

MORTUARIES



GOOD CLASS D



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These buildings include the chapel, stained glass windows and laboratories commensurate with the overall quality. Depending on the class of construction, they may also include incinerators. Most have combined heating and cooling systems. Plaster and drywall are used on the interior, with hardwood, carpet or resilient flooring. Adequate plumbing and lighting are used throughout.

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

NOT INCLUDED IN COSTS: Elevators, sprinklers, or mortuary equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$142.05	Ashlar and face brick, metal and glass, good architecture	Plaster, quality carpet, hardwood, slate, good detail and millwork	Good electrical/plumbing fixtures, tiled restrooms, lab	Warm and cool air (zoned)
	Average	114.00	Face brick, stone time, austere front and entrance	Plaster or drywall, hardwood, carpet, good finishes and detail	Adequate lighting/plumbing, laboratory, incinerator	Warm and cool air (zoned)
A-B	Finished basement	55.05	Finished interior	Plaster, some ceramic tile, preparation and storage rooms	Adequate lighting/plumbing utility outlets and fixtures	Forced air
C	Excellent	134.90	Stone, face brick, highly ornamental	Plaster, terrazzo, carpet, hardwood, good detail and millwork	Good electrical/plumbing fixtures, tiled restrooms, lab	Warm and cool air (zoned)
	Good	100.25	Face brick, some trim, good exterior detail	Plaster or drywall, hardwood or carpet, good decor	Good electrical/plumbing, tiled restrooms, lab	Heat pump system
	Average	75.05	Brick or block, some trim, good entrance and drive	Exposed block, plaster or drywall, carpet, acoustic ceiling, hardwood	Adequate lighting/plumbing, laboratory	Package A.C.
	Low cost	54.75	Block or low-cost brick	Plain, minimum service functions	Minimum lighting/plumbing	Forced air
D	Excellent	132.55	Stone or face brick veneer, highly ornamental	Plaster, terrazzo, carpet, hardwood, good detail and millwork	Good electrical/plumbing fixtures, tiled restrooms, lab	Warm and cool air (zoned)
	Good	97.15	Best stucco or siding with brick trim, brick veneer	Plaster or drywall, hardwood or carpet, good detail and decor	Good electrical/plumbing fixtures, tiled restrooms, lab	Heat pump system
	Average	71.80	Stucco or siding, some trim, good entrance and drive	Plaster or drywall, carpet, hardwood, vinyl composition, acoustic ceiling	Adequate lighting/plumbing, laboratory	Package A.C.
	Low cost	51.60	Stucco or siding, very plain	Plain, minimum service functions	Minimum lighting/plumbing	Forced air
DPOLE	Low cost	47.50	Pole frame, metal siding, finished inside, very plain	Plain, minimum service functions	Minimum lighting/plumbing, small lab	Forced air
S	Average	66.00	Insulated sandwich panels	Drywall, carpet, vinyl composition	Adequate lighting/plumbing, laboratory	Package A.C.
	Low cost	47.00	Single wall, finished interior	Plain, minimum service functions	Minimum lighting/plumbing	Forced air
CDS	Finished basement	37.95	Finished interior	Plaster or drywall, some ceramic tile, preparation and storage rooms	Adequate lighting/plumbing utility outlets and fixtures	Electric wall heaters

For parking garages, see residential garages, Page CAL 61.

MORTUARIES

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

1

ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500.		SPRINKLERS: Apply to sprinklered area.				
		Sq. Ft.	LOW	AVG.	GOOD	EXCL.
		3,000	\$2.45	\$3.15	\$4.00	\$5.15
		5,000	2.25	2.85	3.65	4.70
		10,000	2.00	2.55	3.25	4.10
		20,000	1.80	2.25	2.85	3.60
		50,000	1.55	1.95	2.45	3.05
FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Mortuaries with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.						
TYPE		COST RANGE				
One-story	.....	\$1,875 – \$6,100				
Two-stories	.....	\$2,375 – \$7,325				
		CANOPIES: Large entrance carport canopies generally cost 1/4 to 2/5 of the final cost per square foot of the building.				

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard	.. \$3.55	Package A.C. (short ductwork)	.... \$ 7.00	Central refrigeration (zoned)	..... \$5.70
Electric wall heaters	..... 1.40	Warm and cool air (zoned)	..... 9.75	package (short ductwork)	..... 3.95
Forced air furnace	..... 4.55	Hot/chilled water (zoned)	..... 15.40	Central evaporative	..... 2.70
Hot water, baseboard/convactor	..... 6.75	Heat pump system	..... 7.95	Pkg. refriger. . \$1,200 to \$1,575 per ton capacity	
radiant floor/ceiling	..... 7.05	Ind. thru-wall heat pumps	..... 3.50	Evap. coolers . \$155 to \$240 per MCFM capacity	
Steam (including boiler)	..... 6.10				
without boiler	..... 5.40	Small indiv. heat pumps cost \$1,075 to \$1,475		VENTILATION ONLY	
Wall or floor furnace	..... 1.55	per ton of rated capacity.		Vent. (blowers/ducts)	..... \$1.10

3

HEIGHT REFINEMENTS			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.95	11	1.03
9	.97	12	1.06
10	1.00 (base)		

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	150	200	250	300	350	400	450	500	550	600	650	700	750	800	
2,000	1.02	1.08	1.15	1.21	1.27	1.33	----	----	----	----	----	----	----	----	2,000
3,000	.96	1.00	1.04	1.08	1.12	1.17	1.21	1.25	----	----	----	----	----	----	3,000
4,000	----	.96	.99	1.02	1.05	1.08	1.12	1.15	1.18	1.21	----	----	----	----	4,000
5,000	----	.94	.96	.98	1.01	1.03	1.06	1.08	1.11	1.13	----	----	----	----	5,000
6,000	----	----	.94	.96	.98	1.00	1.02	1.04	1.06	1.08	1.12	----	----	----	6,000
8,000	----	----	----	.93	.94	.96	.97	.99	1.01	1.02	1.04	1.05	----	----	8,000
10,000	----	----	----	.91	.92	.93	.95	.96	.97	.98	1.00	1.01	1.02	1.03	10,000
12,000	----	----	----	----	.91	.92	.93	.94	.95	.96	.97	.98	.99	1.00	12,000
14,000	----	----	----	----	----	.90	.91	.92	.93	.94	.95	.96	.97	.98	14,000
16,000	----	----	----	----	----	.89	.90	.91	.92	.93	.93	.94	.95	.96	16,000
18,000	----	----	----	----	----	----	.89	.90	.91	.92	.92	.93	.94	.94	18,000
20,000	----	----	----	----	----	----	----	.89	.90	.91	.91	.92	.93	.93	20,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS



AVERAGE CLASS C/D



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: Buildings which are three stories or fewer with sleeping units and without kitchens. A motel includes offices, lobby, coffee shop or restaurant, and meeting rooms commensurate with the size and the quality of the facility. These structures are either masonry or wood frame construction. Interiors are of plaster or drywall with wall coverings. Paneling and wallpaper are included in the better qualities in the common areas and sleeping rooms. Bath areas have resilient or ceramic tile floors and some

ceramic tile on walls and counters. Floor coverings in the common areas are, in most cases, carpet with some resilient flooring found in the storage and work areas. Front elevations have some glass or storefront-type entries.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Bathroom plumbing and suitable heating and cooling.

