

## GLOSSARY

**A-FRAME** – A building with a steep gable roof that extends to the ground.

**ACOUSTICAL CEILING** – In general terms, a ceiling designed to lessen sound reverberation by absorption, blocking or muffling. In construction, the most common materials are acoustical tile and acoustical plaster.

**AIR CONDITIONING** – The process of bringing air to a required state of temperature and humidity, and removing dust, pollen and other foreign matter.

**AIRING BALCONY** – A balustraded or railed elevated platform projecting from the wall of a building; usually cantilevered or supported by columns.

**ASBESTOS SHINGLES** – A covering, consisting largely of asbestos fiber and Portland cement, made into the form of shingles.

**ASPHALT SHINGLES** – A type of shingle made of felt saturated with asphalt or tar pitch and surfaced with mineral granules or inorganic fiberglass saturated with asphalt and surfaced with ceramic granules. There are many different patterns, some individual and others in strips which are included under the heading of composition shingles.

**ASPHALT TILE** – A resilient floor covering laid in mastic, which is available in several colors. Standard size is 9" X 9". Asphalt is normally used only in the darker colors, the lighter colors having a resin base.

**ATTIC** – Accessible space between roof rafters and ceiling joists.

**AWNING** – A roof-like shelter extending over a doorway, window, porch, etc., which provides protection from the sun or rain.

**BACKFILL** – The material used for refilling an excavation.

**BACKUP** – The inner, load bearing or structural portion of a masonry wall, usually finished with face brick, stone ashlar, stucco, or other decorative or protective veneer.

**BALCONY** – A balustraded or railed elevated platform projecting from the wall of a building; usually cantilevered or supported by columns.

**BALUSTER** – Any of a number of closely spaced vertical supports for a railing or a balustrade.

**BALUSTRADE** – A protective or decorative railing with supporting balusters.

**BASEBOARD** – A horizontal decorative element used to cover the joint between a wall and floor.

**BASEBOARD HEATING** – Heating in which the radiant heating element, usually an electric resistance unit or forced hot water, is located at the base of the interior wall.

**BASEMENT** – A full story space below the first floor, usually part or all below grade.

**BATT INSULATION** – A type of blanket insulating material, usually composed of mineral fibers and made in relatively narrow widths for convenience in handling and applying between framing members.

**BATTEN** – A narrow strip of wood or metal used to cover vertical joints between boards or panels.

**BAY** – A projection of a wall beyond its general line.

**BAY WINDOW** – An alcove of a room projecting from an outside wall and having its own windows and foundation. An oriel window is a similar structure but supported on projecting corbels.

**BEAM** – A principal load-supporting member of a building; may be of wood, steel, or concrete; transmits load horizontally to vertical posts, columns or bearing walls.

**BEAMED CEILING** – A ceiling with beams exposed. A false beamed ceiling has ornamental boards or timbers which are not load bearing.

**BEARING** – The area of contact between a bearing member and its underlying support.

**BEARING WALL** – A wall which supports any vertical load in a building as well as its own weight.

**BEVELED WOOD SIDING** – (Clapboard or lap siding) Siding board which can be obtained in widths from 3 to 11 inches. It is 5/8" thick on the lower edge, 1/4" thick on the upper edge, which, in construction, is covered by the lower edge on the board above (feather-edged).

**BLANKET INSULATION** – A flexible type of light-weight blanket for insulating purposes, supplied in rolls, strips, or panels, sometimes fastened to heavy paper of an asphalt-treated or vapor-barrier type. Blankets may be composed of various processed materials, as mineral wool, wood or glass fibers.

**BOARD FOOT** – A unit of measure represented by a board one foot long, one foot wide and one inch thick, or 144 cubic inches.

