.67	-7.36	-8.67	700
750	123.98	144.16	149.94	122.91	-2.59	-7.25	-8.53	750
800	122.09	141.72	147.30	121.06	-2.51	-7.15	-8.41	800
850	120.27	139.30	144.74	119.32	-2.44	-7.06	-8.29	850
900	118.78	137.40	142.65	117.88	-2.38	-6.97	-8.18	900
950	117.44	135.68	140.78	116.58	-2.32	-6.89	-8.07	950
1000	116.13	133.92	138.89	115.31	-2.26	-6.82	-7.98	1000
1050	115.03	132.52	137.36	114.25	-2.24	-6.75	-7.89	1050
1100	114.04	131.26	135.94	113.29	-2.19	-6.68	-7.80	1100
1150	113.02	129.91	134.49	112.32	-2.14	-6.62	-7.72	1150
1200	112.10	128.66	133.15	111.43	-2.10	-6.56	-7.64	1200
1250	111.34	127.69	132.05	110.69	-2.06	-6.44	-7.57	1250
1300	110.54	126.61	130.89	109.91	-2.02	-6.39	-7.50	1300
1350	109.87	125.79	129.97	109.27	-1.99	-6.34	-7.37	1350
1400	109.10	124.70	128.83	108.53	-1.96	-6.29	-7.30	1400
1450	108.55	123.99	128.02	107.99	-1.92	-6.24	-7.24	1450
1500	107.93	123.18	127.12	107.41	-1.89	-6.19	-7.19	1500
1550	107.43	122.56	126.41	106.92	-1.88	-6.15	-7.13	1550
1600	106.77	121.57	125.39	106.29	-1.86	-6.11	-7.08	1600
1650	106.33	121.04	124.77	105.86	-1.83	-6.01	-7.03	1650
1700	105.85	120.40	124.07	105.40	-1.81	-5.98	-6.98	1700
1750	105.47	119.92	123.53	105.04	-1.78	-5.94	-6.93	1750
1800	104.92	119.10	122.68	104.51	-1.76	-5.90	-6.89	1800
1850	104.51	118.57	122.09	104.12	-1.74	-5.87	-6.84	1850
1900	104.19	118.17	121.62	103.80	-1.71	-5.83	-6.80	1900
1950	103.81	117.69	121.09	103.45	-1.69	-5.80	-6.76	1950
2000	103.36	117.01	120.38	103.02	-1.67	-5.77	-6.72	2000
2050	103.04	116.56	119.90	102.71	-1.65	-5.74	-6.68	2050
2100	102.71	116.16	119.43	102.40	-1.64	-5.71	-6.64	2100
2150	102.46	115.86	119.07	102.16	-1.64	-5.68	-6.60	2150
2200	102.17	115.48	118.63	101.88	-1.62	-5.65	-6.51	2200
2250	101.81	114.91	118.05	101.52	-1.60	-5.63	-6.48	2250
2300	101.53	114.56	117.67	101.27	-1.58	-5.60	-6.44	2300
2350	101.29	114.23	117.28	101.03	-1.57	-5.57	-6.41	2350
2400	101.03	113.91	116.93	100.79	-1.55	-5.50	-6.38	2400
2450	100.81	113.59	116.58	100.57	-1.54	-5.47	-6.35	2450
2500	100.49	113.12	116.10	100.27	-1.52	-5.45	-6.32	2500
2550	100.27	112.84	115.76	100.06	-1.51	-5.43	-6.29	2550
2600	100.06	112.57	115.46	99.86	-1.50	-5.40	-6.26	2600
2650	99.87	112.30	115.16	99.67	-1.48	-5.38	-6.23	2650
2700	99.62	111.97	114.80	99.44	-1.47	-5.36	-6.20	2700
2750	99.35	111.57	114.38	99.19	-1.46	-5.34	-6.18	2750
2800	99.18	111.33	114.12	99.02	-1.45	-5.32	-6.15	2800
2850	99.01	111.10	113.86	98.85	-1.43	-5.30	-6.13	2850
2900	98.83	110.89	113.61	98.69	-1.42	-5.28	-6.10	2900
2950	98.63	110.60	113.30	98.49	-1.41	-5.26	-6.08	2950
3000	98.48	110.40	113.07	98.34	-1.40	-5.24	-6.05	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	-1.06	-1.06	-1.33	-1.59	-1.86	- 2.12	- 2.12	-1.59
Forced-hot-water/steam, add	1.70	1.70	2.15	2.55	3.00	3.41	3.41	2.55
Electric wall heaters, baseboard type, deduct	- .51	- .51	- .64	- .77	- .90	- 1.03	- 1.03	- .77
Electric, ceiling radiant, deduct	- .28	- .28	- .36	- .42	- .50	- .56	- .56	- .42
Electric wall heaters, deduct	-3.94	-3.94	-4.97	-5.91	-6.94	- 7.88	- 7.88	-5.91
Radiant (in-floor), add	1.93	1.93	2.43	2.89	3.39	3.85	3.85	2.89
HEATING AND COOLING, COMBINED SYSTEMS								
Forced air, A/C using heating ducts, add	1.76	1.76	2.22	2.63	3.10	3.51	3.51	2.63
Heat pump with supplemental heat, add	1.57	1.57	1.98	2.35	2.76	3.13	3.13	2.35
Air conditioning only with separate ducts, add	6.84	6.84	8.63	10.25	12.05	13.67	13.67	10.25
No heating, deduct	-5.73	-5.73	-7.24	-8.59	-10.10	-11.46	-11.46	-8.59