NOT INCLUDED IN COSTS: Elevators, balconies, sprinklers, furnishings, or service equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$115.80	Face brick, stone, metal and glass panels, highly decorative	Plaster & vinyl finishes, good carpet, built-in luxury items, good support services	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	86.05	Brick and stone trim, large glass areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras, support services	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Fair	62.65	Block or brick, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	Standard fixtures, guest laundry, small lobby, restrooms	Indiv. thru-wall heat pumps
	Average	54.40	Common brick or block, little ornamentation, commercial style	Painted block, drywall, few extras, carpet, vinyl composition, no food services	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Low cost	45.90	Concrete block, residential sash	Painted walls, carpet, asphalt tile	Minimum code, low-cost fixtures	Wall furnace
	Cheap	38.40	Cheap block, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
D	Excellent	115.50	Face brick, stone veneer, metal and glass panels, highly decorative	Plaster & vinyl finishes, good carpet, built-in luxury items, good support services	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	85.65	Brick and stone trim, large glass areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras, support services	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Fair	61.70	Siding or stucco, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	Standard fixtures, guest laundry, small lobby, restrooms	Indiv. thru-wall heat pumps
	Average	53.85	Good stucco and siding, little ornamentation, commercial style	Drywall or plaster, few extras, carpet, vinyl composition, no food services	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Low cost	45.40	Siding or stucco, residential sash	Drywall, carpet, asphalt tile	Minimum code, low-cost fixtures	Wall furnace
	Cheap	37.85	Cheap siding, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
S	Average	59.25	Insulated panels, some ornamentation	Drywall, carpet and vinyl composition, no food services	Adequate lighting and plumbing	Indiv. thru-wall heat pumps
CDS	Finished basement	35.30	Plaster or drywall interior	Plaster/drywall, vinyl composition, finished ceiling, service functions	Adequate lighting and plumbing, utility outlets and fixtures	Space heaters
	Utility basement	18.25	Unfinished	Unfin., no ceiling, few partitions	Minimum lighting and plumbing	None
	Open mezzanine	18.10	Not included	Open, finished floors and soffit	Adequate lighting, no plumbing	In bldg. cost

For semi-basement rooms, use 85% of comparable above ground units.

MEZZANINES: Do not use story height or area/perimeter multipliers with mezzanine costs.

MOTELS

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

1

KITCHENETTES: For units having kitchenettes or built-in kitchen units add the following:		SPRINKLERS: Apply to sprinklered area.				
Excellent (stove, refrigerator, sink and cabinet unit)	\$3,840	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Good	2,825	3,000	\$2.20	\$2.85	\$3.60	\$4.60
Average (cabinets and sink)	2,085	5,000	2.05	2.60	3.30	4.20
Low cost	1,535	10,000	1.85	2.30	2.90	4.70
ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500.		20,000	1.65	2.10	2.60	3.25
For detailed costs, see Section UIP 8.		50,000	1.45	1.80	2.20	2.75
		75,000	1.35	1.70	2.05	2.55
		100,000	1.30	1.60	1.95	2.40
CANOPIES: Large entrance carport canopies generally cost 1/4 to 2/5 of the final cost per square foot of the building.						
ELEVATOR STOPS: For basement stops, add \$4,050 to \$6,475 per stop.						
SWIMMING POOLS: Swimming pools, complete, cost \$37.00 to \$54.50 per square foot. For detailed costs, see Section UIP 16.						
						BALCONIES: Exterior balconies generally cost 1/4 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard	\$2.85	Package A.C. (short ductwork)	\$ 5.55	Central refrigeration (zoned)	\$5.25
Electric wall heaters	1.30	Warm and cool air (zoned)	7.55	package (short ductwork)	3.55
Forced air furnace	3.25	Hot/chilled water (zoned)	11.45	Central evaporative	2.35
Gravity furnace	2.90	Heat pump system	6.15	Pkg. refriger. . \$1,175 to \$1,550 per ton capacity	
Hot water, baseboard/convector	5.65	Ind. thru-wall heat pumps	3.15	Evap. coolers . \$155 to \$240 per MCFM capacity	
radiant floor/ceiling	5.85				
Space heaters, with fan	1.40				
radiant	1.70				
Steam (including boiler)	4.85				
without boiler	4.00	Small indiv. heat pumps cost \$1,050 to \$1,450		VENTILATION ONLY	
Wall or floor furnace	1.45	per ton of rated capacity.		Vent. (blowers/ducts)	\$.95

3

HEIGHT REFINEMENTS			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.94	11	1.06
8	.97	12	1.09
9	1.00 (base)	13	1.12
10	1.03	14	1.15

4

Total Area	NUMBER OF UNITS														Total Area
Sq.Ft.	Basement	4	8	12	16	20	24	28	32	36	40	50	80	100	Sq. Ft.
1,500	1.19	1.00	1.09	----	----	----	----	----	----	----	----	----	----	----	1,500
2,000	1.16	.96	1.05	1.10	----	----	----	----	----	----	----	----	----	----	2,000
4,000	1.08	----	.96	1.01	1.05	1.08	----	----	----	----	----	----	----	----	4,000
6,000	1.03	----	----	.96	.99	1.02	1.04	1.07	1.08	----	----	----	----	----	6,000
8,000	1.00	----	----	----	.96	.98	1.01	1.03	1.04	1.06	1.07	----	----	----	8,000
10,000	.98	----	----	----	.93	.95	.98	1.00	1.01	1.03	1.04	1.06	----	----	10,000
12,000	.96	----	----	----	----	.93	.95	.97	1.00	1.00	1.02	1.04	----	----	12,000
14,000	.94	----	----	----	----	----	.95	.95	.97	.98	1.00	1.02	----	----	14,000
20,000	.91	----	----	----	----	----	----	----	.92	.94	.95	.98	1.04	1.07	20,000
24,000	.89	----	----	----	----	----	----	----	----	.91	.93	.95	1.01	1.04	24,000
32,000	----	----	----	----	----	----	----	----	----	----	.89	.91	.97	1.00	32,000
40,000	----	----	----	----	----	----	----	----	----	----	----	.89	.94	.97	40,000
60,000	----	----	----	----	----	----	----	----	----	----	----	.84	.89	.92	60,000
80,000	----	----	----	----	----	----	----	----	----	----	----	----	.86	.88	80,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS – EXTENDED STAY

OCCUPANCY DESCRIPTION: Buildings are three stories or less with sleeping units and kitchen facilities. Motels include offices, laundry, lobby, and some recreation space commensurate with the size and the quality of the facility. Where restaurants, clubhouses, convention halls, etc., are connected with an extended stay motel, these should be priced separately.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Allowance for lobby area and interior hall access to dwelling units. Elevators are included where designated with an asterisk (*).

These structures are built of either masonry or wood or wood frame construction. Low-end budget facilities are single rooms with low-cost finishes throughout and include a minimal kitchenette area. Better qualities are all-suite sleeping rooms with good kitchens, and include paneling and wallpaper in the common areas.

NOT INCLUDED IN COSTS: Appliances, elevators, sprinklers, fire-places, canopies, balconies, swimming pools, yard improvements and any developers' or soft costs related to a type of ownership such as condominium.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$92.55	Face brick, stone trim, some decoration, good chain motel	Plastic and vinyl, good lobby and support and recreation services	Good lighting, communication outlets, good plumb., kitchen area	Warm and cool air
	Good	74.30	Brick and stone trim, good glass areas, typical upscale motel	Plaster/drywall and vinyl, good carpet, some built-in extras, all suites	Good lighting and plumbing, wet bar, kitchen, TV circuits	Package A.C.
	Average	58.75	Common brick or block, little ornamentation, good lobby	Painted block, drywall, few extras, carpet, VCT, mixed offsets and suites	Adequate lighting and plumbing, TV circuits, average kitchen	Indiv. thru-wall heat pumps
	Fair	53.10	Block or brick, standard to better economy motel	Drywall, carpet, vinyl composition, interior corridor, offset food area	Standard fixtures and kitchenette space	Indiv. thru-wall heat pumps
	Low cost	48.10	Block or cheap brick, low-cost roof, small office, budget type	Gypsum board & paint, VCT, carpet, low-cost cabinets, single rooms	Minimum, low-cost fixtures, minimum kitchenette area	Indiv. thru-wall heat pumps
D	Excellent	91.25	Face brick veneer, stone trim, some decoration, good chain motel	Plaster and vinyl, good lobby and support and recreation services	Good lighting, communication outlets, good plumb., kitchen area	Warm and cool air
	Good	73.30	Brick veneer, EIFS, good glass areas, typical upscale motel	Plaster/drywall and vinyl, good carpet, some built-in extras, all suites	Good lighting and plumbing, wet bar, kitchen, TV circuits	Package A.C.
	Average	58.00	Good stucco and siding, little ornamentation, good lobby	Drywall or plaster, few extras, carpet, vinyl comp., mixed offsets and suites	Adequate lighting and plumbing, TV circuits, average kitchen	Indiv. thru-wall heat pumps
	Fair	52.50	Siding or stucco, standard to better economy motel	Drywall, carpet, vinyl composition, interior corridor, offset food area	Standard fixtures and kitchenette space	Indiv. thru-wall heat pumps
	Low cost	47.60	Low-cost siding, roof, small office, budget type	Drywall and paint, VCT, carpet, low-cost cabinets, single rooms	Minimum low-cost fixtures, minimum kitchenette area	Indiv. thru-wall heat pumps