**BOARD MEASURE** – A system of cubic measurement for lumber; the basic unit is a board foot.

## GLOSSARY

- BOND** – The arrangement of individual masonry units in certain overlapping patterns to give the finished structural unit additional strength and to allow the individual elements to act together as a cohesive, integrated unit.
- BRACE** – A structural member which reinforces a frame or truss.
- BRACKET** – A horizontally projecting support for an overhanging weight such as a cornice.
- BREEZEWAY** – A roofed passageway, usually between residence and garage. May be open or enclosed by walls.
- BRIDGING** – A method of bracing floor joists by fixing lateral members between the joists.
- BTU** – British thermal unit. A measurement of heat, i.e., the amount of heat required to raise one pound of water one degree Fahrenheit.
- BUILDING** – A relatively permanent structure designed for human use and occupancy or as a shelter for animals and goods.
- BUILDING PAPER** – A felt sheathing on walls and roofs which insulates against heat, cold and dampness.
- BUILT-IN APPLIANCES** – Those appliances which are permanent fixtures in the residence. They are not included in the base costs and should be added separately.
- BUILT-IN GARAGE** – A garage which is part of a residence and has living quarters above; contrasted with attached garage which has no living quarters above.
- BUILT-UP ROOFING** – Two or more layers of tarred felt, joined with bonding or sealing compound.
- BUTTRESS** – An external structure usually brick or stone, built against a wall to support or reinforce it.
- CAISSON** – A watertight structure in which work is conducted below water level, usually under artificial air pressure.
- CAISSON FOUNDATION** – A foundation system in which holes are drilled in the earth to bearing strata and then filled with concrete.
- CAMBER** – A slight convex arching given to a load-bearing beam or truss to prevent sagging or concavity due to weight.
- CANOPY** – An ornamental rooflike covering supported by posts or suspended from a wall.
- CANTILEVER** – A structural member projecting horizontally well beyond its vertical support.
- CARPORT** – A roofed cover for automobiles, usually attached to a residence. May be open or enclosed by walls.
- CAPITAL** – The uppermost part of a column, usually ornamented.
- CASEMENT WINDOW** – A type of window having a sash, with hinges on the side allowing the window to open vertically.
- CCP – CONCRETE COVERED PORCH** – This is a concrete porch having foundation walls, footings, steps, a railing or knee wall, a roof and a ceiling.
- CESSPOOL** – A pit which serves for storage of liquid sewage which is disposed of through seepage into the surrounding soil.
- CGEP – CONCRETE GLASS-ENCLOSED PORCH** – This is a concrete covered porch having foundation walls, footings, steps, a roof, a ceiling and walls made primarily of glass.
- CHAMFER** – To bevel or round off a right angle corner.
- CIRCLEHEAD WINDOW** – A small, decorative, half-oval window usually over a door.
- CLAPBOARD** – (see beveled wood siding).
- CLERESTORY WINDOW** – A series or band of vertical windows set above the primary roof line.
- COAT** – A single layer of paint, plaster, or other work.
- COFFERDAM** – A temporary enclosing dam used to keep water out of a foundation work area during construction. A caisson.
- COLUMN** – A vertical structural member supporting horizontal members. Designed to transmit load to bearing material at base of column.
- COMMON BRICK** – The least expensive local clay brick. Less uniformly or precisely molded or cut than face brick. Can be any color, depending on local clay. Only incidental and random surface designs.
- COMMON WALL** – The wall between two distinct sections of a building.
- COMPONENT** – The term used to designate a combination of construction units-in-place.
- COMPOSITION SIDING** – A manufactured wall covering often finished in an imitation brick pattern.
- CONCRETE** – A hard stonelike material made by mixing an aggregate such as crushed stone or gravel, and cement with water and allowing mixture to harden.

## GLOSSARY

- CONDOMINIUM** – Type of ownership of a multi-unit property in which the owner holds the title to an individual unit and a percentage of common areas.
- CONDUCTOR** – A pipe to convey rain water from a collecting sump or gutter to the ground or storm sewer; also called leader or downspout.
- CONDUIT** – A channel or tube to convey water or other fluid, as a pipe, canal, aqueduct, flume. A protective pipe or tube for electric wires or cables.
- CORBEL** – A supporting bracket of stone, brick, or wood projecting from side of wall.
- CORNICE** – A horizontal molding along the top of a wall or building.
- COUNTY MULTIPLIER** – A multiplier used to adjust square foot costs and unit-in-place costs from a state average base to a specific county cost.
- COURSE** – A continuous horizontal layer of structural units like brick, stone, slate, or shingles.
- COURT** – An uncovered area partly or wholly surrounded by buildings or walls.
- CPP – CONCRETE PLATFORM PORCH** – This is a concrete porch having foundation walls, footings and steps.
- CRAWL SPACE** – An unfinished, accessible space below the first floor, generally less than full story height.
- CSEP – CONCRETE SCREEN-ENCLOSED PORCH** – This is a concrete covered porch having foundation walls, footings, steps, a roof, a ceiling, and a knee wall with screen material above.
- CUPOLA** – A small building-like structure on a roof.
- CURB** – The stone or concrete edging of a sidewalk or paved street; the raised edge of a floor or wall opening.
- COST OF REPLACEMENT NEW** – The amount necessary to replace construction with a modern new unit of equivalent utility.
- CURTAIN WALL** – An exterior wall which encloses but does not support the structural frame of a building.
- DAMP-PROOFING** – The coating of a surface to prevent the passage of moisture.
- DEPRECIATION** – The total loss in property value caused by physical deterioration, functional obsolescence, and economic obsolescence.
- DETACHED DWELLING** – A housing unit or garage with wall and roof independent of any other building, as opposed to an attached dwelling.
- DOMED** – A roof shaped like a hemisphere or inverted bowl, so constructed as to exert equal, oblique thrust stresses in all directions.
- DORMER** – A window set upright in a sloping or pitched roof; also, the roofed structure in which this window is set.
- DOUBLE GLAZING** – A double-glass pane in a door or window, with an air space between the two panes, which may be sealed hermetically to provide insulation.
- DOUBLE HUNG WINDOW** – A type of window, containing two movable sash sections, which slides open vertically.
- DOWNSPOUT** – A pipe for carrying rain water from roof gutters to the ground or the storm sewer system.
- DRAIN TILE** – Burnt clay tile pipe, rendered impervious to water by glazing, laid with loose, unsealed bell and spigot joints.
- DRESSED AND MATCHED** – Boards which are finished, or dressed, on one or two sides and tongue and grooved on the edges.
- DRIP** – A projecting part of a sill or cornice that sheds rain water and protects structural parts below.
- DRYWALL** – A finish material applied to an interior wall in a dry state as opposed to plaster; normally referred to as gypsum board or sheet rock.
- DRYWALL CONSTRUCTION** – Any type of interior wall construction not using plaster as finish material; wood paneling, plywood, plasterboard, or other type of wallboard instead.
- DUCT** – A pipe to convey warm or cooled air. Pipe which contains electrical wires or cables.
- DUPLEX** – A house containing two separate dwelling units.
- DWELLING** – A building designed or used as the living quarters for one or more families.
- EAVES** – The lower or outer edge of a roof which overhangs the side wall of a building.
- ECONOMIC LIFE** – The estimated period during which a property is expected to be useful and profitable; usually shorter than physical life.
- ECONOMIC OBSOLESCENCE** – A loss in value caused by unfavorable economic influences occurring outside a structure.