Wood-burning unit added on to furnace: Add \$2,525 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	\$48.65	\$36.80	\$21.60
Brick veneer	57.80	40.60	23.15

PLUMBING, SEWER AND WATER

Average cost per fixture	\$1,475
Extra bath, three fixtures	4,650
Two fixtures	3,100
Water softener, automatic	1,235
Manual	850
Solar water heating system with panels	5,750
No plumbing, deduct	8,350
Extra toilet	1,335
Extra sink	875
Separate shower (ceramic tile)	1,605
Ceramic tile floor	900
Ceramic tile wainscoting	1,370
Ceramic tile tub alcove	455
Bathroom vent fan	210

WATER AND WASTE DISPOSAL

City water and sewer connections	\$3,425
Water well 200 ft.	6,150
Septic system 1,000 gallon	3,850
2,000 gallon	6,050
Locally derived costs should be entered on the front of the residential card.	

MASONRY TRIM

Brick or equal, per sq. ft. of wall area	\$ 9.45
Brick, 4' high, per lin. ft.	37.75
Brick, full 1-story, per lin. ft.	76.00
Brick, full 2-story, per lin. ft.	161.00
Stone or equal, per sq. ft. of wall area	12.15

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$15.95
Finished living area	22.75
Walk-out, hillside, cost of door	1,125

BUILT-INS

Appliance allowance, (if not itemized)	\$4,125
Cook top, counter top, four burners	880
Dishwasher, built-in	895
Garbage disposal	325
Heater, bathroom, without fan	220
With fan	275
Hot tub, with whirlpool, built-in	5,805
Hood, range, unvented	335
Vented	545
Intercom system, master station	670
Satellite	120
Whirlpool tub (Jacuzzi)	7,360
Whirlpool tub when it replaces regular bathtub	5,460
Oven, single, built-in	1,475
Microwave	825
Range, drop in, with standard oven	1,245
With self cleaning oven	1,820
Sauna with heater and controls	9,235
Trash compactor	700
Vacuum, central system	1,750

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 B

FIREPLACES

Inside chimney, 1-story	\$4,575
1-1/2- and 2-story	5,350
add for 2nd fireplace, same stack	3,500
Two-sided fireplace	6,450
Outside chimney, 1-story	5,525
1-1/2- and 2-story	6,600
Prefabricated, 1-story	4,660
Add if 2-story	735
Heat-circulating device	730
Raised hearth	425
Wood burning stove, free standing (permanent type)	2,425
Direct-vented (no chimney) gas fireplace	2,575

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	X
CEILING		X	X	X		X	X	X
SCREEN ON STUD WALL			X				X	
STUD WALL W/ WINDOWS AND SCREENS				X				X

CONCRETE FLOOR with 42" foundation

Sym- bol	CPP	CCP	CSEP	CGEP
Size For Rates	PLATFORM PORCH	COVERED PORCH	SCREEN- ENCLOSED PORCH	GLASS- ENCLOSED PORCH
12	40.55	87.60	108.55	169.85
25	30.25	63.20	78.30	122.45
50	21.35	44.45	54.45	83.90
75	18.35	38.15	46.50	71.05
100	16.90	35.00	42.60	64.65
125	14.90	31.20	37.65	56.50
150	13.90	29.15	35.00	52.20
175	13.20	27.75	33.15	49.15
200	12.45	26.25	31.25	46.00
250	11.55	24.45	29.00	42.25
300	10.95	23.30	27.50	39.70
350	10.50	22.40	26.35	37.85
400	10.20	21.85	25.60	36.60
450	9.80	21.00	24.50	34.85
500	9.30	20.15	23.40	33.00
550	8.95	19.45	22.50	31.50
600	8.70	19.05	21.95	30.55
650	8.65	18.90	21.80	30.25
700	8.65	18.80	21.65	30.05

WOOD FLOOR with 42" foundation

WPP	WCP	WSEP	WGEP	Sym- bol
PLATFORM PORCH	COVERED PORCH	SCREEN- ENCLOSED PORCH	GLASS- ENCLOSED PORCH	Size For Rates
41.50	88.55	109.50	170.80	12
31.20	64.25	79.25	123.40	25
22.30	45.40	55.40	84.85	50
19.30	39.15	47.50	72.00	75
17.85	36.05	43.55	65.60	100
15.85	32.15	38.60	57.40	125
14.90	30.10	35.95	53.15	150
14.15	28.70	34.10	50.10	175
13.40	27.20	32.20	46.95	200
12.55	25.45	29.95	43.20	250
11.95	24.30	28.45	40.75	300
11.45	23.35	27.25	38.85	350
11.15	22.80	26.55	37.60	400
10.75	21.95	25.45	35.80	450
10.30	21.10	24.35	33.95	500
9.95	20.40	23.45	32.45	550
9.70	20.00	22.90	31.50	600
9.65	19.85	22.75	31.20	650
9.60	19.75	22.60	31.00	700