MOTELS – EXTENDED STAY

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

1	<p>KITCHENETTES: For units having kitchenettes or built-in kitchen units, add the following:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Excellent (stove, refrigerator, sink & cabinet unit)</td> <td style="text-align: right;">\$3,840</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">2,825</td> </tr> <tr> <td>Average (cabinets and sink)</td> <td style="text-align: right;">2,085</td> </tr> <tr> <td>Low cost</td> <td style="text-align: right;">1,535</td> </tr> </table> <p>ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500. For detailed costs, see Section UIP 8.</p> <p>ELEVATOR STOPS: For basement stops, add \$4,050 to \$6,475.</p> <p>SWIMMING POOLS: Swimming pools, complete, cost \$37.00 to \$54.50 per square foot. For detailed costs, see Section UIP 16.</p> <p>For individual time-share lock-off efficiency units, add \$850 to \$1,475 per unit.</p>	Excellent (stove, refrigerator, sink & cabinet unit)	\$3,840	Good	2,825	Average (cabinets and sink)	2,085	Low cost	1,535	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td>\$2.20</td> <td>\$2.85</td> <td>\$3.60</td> <td>\$4.60</td> </tr> <tr> <td>5,000</td> <td>2.05</td> <td>2.60</td> <td>3.30</td> <td>4.20</td> </tr> <tr> <td>10,000</td> <td>1.85</td> <td>2.30</td> <td>2.90</td> <td>3.70</td> </tr> <tr> <td>20,000</td> <td>1.65</td> <td>2.10</td> <td>2.60</td> <td>3.25</td> </tr> <tr> <td>50,000</td> <td>1.45</td> <td>1.80</td> <td>2.20</td> <td>2.75</td> </tr> <tr> <td>75,000</td> <td>1.35</td> <td>1.70</td> <td>2.05</td> <td>2.55</td> </tr> <tr> <td>100,000</td> <td>1.30</td> <td>1.60</td> <td>1.95</td> <td>2.40</td> </tr> </tbody> </table> <p>CANOPIES: Large entrance carport canopies generally cost 1/4 to 2/5 of the final cost per square foot of the building.</p> <p>BALCONIES: Exterior balconies generally cost 1/4 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$2.20	\$2.85	\$3.60	\$4.60	5,000	2.05	2.60	3.30	4.20	10,000	1.85	2.30	2.90	3.70	20,000	1.65	2.10	2.60	3.25	50,000	1.45	1.80	2.20	2.75	75,000	1.35	1.70	2.05	2.55	100,000	1.30	1.60	1.95	2.40
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20,000	1.65	2.10	2.60	3.25																																														
50,000	1.45	1.80	2.20	2.75																																														
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2	HEATING AND COOLING						
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>							
HEATING ONLY		Sq. Ft.	HEATING & COOLING		Sq. Ft.	COOLING ONLY	
	Costs			Costs			Costs
Electric cable or baseboard	\$2.85		Package A.C. (short ductwork)	\$ 5.55	Central refrigeration (zoned)		\$5.25
Electric wall heaters	1.30		Warm and cool air (zoned)	7.75	package (short ductwork)		3.55
Forced air furnace	3.25		Hot/chilled water (zoned)	11.45	Central evaporative		2.35
Gravity furnace	2.90		Heat pump system	6.15	Pkg. refrig. . . \$1,175 to \$1,550 per ton capacity		
Hot water, baseboard/convactor	5.65		Ind. thru-wall heat pumps	3.15	Evap. coolers . \$155 to \$240 per MCFM capacity		
radiant floor/ceiling	5.85						
Space heaters, with fan	1.40						
radiant	1.70						
Steam (including boiler)	4.85						
without boiler	4.00		Small indiv. heat pumps cost \$1,050 to \$1,450		VENTILATION ONLY		
Wall or floor furnace	1.45		ton of rated capacity.		Vent. (blowers/ducts)		\$.95

3	HEIGHT REFINEMENTS			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.				
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	
7	.94	11	1.06	
8	.97	12	1.09	
9	1.00 (base)	13	1.12	
10	1.03	14	1.15	

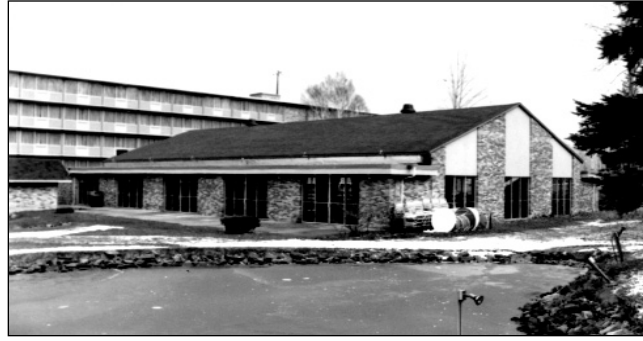
4	Total Area	NUMBER OF UNITS													Total Area	
	Sq. Ft.	Basement	4	8	12	16	20	24	28	32	36	40	50	80	100	Sq. Ft.
	1,500	1.19	1.00	1.09	----	----	----	----	----	----	----	----	----	----	----	1,500
	2,000	1.16	.96	1.05	1.10	----	----	----	----	----	----	----	----	----	----	2,000
	4,000	1.08	----	.96	1.01	1.05	1.08	----	----	----	----	----	----	----	----	4,000
	6,000	1.03	----	----	.96	.99	1.02	1.04	1.07	1.08	----	----	----	----	----	6,000
	8,000	1.00	----	----	----	.96	.98	1.01	1.03	1.04	1.06	1.07	----	----	----	8,000
	10,000	.98	----	----	----	.93	.95	.98	1.00	1.01	1.03	1.04	1.06	----	----	10,000
	12,000	.96	----	----	----	----	.93	.95	.97	1.00	1.00	1.02	1.04	----	----	12,000
	14,000	.94	----	----	----	----	----	.95	.95	.97	.98	1.00	1.02	----	----	14,000
	20,000	.91	----	----	----	----	----	----	----	.92	.94	.95	.98	1.04	1.07	20,000
	24,000	.89	----	----	----	----	----	----	----	----	.91	.93	.95	1.01	1.04	24,000
	32,000	----	----	----	----	----	----	----	----	----	----	.89	.91	.97	1.00	32,000
	40,000	----	----	----	----	----	----	----	----	----	----	----	.89	.94	.97	40,000
	60,000	----	----	----	----	----	----	----	----	----	----	----	.84	.89	.92	60,000
	80,000	----	----	----	----	----	----	----	----	----	----	----	----	.86	.88	80,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS – RECREATIONAL (POOL) ENCLOSURES



GOOD CLASS D



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These structures are designed specifically to shelter swimming facilities from the elements. The lowest-quality pre-engineered structures are light, residential, patio-type enclosures only, while the better qualities are typical of hotel/motel-type facilities with ancillary restrooms, exercise or lounge finishes commensurate with the quality level.