## GLOSSARY

- EFFECTIVE AGE** – The age of a building indicated by its conditions and architectural appearance; may be less than actual age if building is modernized; more, if it is not in repair. Computed by deducting remaining life from normal life.
- ELECTRIC CABLE HEATING** – A heating system consisting of electrical coils installed beneath the surface of ceilings, walls or floors. It is commonly found installed in ceilings of multiple-family residences having sprayed-on ceilings.
- ELECTRIC BASEBOARD HEAT** – Refers to an electric heater installed as a baseboard along a wall.
- ELEVATION** – A flat scale drawing of the front, side or rear of a building. The height above surface of the earth or the vertical distance from a given reference point.
- ELEVATED SLAB** – A horizontal reinforced concrete structure which is formed and poured in place above the ground level.
- ENGLISH BASEMENT** – A basement with half its height above grade level.
- EVAPORATIVE COOLER** – An air conditioner which cools the air by the effect of water evaporation. Outdoor air is drawn through a moistened filter pad in a cabinet, and the cooled air is then circulated throughout the house. Usually used in regions with low humidity.
- FACADE** – The front of a building, especially one that is imposing or decorative.
- FACE BRICK** – A decorative, patterned brick used on buildings for cosmetic effect. They are usually molded or cut, although some are formed in irregular shapes to imitate old, used brick. Can be any color depending on decoration desired.
- FAMILY ROOM** – An informal living room often the center of family activities; distinguished from a formal living room used for entertaining guests.
- FASCIA** – Any relatively broad flat vertical surface like that on the outside of a cornice. A finishing board used to conceal rafter ends.
- FELT** – A nonwoven fabric of wool, fur, hair, or vegetable fibers matted together by heat, moisture, and pressure.
- FENESTRATION** – The arrangement of windows in the walls of a building.
- FIBERGLASS** – Finespun filaments of glass made into yarn, used in wooly masses as insulation or added to gypsum or concrete products to increase tensile strength.
- FILL** – The material used to equalize or to raise topography to a desired grade.
- FINISHED INTERIOR** – The interior of a dormer, attic, basement recreation room or lower level of a split-level house, which is completed with floor, wall and ceiling coverings.
- FINISHED LIVING AREA** – A habitable area in the basement or below grade which complies with building planning standards in the same manner as rooms above grade.
- FINISH FLOOR** – The top or wearing surface of a floor system, usually made of hardwood like oak or maple; may be linoleum, terrazzo, or tile.
- FINISH HARDWARE** – All of the exposed hardware in a house, such as door knobs, door hinges, locks, and clothes hooks, etc.
- FIREPROOFING** – The use of incombustible materials to protect structural components of a building so it can withstand a complete burnout of contents without losing structural integrity.
- FLASHING** – The strips of sheet metal, copper, lead or tin used to cover and protect structural angles and joints, to prevent water seepage or leaks.
- FLOAT FINISH** – The surface of concrete finished by a continuous spreading of the material with a flat board.
- FLOOR** – The lower horizontal surface of a room or building. The horizontal structure dividing a building into stories.
- FLOOR AREA** – An area on any floor, enclosed by exterior walls and/or partitions. Measurement for total floor area should include the width of the exterior walls.
- FLUE** – The duct or space within a chimney through which combustion gases and smoke are allowed to escape.
- FLUE LINING** – The tile or pipe inside a chimney.
- FOOTING** – The projecting course at the base of a foundation wall which ties the foundation into the ground to prevent lateral shifting and settling; distributes the superstructure load over a greater area.
- FORCED-AIR HEATING** – A warm-air heating system in which circulation of air is affected by a motor driven fan. Such a system includes air-cleaning devices.