ADD DEDUCT

Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION
12	26.70	- 18.45
25	19.60	- 13.25
50	13.55	- 8.85
75	11.45	- 7.35
100	10.50	- 6.65
125	9.15	- 5.60
150	8.40	- 5.15
175	7.95	- 4.80
200	7.40	- 4.35
250	6.80	- 3.95
300	6.40	- 3.65
350	6.10	- 3.45
400	5.90	- 3.30
450	5.60	- 3.05
500	5.30	- 2.80
550	5.05	- 2.65
600	4.90	- 2.50
650	4.85	- 2.50
700	4.75	- 2.45

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 \$100 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.

WOOD DECKS

TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25.15	19.75	37.80	12
16.50	13.00	24.75	25
12.00	9.50	17.95	50
10.50	8.30	15.70	75
9.70	7.70	14.55	100
9.15	7.20	13.65	125
8.75	7.00	13.10	150
8.55	6.75	12.75	175
8.30	6.55	12.40	200
8.00	6.40	12.00	250
7.80	6.20	11.70	300
7.65	6.05	11.40	350
7.55	6.00	11.35	400
7.45	5.95	11.15	450
7.35	5.85	11.05	500
7.20	5.80	10.85	550
7.20	5.80	10.85	600
7.20	5.75	10.80	650
7.15	5.75	10.75	700

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	37.75	39.60	48.10	42.80	44.00	51.95	7.10	240
308	33.75	35.05	42.15	37.75	38.90	45.30	6.50	308
352	31.85	33.05	39.20	35.35	36.50	42.15	6.10	352
400	30.05	31.25	36.50	33.35	34.50	39.30	5.80	400
440	28.75	29.80	34.65	31.85	32.75	37.40	5.60	440
480	27.70	28.80	33.15	30.50	31.55	35.50	5.30	480
528	26.65	27.40	31.55	29.15	29.95	33.90	5.20	528
576	25.65	26.25	30.05	28.05	28.85	32.30	5.00	576
600	25.15	25.70	29.35	27.55	28.30	31.55	4.90	600
624	24.65	25.20	28.75	26.95	27.70	30.80	4.80	624
800	22.05	22.55	25.40	23.85	24.50	27.00	4.30	800
1020	19.70	20.25	22.15	21.35	21.85	23.65	4.20	1020
Common wall deduction for attached garage								
1/2-wall	725	975	1,250	950	1,200	1,475	-----	1/2-wall
1-wall	1,450	1,950	2,475	1,900	2,450	2,950	-----	1-wall
1-1/2-wall	2,150	2,950	3,725	2,875	3,625	4,425	-----	1-1/2-wall
2-wall	2,900	3,925	4,975	3,825	4,875	5,900	-----	2-wall

No concrete floor, deduct \$4.60

Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated doors, add per square foot of door:

Single \$2.05 Double \$1.77

Door opener, add – radio controlled 500

Mechanical 425

For basement garage, add to residence:

1-car \$1,925 2-car \$2,750

1-1/2-car 2,325 3-car 5,175

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 \$4.85 per square foot (stairway, floorboards, electrical, 6-foot headroom).

BALCONIES (Airing)

Costs per square foot of floor area:

Wood floors \$27.25

Cement composition floor 31.00

Add for roof 6.75

BREEZEWAYS

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

	Finished Interior	Unfinished Interior
Framed wall, solid	\$40.00	\$33.25
Knee wall w/ glass and screen panel	52.50	43.75
Screen only	22.00	18.25

CARPORTS

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete slab.

Aluminum, corrugated \$ 9.25

Composition shingles 10.00

Built-up tar and gravel 10.25

Wood shingles 11.50

Fiberglass 8.00

DRIVES, WALKS AND PATIOS

Crushed rock \$ 1.33

Asphalt paving 2.01

Asphalt paving w/sealer 2.18

Concrete paving 3-1/2" 4.41

4" 4.63

4" reinforced 6.02

5" reinforced 6.02

Brick on 2" sand base 12.49

Flagstone on 2" sand base 15.20

Patio blocks on 2" sand base 10.87

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 B

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 table below.

Floor Area	50	75	100	150	200	300
On 16" base wall	\$149.25	\$138.00	\$126.75	\$115.50	\$107.50	\$ 98.25
Without base wall	171.25	157.25	134.50	121.50	112.00	108.00

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

Professional labor	(base)	Tempered glass	(base)	Double glazed	(base)
Amateur workmanship	-23%	Not tempered	-16%	Single glazed	-30%
Custom Installation	+23%	Tinted glass	+15%	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	\$515	\$890	\$1,275	\$1,775	\$2,325
Without base wall	595	950	1,425	1,950	2,825

Extra tall gable: +30%.

Shades per bay: + \$455; Shade motors: + \$355; Heaters: + \$595; Venting fans: + \$785; Built-in windows, 3 sq.ft., double-glazed: + \$125; Doors with screens, 68" x 60": + \$400.

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