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

NOT INCLUDED IN COSTS: Sprinklers or pool costs.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$53.90	Face brick or block, good fenestration or good skylights, operable windows	Good flooring, lounge area, add for pool and spa	Good lighting, large tiled restrooms, some extras, sauna	Space heaters
	Average	36.20	Ornamental block, brick, good knee wall or fenestration, shingles	Concrete deck, few partitions, add for pool and spa	Adequate lighting and water service, small restrooms	Space heaters
	Low cost	23.00	Block or tilt-up, light frame, very plain, composition or metal roof	Light slab area, low-cost finishes, add for pool	Minimum lighting, no restrooms	None
D	Good	50.65	Masonry veneer, good fenestration or good skylights, operable windows	Good flooring, lounge area, add for pool and spa	Good lighting, large tiled restrooms, some extras, sauna	Space heaters
	Average	33.30	Brick veneer, good siding, good knee wall or fenestration, shingles	Concrete deck, few partitions, add for pool and spa	Adequate lighting and water service, small restrooms	Space heaters
	Low cost	20.55	Stucco or siding, light frame, very plain, composition or metal roof	Light slab area, low-cost finishes, add for pool	Minimum lighting, no restrooms	None
DPOLE	Low cost	17.55	Post frame, low-cost metal panels, plastic, screens or knee wall	Light slab area, low-cost finishes, add for pool	Minimum lighting, no restrooms	None
S	Good	47.00	Sandwich panels, good fenestration or good skylights, operable windows	Good flooring, lounge area, add for pool and spa	Good lighting, large tiled restrooms, some extras, sauna	Space heaters
	Average	29.80	Good panels, knee wall or good glazing, insulated roof panels	Concrete deck, few partitions, add for pool and spa	Adequate lighting and water service, small restrooms	Space heaters
	Low cost	17.65	Pre-engineered, low-cost panels, plastic, screens or knee wall	Light slab area, low-cost finishes, add for pool	Minimum lighting, no restrooms	None
	Cheap	11.00	Screen enclosure only, light frame	Some concrete, add for pool	Minimum service	None

NOTE: Air-inflated (bubble) building costs are found in Section UIP 17.

MOTELS – RECREATIONAL (POOL) ENCLOSURES

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

1

KITCHENETTES: For units having kitchenettes or built-in kitchen units, add the following:		SPRINKLERS: Apply to sprinklered area.				
Excellent (stove, refrigerator, sink & cabinet unit)	\$3,840	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Good	2,825	1,500	\$2.70	\$3.50	\$4.50	\$5.85
Average (cabinets and sink)	2,085	3,000	2.45	3.15	4.00	5.15
Low-cost	1,535	5,000	2.25	2.85	3.65	4.70
		10,000	2.00	2.55	3.25	4.10
		15,000	1.90	2.40	3.00	3.80
		20,000	1.80	2.25	2.85	3.60
SWIMMING POOLS: Swimming pools, complete, cost \$37.00 to \$54.50 per square foot. For detailed costs, see Section UIP 16.						

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard	\$3.55	Package A.C. (short ductwork)	\$ 7.00	Central refrigeration (zoned)	\$5.70
Electric wall heaters	1.40	Warm and cool air (zoned)	9.75	package (short ductwork)	3.95
Forced air furnace	4.55	Hot/chilled water (zoned)	15.40	Central evaporative	2.70
Hot water	6.75	Heat pump system	7.95	Pkg. refrig. . \$1,200 to \$1,575 per ton capacity	
radiant floor/ceiling	7.05	Ind. thru-wall heat pumps	3.50	Evap. coolers . \$155 to \$240 per MCFM capacity	
Space heaters, with fan	1.40				
radiant	1.70				
Steam (including boiler)	6.10			VENTILATION ONLY	
without boiler	5.40	Small indiv. heat pumps cost \$1,075 to \$1,475		Vent. (blowers/ducts)	\$1.10
Wall or floor furnace	1.55	per ton of rated capacity.			

3

HEIGHT REFINEMENTS			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.95	14	1.11
9	.97	16	1.17
10	1.00 (base)	18	1.24
12	1.05	20	1.30

4

	AVERAGE PERIMETER															
Average Floor Area																Average Floor Area
Sq.Ft./Story	150	200	250	300	350	400	450	500	550	600	650	700	750	800	Sq. Ft./Story	
1,000	1.21	1.33	1.39	----	----	----	----	----	----	----	----	----	----	----	1,000	
2,000	1.02	1.08	1.14	1.21	1.27	1.33	----	----	----	----	----	----	----	----	2,000	
3,000	.97	1.00	1.04	1.08	1.12	1.17	1.21	1.25	1.33	----	----	----	----	----	3,000	
4,000	.93	.96	.99	1.02	1.05	1.08	1.11	1.14	1.18	1.21	1.24	1.27	----	----	4,000	
5,000	----	.94	.96	.98	1.01	1.03	1.06	1.08	1.11	1.13	1.16	1.18	1.21	1.23	5,000	
7,000	----	----	.93	.94	.96	.98	.99	1.01	1.03	1.05	1.07	1.08	1.10	1.12	7,000	
10,000	----	----	----	----	.93	.94	.95	.96	.97	.98	1.00	1.01	1.02	1.03	10,000	
12,000	----	----	----	----	.91	.92	.93	.94	.95	.96	.97	.98	.99	1.00	12,000	
14,000	----	----	----	----	----	.91	.92	.92	.93	.94	.95	.96	.97	.98	14,000	
18,000	----	----	----	----	----	----	.90	.90	.91	.92	.93	.93	.94	.95	18,000	
22,000	----	----	----	----	----	----	----	.89	.90	.90	.91	.91	.92	.93	22,000	

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MOTELS – ALTERNATE METHOD



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: Office/apartment costs are to be used in conjunction with the motel room or independently as typically encountered in mobile home parks, mini-warehouse developments, etc. Basic office lobby and living quarters commensurate with the quality level are included.

Motel room costs are for the guest sleeping rooms only.

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

NOT INCLUDED IN COSTS: Elevators, balconies, sprinklers, furnishings or fireplaces. Office facilities not included in room costs.

NOTE: This method is presented as an alternative to the normal method which includes average office-lobby-apartment, dining and meeting space and guest sleeping room costs commensurate with the occupancy type and quality level. Listed below are typical office-apartment and separate sleeping room space costs which can be added together for a complete facility cost. Restaurant costs, convention/conference centers and clubhouses must be added separately. Guest room costs given below are for double row (back to back) units. Add 8% for single row (side by side) units. Costs are for two-story guestroom units. For one-story units, add 4%; three-story, deduct 1%.

OFFICE APARTMENTS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$125.45	Face brick, stone, metal/glass panels, highly decorative lobby	Plaster and vinyl finishes, good carpet and common area items	Good lighting, many outlets, good plumbing, public restrooms	Warm and cool air (zoned)
	Good	90.50	Brick and stone trim, large glass areas, good lobby entry	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and apartment plumbing fixtures	Package A.C.
	Average	64.45	Common brick or block, little ornament., commercial front	Painted block, drywall, few extras, carpet, vinyl comp. tile, adequate apartment	Adequate lighting and plumbing, average residence fixtures	Forced air
	Low cost	45.55	Block or cheap brick, low-cost roof, sash and office entrance	Gypsum board and paint, asphalt tile, low-cost cabinets, living quarters	Minimum, low-cost fixtures and residence plumbing	Wall furnace
	Cheap	37.70	Inexpensive block, small entry, little glass or trim	Registration office only, low-cost counters, vinyl composition	Minimum office lighting, outlets and plumbing	Electric wall heater
D	Excellent	125.60	Face brick, stone veneer, metal/glass panels, highly dec. lobby	Plaster and vinyl finishes, good carpet and common area items	Good lighting, many outlets, good plumbing, public restrooms	Warm and cool air (zoned)
	Good	90.20	Brick and stone trim, large glass areas, good lobby entry	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and apartment plumbing fixtures	Package A.C.
	Average	63.95	Good stucco and siding, little orn., commercial front	Drywall or plaster, few extras, carpet, vinyl comp., adequate apartment	Adequate lighting and plumbing, average residence fixtures	Forced air
	Low cost	45.00	Siding or stucco, low-cost roof, sash and office entrance	Gypsum board and paint, asphalt tile, low-cost cabinets, living quarters	Minimum, low-cost fixtures and residence plumbing	Wall furnace
	Cheap	37.15	Stucco or siding, plain entry	Min. office only, see "Cheap" above	Minimum lighting and plumbing	Elec. wall htr.
S	Average	61.50	Insulated panels, some orn., commercial front	Drywall, carpet and vinyl comp., few extras, adequate apartment	Adequate lighting and plumbing, average residence fixtures	Forced air