## GLOSSARY

- FORMICA** – The trade name for a hard, durable plastic sheeting used for table, sink, and counter tops or for wall coverings; resistant to heat and chemicals.
- FORMS** – The temporary panel, usually of wood, plywood, or metal, which contain and control the shape of poured concrete until it hardens.
- FOUNDATION** – The supporting part of a wall or building; the substructure below the ground or basement floor, on which the superstructure rests.
- FOYER** – The lobby of a theater or hotel; the entrance hall of a house.
- FRAME** – The skeletal supporting structure of a building or construction component.
- FRIEZE** – A decorative horizontal band at or near the top of a wall; in classical architecture the middle portion of an entablature.
- FUNCTIONAL OBSOLESCENCE** – A loss in value of a structure, caused by changes in design practices, overcapacity or inadequacy; e.g., high ceilings, old-style fixtures or cabinets or poor floor plan in residences.
- FURRING** – The strips of wood or metal applied to a wall or other surface to make it level, to form an air space, or to provide a fastening surface for a finish covering.
- GABLE** – The wall at the end of a building above the eaves and between the slopes of a ridged roof.
- GALLERY** – A covered passage or corridor, often above ground, like a balcony; a room for art exhibitions.
- GAMBREL ROOF** – A ridged roof, with sides having two pitches or slopes.
- GARAGE** – A building for housing automobiles. Attached: One or two walls in common with a residence. Detached: Freestanding away from a residence.
- GENERAL CONTRACTOR** – A builder who is responsible for all of the work in building a structure.
- GIRDER** – Any main horizontal supporting member or beam.
- GIRT** – A secondary horizontal framing member extending between columns or studs to stiffen the framing system; also to provide support for the siding or sheathing.
- GRADE** – The plane of the natural or finished surface of the ground.
- GRADE BEAM** – A horizontal load-bearing foundation member, but end-supported like a standard beam; not ground-supported like the foundation wall.
- GRANTEE** – A person to whom property or property rights are granted by deed or other documents, i.e., the buyer.
- GRANTOR** – A person who transfers property or property rights by deed or other documents, i.e., the seller.
- GRAVITY HEATING** – A warm-air system, usually located in a basement and operating on the principle of warm air rising through ducts to the upper levels. Since it does not contain a fan as does the conventional forced-air furnace, a larger burner surface, as well as larger ducts, is used.
- GRILLAGE** – A system of beams, laid crosswise to form a foundation to evenly distribute the load.
- GRINDER PUMP** – Pump used to chop up solid wastes entering a septic sewage system.
- GROIN** – The sharp curved edge formed at the junction of two intersecting vaults.
- GROUND AREA** – The area computed from the exterior dimensions of the ground floor.
- GROUND FLOOR** – The floor of a building which is approximately level with the ground.
- GROUNDS** – The strips of wood placed around wall openings to indicate finish level for plaster or concrete.
- GROUT** – A thin, fluid mortar used to fill small joints and cavities in masonry work.
- GUTTER** – A trough or channel along or under the roof eaves which carries rain water to down-spouts or conductors.
- GYPSUM** – A common mineral, hydrated calcium sulphate, found in rocks; used in plaster of Paris.
- GYPSUM WALLBOARD** – A prefabricated sheet used in drywall construction as a substitute for plaster; made of gypsum covered with paper which can be painted, textured or wallpapered.
- HALF-TIMBERED** – A style of architecture characteristic of the Elizabethan period; timber framing members of walls are exposed and the spaces between them filled with masonry or plaster. May be simulated in current construction.
- HALL** – A room at the entrance of a building, or a passage providing access to various parts of a building. A large room used for public gatherings.

## GLOSSARY

**HARDBOARD** – A combination of vegetable fibers and glue formed into boards under pressure. Common name: masonite.

**HARDWOOD** – Wood from broad-leaved, usually deciduous (non-evergreen) trees.

**HEADER** – In masonry, a brick or building stone laid across the thickness of a wall with one end toward the face of the wall. In carpentry, a wood beam set at right angles to joists to provide a seat or support, a wood lintel.

**HEAD ROOM** – The distance between the top of a finished floor and the lowest part of the floor above.

**HEARTH** – The floor of a fireplace.

**HEATING SYSTEM** – Any device or system for heating a building.

**HEAT PUMP** – A mechanical system which provides either heating or cooling as required.

**HIP ROOF** – A roof whose four sides slope to a common point or to a ridge; has no gable ends.

**HOT TUB** – (Sometimes called a spa) – A tub which is usually large enough to accommodate more than one person. A hot tub typically has a water filtering system, a heater, and jets through which water is pumped. The water is usually not drained after each use. The portable version of the hot tub is not connected to the house plumbing but is filled with a hose.

**HOT WATER HEATING** – The circulation of hot water from a boiler through a system of pipes and radiators or convectors either by gravity or with a circulating pump, allowing the heat to radiate into the room.

**HOUSE** – A general term designating any building used as a residence.

**HUMIDIFIER** – A device for maintaining desirable humidity conditions in the air supplied to a building.

**HYDRONIC HEATING** – Electrically controlled system for heating by the forced circulation of water or steam.

**INSULATION** – Any material used to reduce the transfer of heat, cold, or sound.

**INSULATION BOARD (Fiberboard)** – A prefabricated basic wall structure board of wood or other plant fibers loosely compressed and bonded into a sheet. Loose compression and rough surface provides insulating characteristics.

**INTERIM MONEY, COST OF** – Interest on financing during a normal period of construction, which is included in the manual costs, as well as an amount for servicing or handling of the loan.