MOTEL GUEST ROOMS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$110.75	Face brick, stone, metal and glass panels, highly decorative	Plaster and vinyl finishes, good carpet and built-in luxury items	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	83.55	Brick/stone trim, large window areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Average	61.35	Common brick or block, little orn., commercial style	Painted block, drywall, few extras, carpet, vinyl composition	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Low cost	45.95	Concrete block, res. sash	Painted walls, carpet, asphalt tile	Minimum code, low-cost fixtures	Wall furnace
	Cheap	38.45	Cheap block, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
D	Excellent	110.35	Face brick, stone veneer, metal & glass panels, highly dec.	Plaster and vinyl finishes, good carpet and built-in luxury items	Good lighting, many outlets, good plumbing, TV and FM circuits	Hot and chilled water (zoned)
	Good	83.05	Brick & stone trim, large window areas, typical large chain motel	Plaster/drywall and paint, good carpet, some built-in extras	Good standard lighting and plumbing fixtures, TV circuits	Warm and cool air (zoned)
	Average	60.80	Good stucco or siding, little orn., commercial style	Drywall or plaster, few extras, carpet, vinyl composition	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps
	Low cost	45.45	Siding or stucco, res. sash	Drywall, carpet, asphalt tile	Minimum code, low-cost fixtures	Wall furnace
	Cheap	37.95	Cheap siding, no trim	Minimum finish, very plain	Minimum code throughout	Elec. wall htr.
S	Average	58.40	Insulated panels, some ornamentation	Drywall, carpet and vinyl composition	Adequate lighting and plumbing, TV circuits, average fixtures	Indiv. thru-wall heat pumps

MOTELS – ALTERNATE METHOD

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

1

<p>KITCHENETTES: For units having kitchenettes or built-in kitchen units add the following:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Excellent (stove, refrigerator, sink and cabinet unit)</td> <td style="width: 50%; text-align: right;">\$3,840</td> </tr> <tr> <td>Good</td> <td style="text-align: right;">2,825</td> </tr> <tr> <td>Average (cabinets and sink)</td> <td style="text-align: right;">2,085</td> </tr> <tr> <td>Low-cost</td> <td style="text-align: right;">1,535</td> </tr> </table> <p>ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500. For detailed costs, see Section UIP 8.</p> <p>ELEVATOR STOPS: For basement stops, add \$4,050 to \$6,475 per stop.</p> <p>SWIMMING POOLS: Swimming pools, complete, cost \$37.00 to \$54.50 per square foot. For detailed costs, see Section UIP 16.</p>	Excellent (stove, refrigerator, sink and cabinet unit)	\$3,840	Good	2,825	Average (cabinets and sink)	2,085	Low-cost	1,535	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">LOW</th> <th style="text-align: left;">AVG.</th> <th style="text-align: left;">GOOD</th> <th style="text-align: left;">EXCL.</th> </tr> <tr> <td>3,000</td> <td>\$2.20</td> <td>\$2.85</td> <td>\$3.60</td> <td>\$4.60</td> </tr> <tr> <td>5,000</td> <td>2.05</td> <td>2.60</td> <td>3.30</td> <td>4.20</td> </tr> <tr> <td>10,000</td> <td>1.85</td> <td>2.30</td> <td>2.90</td> <td>3.70</td> </tr> <tr> <td>20,000</td> <td>1.65</td> <td>2.10</td> <td>2.60</td> <td>3.25</td> </tr> <tr> <td>50,000</td> <td>1.45</td> <td>1.80</td> <td>2.20</td> <td>2.75</td> </tr> <tr> <td>75,000</td> <td>1.35</td> <td>1.70</td> <td>2.05</td> <td>2.55</td> </tr> <tr> <td>100,000</td> <td>1.30</td> <td>1.60</td> <td>1.95</td> <td>2.40</td> </tr> </table> <p>BALCONIES: Exterior balconies generally cost 1/4 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$2.20	\$2.85	\$3.60	\$4.60	5,000	2.05	2.60	3.30	4.20	10,000	1.85	2.30	2.90	3.70	20,000	1.65	2.10	2.60	3.25	50,000	1.45	1.80	2.20	2.75	75,000	1.35	1.70	2.05	2.55	100,000	1.30	1.60	1.95	2.40
Excellent (stove, refrigerator, sink and cabinet unit)	\$3,840																																																
Good	2,825																																																
Average (cabinets and sink)	2,085																																																
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Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																													
3,000	\$2.20	\$2.85	\$3.60	\$4.60																																													
5,000	2.05	2.60	3.30	4.20																																													
10,000	1.85	2.30	2.90	3.70																																													
20,000	1.65	2.10	2.60	3.25																																													
50,000	1.45	1.80	2.20	2.75																																													
75,000	1.35	1.70	2.05	2.55																																													
100,000	1.30	1.60	1.95	2.40																																													

2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard	\$2.85	Package A.C. (short ductwork)	\$ 5.55	Central refrigeration (zoned)	\$5.25
Electric wall heaters	1.30	Warm and cool air (zoned)	7.55	package (short ductwork)	3.55
Forced air furnace	3.25	Hot/chilled water (zoned)	11.45	Central evaporative	2.35
Gravity furnace	2.90	Heat pump system	6.15	Pkg. refrig. . . \$1,175 to \$1,550 per ton capacity	
Hot water, baseboard/convactor	5.65	Ind. thru-wall heat pumps	3.15	Evap. coolers. \$155 to \$240 per MCFM capacity	
radiant floor/ceiling	5.85				
Space heaters, with fan	1.40				
radiant	1.70				
Steam (including boiler)	4.85				
without boiler	4.00	Small indiv. heat pumps cost \$1,050 to \$1,450		VENTILATION ONLY	
Wall or floor furnace	1.45	per ton of rated capacity.		Vent. (blowers/ducts)	\$.95

3

HEIGHT REFINEMENTS			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.94	11	1.06
8	.97	12	1.09
9	1.00 (base)	13	1.12
10	1.03	14	1.15

4

Total Area	NUMBER OF GUEST ROOM UNITS*												Total Area	Independent	
	Sq. Ft.	8	12	16	20	24	28	32	36	40	50	80			100	Sq. Ft.	Offices
1,500	1.09	----	----	----	----	----	----	----	----	----	----	----	----	100	1.20
2,000	1.05	1.10	----	----	----	----	----	----	----	----	----	----	----	200	1.11
4,000	.96	1.01	1.05	1.08	----	----	----	----	----	----	----	----	----	300	1.06
6,000	----	.96	.99	1.02	1.04	1.07	1.08	----	----	----	----	----	----	400	1.03
8,000	----	----	.96	.98	1.01	1.03	1.04	1.06	1.07	----	----	----	----	500	1.00
10,000	----	----	.93	.95	.98	1.00	1.01	1.03	1.04	1.06	----	----	----	600	.98
12,000	----	----	----	.93	.95	.97	1.00	1.00	1.02	1.04	----	----	----	700	.96
14,000	----	----	----	----	.95	.95	.97	.98	1.00	1.02	----	----	----	800	.95
20,000	----	----	----	----	----	----	.92	.94	.95	.98	1.04	1.07	----	900	.93
24,000	----	----	----	----	----	----	----	.91	.93	.95	1.01	1.04	----	1,000	.92
32,000	----	----	----	----	----	----	----	----	.89	.91	.97	1.00	----	1,200	.90
40,000	----	----	----	----	----	----	----	----	----	.89	.94	.97	----	1,400	.89

*For larger numbers of units, enter table with 100 units and 100 times the average area per unit.
For instance, a building with 120 units and 325 square feet per unit, use 100 units and 32,000 Sq. Ft. for a multiplier of 1.00.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES



AVERAGE CLASS D



GOOD CLASS C

OCCUPANCY DESCRIPTION: Three stories or fewer, with each unit within the building having a kitchen and at least one bath. They are designed for other than transient occupancy (permanent or semi-permanent). The best qualities have combined heating and cooling systems. They also have plaster, paneling, good detailing in molding and trim, and high-cost floor finishes. The structures commonly are solid masonry or wood frame walls (Classes C and D). Some of the special refinements found in the better qualities include intercoms, television jacks and antenna, and at least one bath per bedroom. The lower qualities typically have one bath and one-half for each unit, regardless of the number of bedrooms. The typical story height for these structures is 9 feet.

NOTE: The assessor will frequently encounter three-story multiple residences where the bottom floor is partially below ground level and partially above. This type of building should be priced as a two-story plus basement.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

NOT INCLUDED IN COSTS: Elevators, sprinklers, balconies, fire-places, built-in appliances, furnishings or equipment. Garages or carports can be found on the Garages – Residential cost page.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$94.40	Face brick, concrete/metal pan., best roof structure/roofing	Good plaster and paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air (zoned)
	Good	70.30	Good brick/stucco on block, good trim, roof structure/roofing	Good plaster or drywall, hardwood, carpet, vinyl composition	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	51.95	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, paint, hardwood, carpet, vinyl composition	Adequate lighting/plumbing, phone and TV jacks	Forced air
	Fair	45.20	Block/brick, standard sash, little trim, shingle or built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric base-board
	Low cost	38.25	Low-cost brick or block, very plain, minimum fenestration	Painted block, drywall partitions, low-cost carpet or asphalt tile	Minimum lighting/plumbing per code	Wall furnace
D Masonry Veneer	Excellent	95.20	Face brick, stone veneer, good wood/steel frame/roof structure	Good plaster, paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air (zoned)
	Good	70.60	Good brick veneer/fenestration, good roof structure and roofing	Good plaster and drywall, painted, hardwood, vinyl composition, carpet	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	51.95	Brick veneer, some orn., average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, phone and TV jacks	Forced air
	Fair	45.05	Brick veneer, little trim, std. sash, asphalt shingle/built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric base-board
	Low cost	38.10	Low-cost brick, block veneer, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting/plumbing per code	Wall furnace
D	Excellent	93.25	Best stucco or siding, brick and stone trim, heavy basic structure	Good plaster, paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air (zoned)
	Good	68.95	Good stucco or siding, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	50.55	Stucco/siding, some orn., average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, phone and TV jacks	Forced air
	Fair	43.80	Stucco or siding, standard sash, asphalt shingles/built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric base-board
	Low cost	36.90	Low-cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting/plumbing per code	Wall furnace
S	Good	66.10	Good sandwich panels on pre-engineered frame, good fen.	Gypsum board and plastics, carpet and vinyl composition	Good lighting, one bath per bedroom, TV antenna	Package A.C.
	Average	48.55	Sandwich panels, pre-engineered frame, adequate fen.	Gypsum board, vinyl composition, carpet	Adequate lighting/plumbing, phone and TV jacks	Forced air
CDS [†]	Finished basement	23.95	Finished interior, add for saunas, pools, bars and equipment	Gypsum board ceiling, vinyl composition tile, or sheet vinyl	Adequate lighting/plumbing	None
	Unfin. bsmt.	16.90	Few partitions, little or no finish	Unfin. ceiling, slab, storage only	Minimum lighting/plumbing	None
	Average pkg. bsmt.	19.85	Unfinished interior	Plaster/drywall ceiling, concrete floor, striping, stops	Adequate lighting, floor drains, sprinklers not included	Ventilation
	Low-cost pkg. bsmt.	16.05	Partially exposed, some ornamentation, unfinished interior	Finished ceiling, concrete slab, striping, stops	Minimum lighting, drains, sprinklers not included	None

[†] For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$4.35 per square foot. For basement apartments, use 80% of comparable above ground units. For semi-basement apartments, use 90%.

MULTIPLE RESIDENCES

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

1

<p>BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td style="text-align: right;">\$850</td> <td style="text-align: right;">\$1,350</td> <td style="text-align: right;">\$2,175</td> <td style="text-align: right;">\$3,575</td> </tr> </tbody> </table> <p>FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Multiples with basements, add 40% to extend the foundation to the basement level.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TYPE</th> <th colspan="2" style="text-align: center;">COST RANGE</th> </tr> </thead> <tbody> <tr> <td>One-story</td> <td style="text-align: right;">\$1,875 –</td> <td style="text-align: right;">\$6,100</td> </tr> <tr> <td>Two-stories</td> <td style="text-align: right;">2,375 –</td> <td style="text-align: right;">7,325</td> </tr> <tr> <td>Three-stories</td> <td style="text-align: right;">2,900 –</td> <td style="text-align: right;">8,525</td> </tr> </tbody> </table> <p>ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500. For detailed costs, see Section UIP 8. For basement elevator stops add \$4,050 to \$6,475 per stop.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$850	\$1,350	\$2,175	\$3,575	TYPE	COST RANGE		One-story	\$1,875 –	\$6,100	Two-stories	2,375 –	7,325	Three-stories	2,900 –	8,525	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td style="text-align: right;">\$2.20</td> <td style="text-align: right;">\$2.85</td> <td style="text-align: right;">\$3.60</td> <td style="text-align: right;">\$4.60</td> </tr> <tr> <td>5,000</td> <td style="text-align: right;">2.05</td> <td style="text-align: right;">2.60</td> <td style="text-align: right;">3.30</td> <td style="text-align: right;">4.20</td> </tr> <tr> <td>10,000</td> <td style="text-align: right;">1.85</td> <td style="text-align: right;">2.30</td> <td style="text-align: right;">2.90</td> <td style="text-align: right;">3.70</td> </tr> <tr> <td>20,000</td> <td style="text-align: right;">1.65</td> <td style="text-align: right;">2.10</td> <td style="text-align: right;">2.60</td> <td style="text-align: right;">3.25</td> </tr> <tr> <td>30,000</td> <td style="text-align: right;">1.55</td> <td style="text-align: right;">1.95</td> <td style="text-align: right;">2.40</td> <td style="text-align: right;">3.25</td> </tr> <tr> <td>50,000</td> <td style="text-align: right;">1.45</td> <td style="text-align: right;">1.80</td> <td style="text-align: right;">2.20</td> <td style="text-align: right;">2.75</td> </tr> <tr> <td>75,000</td> <td style="text-align: right;">1.35</td> <td style="text-align: right;">1.70</td> <td style="text-align: right;">2.05</td> <td style="text-align: right;">2.55</td> </tr> <tr> <td>100,000</td> <td style="text-align: right;">1.30</td> <td style="text-align: right;">1.60</td> <td style="text-align: right;">1.95</td> <td style="text-align: right;">2.40</td> </tr> </tbody> </table> <p>CARPORTS: See Garages – Residential cost page.</p> <p>BALCONIES: Exterior balconies generally cost 1/4 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$2.20	\$2.85	\$3.60	\$4.60	5,000	2.05	2.60	3.30	4.20	10,000	1.85	2.30	2.90	3.70	20,000	1.65	2.10	2.60	3.25	30,000	1.55	1.95	2.40	3.25	50,000	1.45	1.80	2.20	2.75	75,000	1.35	1.70	2.05	2.55	100,000	1.30	1.60	1.95	2.40
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2

HEATING AND COOLING					
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
	Sq. Ft.		Sq. Ft.		Sq. Ft.
HEATING ONLY	Costs	HEATING & COOLING	Costs	COOLING ONLY	Costs
Electric cable or baseboard . . .	\$2.85	Package A.C. (short ductwork)	\$ 5.55	Central refrigeration (zoned)	\$5.25
Electric wall heaters	1.30	Warm and cool air (zoned)	7.55	package (short ductwork)	3.55
Forced air furnace	3.25	Hot/chilled water (zoned)	11.45	Central evaporative	2.35
Gravity furnace	2.90	Heat pump system	6.15	Pkg. refrig. . \$1,175 to \$1,550 per ton capacity	
Hot water, baseboard/convactor	5.65	Ind. thru-wall heat pumps	3.15	Evap. coolers . \$155 to \$240 per MCFM capacity	
radiant floor/ceiling	5.85				
Space heaters, with fan	1.40				
radiant	1.70				
Steam (including boiler)	4.85				
without boiler	4.00	Small indiv. heat pumps cost \$1,050 to \$1,450		VENTILATION ONLY	
Wall or floor furnace	1.45	per ton of rated capacity.		Vent. (blowers/ducts)	\$.95