**JACK RAFTER** – A short rafter in a hip roof.

**JAMB** – The side framing or finish of a doorway or window.

**JOIST** – Any of the parallel beams that support the sub-floor or the ceiling.

**KEENE'S PLASTER** – A white hard finish of durable plaster which sets quickly; used in bathrooms and kitchens.

**KEystone** – The central topmost stone or piece of an arch, which holds the others in place.

**KING POST** – The vertical member at the center of a triangular truss.

**KNEE** – A brace placed diagonally at the juncture of a post and beam to provide rigidity.

**LALLY COLUMN (POSTS)** – A concrete filled steel pipe used as a vertical framing support.

**LAMINATED PLASTIC** – Sheets of paper or textile, soaked in synthetic resin, sandwiched between layers of the resin to make a stiff, glossy-surfaced covering for walls or cabinet tops. The most common trade name: Formica.

**LANDING** – A platform between flights of stairs, or the floor at the head or foot of a stairway.

**LATH** – Strips of wood or expanded metal used as a base for plaster walls.

**LATTICE** – Any openwork panel of crossed strips, rods, or bars of wood or metal, used as a screen.

**LAVATORY** – A basin, with running water and drainage facilities, used for washing the face and hands.

**LEAN-TO** – A small structure with a single pitch roof, built against an outside wall of a building.

**LIGHT** – A window pane or section of a window sash for a single pane of glass.

**LIGHT WELL** – An open area within a building or in a subsurface space around a basement window, which provides light and air.

**LINOLEUM** – A detachable floor covering built up from linseed oil and canvas.

## GLOSSARY

**LINTEL** – A piece of wood, stone, or steel placed horizontally across the top of door and window openings to support the walls above the opening.

**LIVING AREA** – The area computed using exterior dimensions of the entire living area of a residence; e.g., both floors of a two-story residence. Excluding attic, basement, breezeway, porch or garage.

**LIVING AREA FINISH** – Living area finish is that degree of finish typical of ground floor and upper floor living areas. This includes good size windows and living area ceiling height, lighting, electrical, heating and ventilation.

**LOBBY** – An entrance way or waiting area in a theater, hotel, or other public building.

**LOFT** – An atticlike space below the roof of a house or barn; any of the upper stories of a warehouse or factory.

**LOG HOME** – A residence that has exterior wall construction consisting of pre-cut logs.

**LOUVER OR LOUVRE** – A slatted ventilator pitched to keep out rain or snow.

**MANSARD ROOF** – A roof with two slopes or pitches on each of the four sides, the lower slopes steeper than the upper. Convenient for adding another story to a building.

**MASONRY** – Anything constructed of stone, brick, concrete, tile, or concrete block, using mortar as a bond.

**MESH** – Heavy steel wire welded together in a grid pattern used as a reinforcement for concrete work.

**METAL LATH** – A sheet of metal slit at intervals; when expanded, the grille-like panel forms a base for plaster.

**MEZZANINE** – An intermediary floor having less area than the regular floors.

**MICHIGAN BASEMENT** – A former crawl space which has been dug out, generally to a depth of 5 to 7 feet to allow a basement. The excavation begins approximately 2 feet in from the inside of the existing foundation walls in order to preserve the soundness of the existing foundation walls and footings.

**MILLWORK** – Building units manufactured of finished wood in special millwork plants or planing mills; e.g., doors, window and door frames, mantels, panelwork, stairways, and woodwork.

**MODULAR CONSTRUCTION** – Any building construction which is normally pre-assembled and shipped to the site in units.

**MOLDING** – A finishing piece to cover construction joints, usually a long narrow strip of plain or curved wood; may be ornamented.

**MONITOR** – A raised structure on a roof having windows or louvers for ventilating or lighting a building.

**MONOLITHIC** – One piece. Monolithic concrete is poured in a continuous process so there are no separations.

**MORTAR** – The bonding agent in masonry work, made of lime, sand, and cement mixed with water.

**MULLION** – The thin vertical bars which divide lights in a window or panels in a door.

**MULTIPLIER** – Used to adjust for difference in size of residence being estimated and size of residence on which cost data is based. County Multipliers are used to adjust costs from a state average to costs for a specific county.

**MUNTIN** – The thin horizontal bars which divide lights in a window or panels in a door.

**NATIVE STONE** – Exterior wall building stone found in natural state in a certain locality.

**NEWEL** – The vertical post around which the steps of a winding staircase turn; the post at the top or bottom of a staircase, supporting the handrail or a balustrade.

**NON-BEARING WALL** – A wall which supports only its own weight.

**NORMAL DEPRECIATION** – The depreciation which could be expected to accrue to a building for its age and condition.

**NORMAL LIFE** – That life reasonably expected of new property based on average experiences, allowing for normal wear and tear, normal obsolescence and hazards. Normal life expectancies cannot be predicted exactly but are derived from mortality data and study of specific properties under average operating conditions.

**NOSING** – The rounded projecting edge of a stair tread or landing.

**OAKUM** – A loose fiber from hemp or rope, used for caulking joints and seams.

**OFFSET** – A ledge formed by a difference in the thickness of a wall.

## GLOSSARY

**ON CENTER** – The distance from the center of one structural member to the center of another; term used for spacing studs, joists, rafters.

**OUTLET, ELECTRICAL** – A point on the wiring system from which current is taken to supply power to electrically driven equipment.