3

HEIGHT REFINEMENTS			
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area	NUMBER OF UNITS*														Total Area		
	Sq. Ft.	Basement	4	6	8	10	12	16	20	30	40	50	60	80		100	Sq. Ft.
4,000	1.08	.98	1.05	1.13	1.21	----	----	----	----	----	----	----	----	----	----	----	4,000
5,000	1.05	.95	1.00	1.06	1.13	1.19	----	----	----	----	----	----	----	----	----	----	5,000
10,000	.98	.89	.91	.94	.97	1.00	1.06	1.12	----	----	----	----	----	----	----	----	10,000
12,000	.96	----	.90	.92	.94	.97	1.02	1.07	1.20	----	----	----	----	----	----	----	12,000
16,000	.93	----	.88	.90	.91	.93	.96	1.00	1.10	1.20	----	----	----	----	----	----	16,000
20,000	.91	----	----	.88	.89	.90	.93	.96	1.03	1.11	1.20	----	----	----	----	----	20,000
30,000	.87	----	----	----	----	.87	.89	.91	.95	1.00	1.05	1.10	1.22	----	----	----	30,000
40,000	----	----	----	----	----	----	.87	.88	.91	.95	.98	1.02	1.10	1.18	----	----	40,000
50,000	----	----	----	----	----	----	----	.86	.89	.92	.94	.97	1.03	1.10	----	----	50,000
60,000	----	----	----	----	----	----	----	.87	.89	.92	.94	.99	1.04	----	----	----	60,000
80,000	----	----	----	----	----	----	----	.85	.87	.88	.90	.93	.97	----	----	----	80,000
100,000	----	----	----	----	----	----	----	.85	.86	.87	.87	.90	.93	----	----	----	100,000

*For larger numbers of units, enter table with 100 units and 100 times the average area per unit.
For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.18.
Do not use basement factors with basement apartment living units.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – ELDERLY ASSISTED LIVING

OCCUPANCY DESCRIPTION: These are three stories or less where each studio, one- or two-bedroom suite has limited individual kitchen and bath facilities and a mix of common support areas, like kitchen and dining areas, associated with congregate housing for the elderly. The better qualities have good lounges, craft and game areas, beauty parlor and therapy rooms. They also have plaster, paneling, good detailing in molding and trim and high cost floor finishes.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies, furnishings, and kitchen, laundry, therapy or recreation equipment.

The structures commonly are solid masonry or wood frame walls. Some of the special refinements found include task lighting, railings, intercoms, television jacks and antennas, and emergency call systems.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$96.25	Face brick, concrete/metal panels, good roof structure and roofing	Good plaster, paper, paneling, good detail, some special care	*Good lighting, alarm system, some special plumbing fixtures	Warm and cool air
	Good	78.65	Good brick/stucco on block, good trim, roof structure and roofing	Good plaster or drywall, painted, hardwood, carpet, vinyl composition	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	64.75	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, hardwood, carpet, vinyl composition	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
	Fair	56.75	Block or brick, standard sash, asphalt shingle roof	Drywall or plaster, carpet, vinyl composition tile	*Adequate lighting and plumbing, alarm, minimum extra facilities	Forced air
D Masonry Veneer	Excellent	97.00	Face brick, stone veneer, good wood or steel frame and roof	Good plaster, paper, paneling, good detail, some special care	*Good lighting, alarm system, some special plumbing fixtures	Warm and cool air
	Good	79.15	Good brick veneer and fenestration, good roof structure and roofing	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	65.10	Brick veneer, some ornamentation, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
	Fair	57.00	Brick veneer, little trim, standard sash, asphalt shingle	Drywall or plaster, carpet, vinyl composition tile	*Adequate lighting and plumbing, alarm, minimum extra facilities	Forced air
D	Excellent	94.45	Best stucco, EIFS or siding, brick and stone trim, heavy basic structure	Good plaster, paper, paneling, good detail, some special care	*Good lighting, alarm system, some special plumbing fixtures	Warm and cool air
	Good	77.10	Good stucco/siding, EIFS, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	63.45	Stucco, EIFS or siding, some trim, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
	Fair	55.55	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile	*Adequate lighting and plumbing, alarm, minimum extra facilities	Forced air
	Low cost	50.40	Low-cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet, minimum detail	*Minimum lighting/plumbing, call system, per code	Indiv. thru-wall heat pumps
S	Good	74.05	Good sandwich panels on pre-engineered frame, good fenestration	Gypsum board and plastics, carpet and vinyl composition	*Good lighting/plumbing, some extras, emergency call system	Heat pump system
	Average	61.00	Sandwich panels, adequate fenestration	Drywall, carpet, vinyl composition	*Adequate lighting/plumbing, few extra activity facilities	Package A.C.
CDS †	Finished Basement	31.50	Finish interior	Plaster or drywall, activity, therapy and housekeeping rooms	Adequate lighting/plumbing, high-voltage outlets	Forced air

†For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$4.35 per square foot. For basement apartments, use 80% or comparable above ground units. For semi-basement apartments, use 90%.

MULTIPLE RESIDENCES – ELDERLY ASSISTED LIVING

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

1	BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.				SPRINKLERS: Apply to sprinklered area.					
		LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
	Allowance (if not itemized)	\$845	\$1,075	\$1,360	\$1,735	3,000	\$2.20	\$2.85	\$3.60	\$4.60
	ELEVATORS: Buildings whose base cost include elevators are marked with an (*). If the building under construction has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.					5,000	2.05	2.60	3.30	4.20
	Classes C/D/S					10,000	1.85	2.30	2.90	3.70
						20,000	1.65	2.10	2.60	3.25
						30,000	1.55	1.95	2.40	3.05
						50,000	1.45	1.80	2.20	2.75
						75,000	1.35	1.70	2.05	2.55
						100,000	1.30	1.60	1.95	2.40
	Costs									
Excellent	\$1.40									
Good	1.20									
Average . . . . .	.95									
Fair . . . . .	.85									
Low . . . . .	.80									
For basement elevator stops add \$4,050 to \$6,475, per stop.					CARPPTS: See Garages – Residential cost page.					
					BALCONIES: Exterior balconies generally cost 1/4 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.					

2	HEATING AND COOLING					
	These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.					
			Sq. Ft.			Sq. Ft.
	HEATING ONLY		Costs	HEATING & COOLING		Costs
	Electric cable or baseboard		\$2.85	Package A.C. (short ductwork)		\$ 5.55
	Electric wall heaters		1.30	Warm and cool air (zoned)		7.55
	Forced air furnace		3.25	Hot/chilled water (zoned)		11.45
	Gravity furnace		2.90	Heat pump system		6.15
	Hot water, baseboard/convactor		5.65	Ind. thru-wall heat pumps		3.15
	radiant floor/ceiling		5.85			
Space heaters, with fan		1.40				
radiant		1.70				
Steam (including boiler)		4.85				
without boiler		4.00	Small indiv. heat pumps cost \$1,050 to \$1,450 per ton of rated capacity.			
Wall or floor furnace		1.45				
			VENTILATION ONLY			
			Vent. (blowers/ducts)		\$.95	

3	HEIGHT REFINEMENTS			
	STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.			
	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
	7	.94	10	1.03
	8	.97	11	1.06
9	1.00 (base)	12	1.09	

4	Total Area		NUMBER OF UNITS*												Total Area	
	Sq. Ft.	Basement	4	6	8	10	12	16	20	30	40	50	60	80	100	Sq. Ft.
	4,000	1.08	.98	1.05	1.13	1.21	----	----	----	----	----	----	----	----	----	4,000
	5,000	1.05	.95	1.00	1.06	1.13	1.19	----	----	----	----	----	----	----	----	5,000
	10,000	.98	.89	.91	.94	.97	1.00	1.06	1.12	----	----	----	----	----	----	10,000
	12,000	.96	----	.90	.92	.94	.97	1.02	1.07	1.20	----	----	----	----	----	12,000
	16,000	.93	----	.88	.90	.91	.93	.96	1.00	1.10	1.20	----	----	----	----	16,000
	20,000	.91	----	----	.88	.89	.90	.93	.96	1.03	1.11	1.20	----	----	----	20,000
	30,000	.87	----	----	----	----	.87	.89	.91	.95	1.00	1.05	1.10	1.22	----	30,000
	40,000	----	----	----	----	----	----	.87	.88	.91	.95	.98	1.02	1.10	1.18	40,000
	50,000	----	----	----	----	----	----	----	.86	.89	.92	.94	.97	1.03	1.10	50,000
	60,000	----	----	----	----	----	----	----	----	.87	.89	.92	.94	.99	1.04	60,000
	80,000	----	----	----	----	----	----	----	----	.85	.87	.88	.90	.93	.97	80,000
	100,000	----	----	----	----	----	----	----	----	.85	.86	.87	.90	.93	.93	100,000
	*For larger numbers of units, enter table with 100 units and 100 times the average area per unit. For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.18. Do not use basement factors with basement apartment living units.															