**OVERHANG** – The extension of a roof or an upper story of a building beyond the story situated directly beneath.

**OVERHEAD AND PROFIT** – Overhead is a contractor's operating expense, including workmen's compensation, fire and liability insurance, unemployment insurance, equipment, temporary facilities, security, etc., which cannot be prorated to any specific category of the construction. Profit is the compensation accrued for the assumption of risk in constructing the building only. Both are proper costs of construction and are included in all costs in this manual. These are not to be confused with a developer's or owner's overhead and profit associated with subdivision planning and administration, which are not considered in costs in this manual.

**PANEL** – A section of a surface such as a wall or ceiling, which is either raised or recessed and usually enclosed in a frame-like border.

**PANEL WALL** – A prefabricated section of wall erected in one piece.

**PARAMETER** – Any characteristic of a statistical universe which is measurable. In construction; square foot, cubic yard, board feet, etc., are cost parameters.

**PARAPET** – A low wall along the edge of a roof, balcony, ridge, or terrace.

**PARGING** – A coating of cement on a masonry wall, frequently used to waterproof the outside surface of a basement wall.

**PARQUET FLOOR** – A hardwood floor laid in small rectangular or square patterns, not in long strips.

**PARTITION** – A dividing wall between rooms or areas.

**PARTY WALL** – A wall built along the dividing line between adjoining buildings for their common use.

**PATIO** – A courtyard or open paved area; may be partially or entirely surrounded by a residence.

**PENTHOUSE** – A building on the roof of a structure to house equipment or residents.

**PERIMETER** – The total distance around the outside of a building.

**PICTURE WINDOW** – A large window, often a fixed pane of plate or insulating glass, usually located because of the outside view.

**PIER** – A heavy column or support, usually square.

**PILASTER** – An upright pier or column attached to or projecting from a wall.

**PILE** – A timber, steel, or concrete shaft which is driven into the ground to serve as support for a foundation.

**PILINGS** – Columns extending below the ground to bear the loads of a structure when the surface soil cannot. They may extend down to bearing soil or support the load by skin friction. Sheet piling is used to form bulkheads or retaining walls.

**PITCH** – The slope or incline of a roof, expressed in inches of rise per foot of length, or by the ratio of the rise to the span.

**PLANK** – A piece of unfinished lumber 2 to 4 inches thick and at least 8 inches wide.

**PLASTER** – A mixture of lime, sand, and water, used as a finished surface for walls and ceilings.

**PLATE** – A horizontal wood member which provides bearing and anchorage for wall, floor, ceiling, and roof framing.

**PLINTH** – A square block at the base of a column or pedestal.

**PLUMBING FIXTURES** – Receptacles which receive and discharge water, liquid or waterborne wastes into a drainage system with which they are connected.

**PLY** – A term to denote the number of thicknesses or layers as 3-ply; for roofing felt, veneers, etc.

**PLYWOOD** – A fabricated wood product constructed of three or more layers of veneer joined with glue, usually laid with grain of adjoining plies at right angles.

**PORCH** – A roofed structure providing shelter at the entrance of a building; an open or enclosed room on the outside of a building.

**PORTAL** – A door, gate, or entrance, especially one of imposing appearance.

**POST** – A vertical structure member carrying stresses in compression, used where strength in bending is not a requisite.

## GLOSSARY

**PRECAST CONCRETE** – Concrete structural components which are not formed and poured-in-place within the structure, but are cast separately either at another location or at the site.

**PRESTRESSED CONCRETE** – A method of giving tensile strength by stressing the reinforcing in concrete before it sets, then releasing the tension after the concrete has hardened.

**PURLIN** – A structural member laid horizontally to support the roof deck.

**QUANTITY SURVEY** – A method of cost estimation which considers a detailed count of all materials going into a structure, together with the cost of labor to install each unit of material.

**QUEEN POST** – Either of two vertical members of a triangular truss, each being equidistant from the apex.

**QUOIN** – The external corner of a building; any of the large square stones by which the corner is marked.

**R-FACTOR** – A measure of a material's resistance to heat flow given a thickness of material. The term is the reciprocal of the "U-Factor". The higher the "R-Factor", the more effective the particular insulation.

**RADIANT HEAT** – A system in which a space is heated by the use of hot water pipe coils or electric resistance wires placed normally in the floor or ceiling, allowing the heat to radiate into the room.

**RAFTER** – A joist or beam which supports a roof.

**RAIL** – The cross or horizontal piece of a door, window sash, or panel. The top horizontal member of a balustrade.

**RAKE** – A board or molding placed along the sloping sides of a frame gable to cover the ends of the siding.

**RAMP** – An inclined walk or roadway.

**RANDOM** – Without uniformity of dimension or design; e.g., masonry wall with stones placed irregularly, not in straight course.

**RECREATION ROOM FINISH** – Recreation finish is a type of basement finish characterized by a lower ceiling height and lesser heating, lighting and ventilation requirements than are typical of upper-level living area finish. The typical recreation room finish consists of tile or inexpensive carpet on the floor, inexpensive wall paneling, and a suspended or tile ceiling.

**REINFORCEMENT** – A system of steel rods or mesh for absorbing tensile and shearing stresses in concrete work, complementing the inherent compressive qualities of concrete.

**REMAINING LIFE** – The appraiser's estimate of years from the appraisal date to the date when the property can no longer perform economically.

**RESILIENT FLOOR COVERING** – Floor covering products characterized by having dense, nonabsorbent surfaces, available in sheet or tile form. Among the various types are vinyl asbestos tile, asphalt tile, composition tile, and linoleum.

**RETAINING WALL** – A wall built to keep a bank of earth from sliding or water from flooding.

**RIDGE** – The top horizontal edge or peak of a roof.

**RISER** – The vertical part of a stair step.

**ROLL ASPHALT ROOF** – A roofing material made of compressed fibers saturated with asphalt, supplied in rolls.

**ROOF** – The outside top covering of a structure.

**ROOM** – An interior space enclosed by walls.

**ROTUNDA** – A circular building or room covered by a dome.

**ROUGH-IN** – Drain and water line hookups for laundry facilities or for future fixture installation.

**RUBBLEWORK** – The masonry built of rubble or roughly dressed stones laid in irregular courses.

**SANITARY SEWER** – A sewer carrying only waste matter, not surface water.

**SASH** – The framework which holds the glass in a window or door.

**SCRATCH COAT** – The first coat of plaster applied to a wall, scratched or scored to provide a bond for the second coat.

**SCUTTLE** – A framed opening in a wall, ceiling, or roof, fitted with a lid or cover.

**SECTION** – A drawing of a building as it would appear if cut straight through on a vertical plane.

**SEPTIC TANK** – A covered tank in which waste matter is decomposed by natural bacterial action.

**SEWER** – An underground system of pipes or conduits which carries off waste matter or surface water.

**SHAKE** – A shingle formed by splitting a short log into a number of tapered radial sections.

**SHEATHING** – The first covering of boards, plywood, or wallboard placed over exterior wall studding or roof rafters.

## GLOSSARY

- SHEET PILING** – Planking or steel shafts driven close together vertically, to form a temporary wall around an excavation.
- SHINGLE** – A thin, wedge-shaped slat or board laid with others in a series of overlapping rows as a covering for roofs or walls.
- SHORING** – Structural bracing used as temporary support for a building during construction.
- SIDING** – A finish covering for exterior walls of a building.
- SILL** – A horizontal piece forming the bottom frame of a door or window. A heavy horizontal timber or line of masonry supporting a superstructure.
- SINGLE FAMILY HOUSE** – A dwelling designed for occupancy by one family.
- SINGLE PITCH ROOF** – A roof with a single plane pitched more than 20 degrees.
- SINK** – A plumbing fixture consisting of a water supply, a basin and a drain connection.
- SKYLIGHT** – A glassed opening in a roof.
- SLAB** – A piece that is broad, flat, fairly thick and made of wood, stone, concrete, or other solid material.
- SLAB ON GRADE** – A term used in the Square Foot cost section of this manual to describe a poured concrete slab. The Slab on Grade adjustment is negative because the base single family detached houses in this manual are assumed to have basements.
- SLEEPER** – A timber laid horizontally, as on the ground, to support something above it. A strip of wood anchored to a concrete floor or nailed to sub-flooring and to which the finished floor is nailed.
- SLIDE-BY WINDOWS** – A window sash that opens by moving horizontally.
- SLOPE** – The ratio of rise to run to express the angle of a roof pitch.
- SOFFIT** – The horizontal underside of the overhanging portion of roof rafters.
- SOFTWOOD** – The conventional, universally used description of conifer (evergreen) timbers.
- SOLAR ROOM/GREEN HOUSE** – A glass-enclosed space with a controlled environment for growing plants or the collection of sunlight.
- SPAN** – The horizontal clear distance between supports, as those of a bridge, or between columns of a structure.
- SPANDREL** – A portion of an exterior wall between two piers or between a window on one floor and a window on the floor above.
- SPANDREL BEAM** – A beam which lies in the same vertical plane as the exterior wall.
- SPECIFICATIONS** – Detailed descriptions of requirements, materials, etc., of one of the classes of residence priced in this manual.
- SPLIT-LEVEL HOUSE** – A residence having living areas on two or more levels.
- STACK** – A vertical waste or vent pipe.
- STAGING** – A temporary scaffolding to support workmen and materials during construction.
- STAIR LANDING** – A platform between flights of stairs.
- STAIRS** – A flight of steps from one level of floor to another.
- STAIRWAY** – The flights of stairs and the landings which form a continuous passage from one floor in a building to another.
- STILE** – The upright or vertical outside piece of a sash, door or panel.
- STOOP** – A platform, usually concrete, at the entrance to the residence. May be set on foundation or directly on the ground.
- STORM DOOR** – An extra outside or additional door for protection against inclement weather. Such a door also serves the purposes of lessening the chill of the interior of a building, making it easier to heat, and helping to avoid the effects of wind and rain at the entrance doorway.
- STORM WINDOW** – A window placed outside an ordinary window for additional protection against severe winter weather. Also called a storm sash.
- STORM SEWER** – A sewer carrying only rain or surface water.
- STORY** – A horizontal division of a building; that portion between one floor and the floor above.
- STRETCHER** – A brick or other masonry unit laid lengthwise in a wall.
- STRINGER** – A long, heavy, horizontal timber which supports a floor; the inclined member supporting the treads and risers of a stair.

## GLOSSARY

- STUCCO** – A cement plaster used as an exterior wall surface finish; usually applied over a metal or wood lath base.
- STUD** – A vertical wood or metal framing member to which horizontal boards or laths are nailed, as the supporting elements in walls and partitions.
- SUBFLOOR** – A floor laid on top of the floor joists, to which the finished floor is fastened.
- SUMP PUMP** – A suction device, usually operated to remove water or waste which collects at the sump pit or tank.
- SUPERSTRUCTURE** – That part of a building above the foundation or ground level.
- TAGALONG** – An attached section of a mobile/manufactured home, usually a full width, but not the full length of the main section. A tagalong is priced as a single wide but requires a percentage cost adjustment as indicated on each cost page.
- TERRA COTTA** – A hard, brown-red usually unglazed, clay product, used as an ornamental facing.
- TERRAZZO** – A durable floor finish made of small chips of colored stone or marble, embedded in cement and polished in place to a high glaze.
- THRESHOLD** – A strip of wood, stone, or metal placed beneath a door.
- TIE** – A timber, rod, chain, etc., which holds two or more structural members together.
- TIP-OUT** – An extension of the main section of a mobile/manufactured house. Not necessarily the same quality as the main house.
- TILE** – A thin piece of fired clay, stone, or concrete used for roof, floor, or wall finish. A thin piece of resilient material such as cork, asphalt, rubber, or plastic used for floor or wall covering.
- TRUSSED FRAME** – A series of timber members under tension and compression in skeleton form to carry a roof load.
- TONGUE AND GROOVE (T&G)** – Any lumber, such as boards or planks, machined in such a manner that there is a groove on one edge and a corresponding projection on the other.
- U-FACTOR** – The heat transmission factor of a wall, roof or floor assembly measured in BTU's per square foot per degree Fahrenheit.
- UNIT-IN-PLACE** – The term used to designate an individual construction item or a basic part making up a construction component. The unit-in-place section of this manual allows the assessor to price individual components of a building. Unit-in-place costs are averages of material and labor, and do include average amounts of contractor profit. Unit-in-place costs in this manual should be used only for single-family detached residences. See "Conversion Instructions" page to convert Unit-in-place costs to whole dollar costs.
- VAPOR BARRIER** – Material used to retard the passage of moisture through floors, roofs or exterior walls. Prevents condensation within them; also called moisture barrier.
- VAULT** – A continuous length of arched ceiling. A room especially designed for storage.
- VENEER** – A thin surface layer, usually decorative, covering a base of common material.
- VENT** – A small opening serving as an outlet for air.
- VESTIBULE** – A small entrance hall to a building or to a room.
- VINYL COMPOSITION TILE** – Sometimes called vinyl asbestos tile, a resilient floor covering laid in mastic which is available in many colors and textures. Standard size is 12" X 12".
- VITRIFIED TILE** – A pipe made of clay, baked hard, then glazed so it is impervious to moisture; used particularly for underground drainage.
- WAINSCOT** – The lower part of an interior wall with a surface finish different from that of the upper part.
- WALL** – A vertical structural member which encloses, divides, supports, or protects a building or room.
- WALL BEARING CONSTRUCTION** – A structural system in which the weight of the floor and roof systems is carried directly by the masonry walls rather than by a structural framing system.
- WALLBOARD (FIBERBOARD)** – A prefabricated interior wall surface building board of wood or other plant fibers tightly compressed and bonded into a sheet. Has a smooth surface for painting.
- WARM AIR SYSTEM** – A heating system in which furnace-heated air moves to living space through a single register or a series of ducts, circulated by natural convection (gravity system) or by a fan or blower in the ductwork (forced-air system).
- WATERCLOSET** – A plumbing fixture used to receive human wastes and flush them to a waste pipe. Also referred to as a "toilet".

## GLOSSARY

**WATERPROOFING** – Any material designed to stop the passage of moisture. Plastic sheets of treated papers and asphalt are used for membranes, while various chemical sealants and asphalt applications are used to seal pores or cracks.

**WCP – WOOD COVERED PORCH** – This is a wood porch having foundation walls, footings, steps, a railing or a knee wall, a roof, and a ceiling.

**WEATHERSTRIPPING** – Strips of felt, rubber, metal or other suitable material fixed along the edges of a door or window to keep out drafts and reduce heat loss.

**WGEP – WOOD GLASS-ENCLOSED PORCH** – This is a wood covered porch having foundation walls, footings, steps, a roof, a ceiling and walls made primarily of glass.

**WHIRLPOOL TUB (JACUZZI)** – A tub which is connected to the household plumbing system and has jets through which water is pumped. The water is drained after each use. The whirlpool tub frequently replaces the conventional bathroom tub.

**WINDOW** – A glassed opening in a wall or roof for admitting light; usually movable to admit air.

**WING** – A building section or addition which projects out from the main structure.

**WOOD FRAME CONSTRUCTION** – In building, a type of construction in which the structural members are of wood or are dependent upon a wood frame for support. Same as frame construction.

**WPP – WOOD PLATFORM PORCH** – This is a wood porch having foundation walls, footings, and steps.