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – RETIREMENT COMMUNITY COMPLEX

OCCUPANCY DESCRIPTION: These are three stories or less and include a mix of independent, assisted living, including facilities for Alzheimer's or dementia patients and skilled nursing living units, with fitness and care facilities commensurate with the quality. The better qualities have good lounges, craft and game areas, beauty parlor and therapy rooms and fitness rooms. They also have plaster, paneling, good detailing in molding and trim, and high cost floor finishes.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

Elevators are included where designated with an asterisk (*).

NOT INCLUDED IN COSTS: Fireplaces, built-in appliances, balconies, furnishings, and kitchen, laundry, therapy or recreation equipment.

The structures commonly have solid masonry or wood frame walls. Some of the special refinements found include task lighting, railings, intercoms, television jacks and antennas, emergency call systems and nursing stations.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$111.45	Face brick, concrete/metal panels, good roof structure and roofing	Good plaster, paper, paneling, carpet, complete retirement care complex	*Good lighting, alarm, skilled care, some special fixtures	Warm and cool air
	Average	89.70	Good brick/stucco on block, good trim, roof structure and roofing	Good plaster or drywall, painted, good senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	80.40	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, carpet, vinyl comp., senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.
	Low cost	70.25	Block or brick, standard sash, asphalt shingle roof	Drywall or plaster, carpet, vinyl comp., good senior and assisted mix	*Adequate lighting and plumbing, alarm, good activity facilities	Indiv. thru-wall heat pumps
D Masonry Veneer	Good	112.70	Face brick, stone veneer, good wood or steel frame and roof	Good plaster, paper, paneling, carpet, complete retirement care complex	*Good lighting, alarm, skilled care, some special fixtures	Warm and cool air
	Average	90.55	Good brick veneer and fenestration, good roof structure and roofing	Good plaster or drywall, painted, good senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	81.05	Brick veneer, some ornamentation, average code construction	Plaster/drywall, carpet, vinyl comp., senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.
	Low cost	70.80	Brick veneer, little trim, standard sash, asphalt shingle	Drywall or plaster, carpet, vinyl comp., good senior and assisted mix	*Adequate lighting and plumbing, alarm, good activity facilities	Indiv. thru-wall heat pumps
D	Good	110.25	Best stucco, EIFS or siding, brick and stone trim, heavy basic structure	Good plaster, paper, paneling, carpet, complete retirement care complex	*Good lighting, alarm, skilled care, some special fixtures	Warm and cool air
	Average	88.35	Good stucco/siding, EIFS, some brick or stone trim, good roof	Good plaster or drywall, painted, good senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	78.95	Stucco or siding, some trim, average code construction	Plaster/drywall, vinyl comp., carpet, senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.
	Low cost	68.85	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl comp., good senior and assisted mix	*Adequate lighting and plumbing, alarm, good activity facilities	Indiv. thru-wall heat pumps
S	Average	84.85	Good sandwich panels on pre-engineered frame, good fenestration	Gypsum board and plastics, carpet, senior, assisted mix, some skilled	*Good lighting/plumbing, good extras, emergency call system	Heat pump system
	Fair	75.85	Sandwich panels, adequate fenestration	Drywall, carpet, vinyl composition, senior, assisted with special care	*Adequate lighting/plumbing, complete fitness/care facilities	Package A.C.

For basement units use, 80% of comparable above ground units. For semi-basement units, use 90%.

NOTE: These complexes represent group averages which can be quite varied in the mix of independent/congregate senior living apartments, assisted living suites and skilled nursing convalescent room units and the auxiliary amenities that are offered. For greater accuracy, it is recommended that they be priced by breaking the complex into its various components.

MULTIPLE RESIDENCES – RETIREMENT COMMUNITY COMPLEX

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

1 **ELEVATORS:** Buildings whose base costs include elevators are marked with an (*). If the building under consideration has no elevators, deduct the following from the base cost so marked. For detailed costs see Section UIP 8.

Classes C/D/S	Sq. Ft. Costs
Good	\$1.00
Average .....	.85
Fair .....	.80
Low-cost .....	.75

SPRINKLERS: Apply to sprinklered area.

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

CARPORTS: See Garages – Residential cost page.

NOTE: Care must be exercised when using square foot elevator costs. Small apartment buildings may have only one elevator and/or handicap lift regardless of size, where a normal range or area served is not feasible for low-rise applications.

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

2 HEATING AND COOLING

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

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

3 HEIGHT REFINEMENTS

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.94	10	1.03
8	.97	11	1.06
9	1.00 (base)	12	1.09

4

Total Area Sq. Ft.	NUMBER OF UNITS*													Total Area Sq. Ft.
	4	6	8	10	12	16	20	30	40	50	60	80	100	
4,000	.98	1.05	1.13	1.21	----	----	----	----	----	----	----	----	----	4,000
5,000	.95	1.00	1.06	1.13	1.19	----	----	----	----	----	----	----	----	5,000
10,000	.89	.91	.94	.97	1.00	1.06	1.12	----	----	----	----	----	----	10,000
12,000	----	.90	.92	.94	.97	1.02	1.07	1.20	----	----	----	----	----	12,000
16,000	----	.88	.90	.91	.93	.96	1.00	1.10	1.20	----	----	----	----	16,000
20,000	----	----	.88	.89	.90	.93	.96	1.03	1.11	1.20	----	----	----	20,000
30,000	----	----	----	----	.87	.89	.91	.95	1.00	1.05	1.10	1.22	----	30,000
40,000	----	----	----	----	----	.87	.88	.91	.95	.98	1.02	1.10	1.18	40,000
50,000	----	----	----	----	----	----	.86	.89	.92	.94	.97	1.03	1.10	50,000
60,000	----	----	----	----	----	----	----	.87	.89	.92	.94	.99	1.04	60,000
80,000	----	----	----	----	----	----	----	.85	.87	.88	.90	.93	.97	80,000
100,000	----	----	----	----	----	----	----	----	.85	.86	.87	.90	.93	100,000

*For larger numbers of units, enter table with 100 units and 100 times the average area per unit.
For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.18.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

MULTIPLE RESIDENCES – SENIOR CITIZEN



AVERAGE CLASS D



FAIR CLASS D

OCCUPANCY DESCRIPTION: Three stories or fewer, with each unit within the building having a kitchen and at least one bath. They may have limited individual kitchen facilities and/or common kitchen, dining and lounge areas associated with congregate housing for the elderly. Large clubhouse buildings would be costed separately. The best qualities have combined heating and cooling systems. They also have plaster, paneling, good detailing in molding and trim, railings and grab bars, and good task area and common area lighting.

For complexes where all units have been modified to accommodate the handicapped, increase costs by 4%.

INCLUDED IN COSTS: Architects' fees, and contractors' overhead and profit. Intercoms and master antenna/cable services as indicated.

NOT INCLUDED IN COSTS: Elevators, sprinklers, balconies, furnishings, built-in appliances or kitchen equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$89.20	Face brick, concrete/metal panels, good roof structure and roofing	Good plaster, paper, paneling, good detail, hardwood, carpet	Good lighting, many outlets, some special plumbing fixtures	Heat pump system
	Good	71.05	Good brick/stucco on block, good trim, roof structure and roofing	Good plaster or drywall, painted, hardwood, carpet, vinyl composition	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	57.30	Brick or block, some trim, asphalt shingle or built-up roof	Plaster/drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing, few extras and handicap units	Hot water
	Fair	49.10	Block or brick, standard sash, asphalt shingle roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Forced air
D Masonry Veneer	Excellent	89.90	Face brick, stone veneer, good wood or steel frame and roof	Good plaster, paper, paneling, good detail, hardwood, carpet	Good lighting, many outlets, some special plumbing fixtures	Heat pump system
	Good	71.30	Good brick veneer and fenestration, good roof structure and roofing	Good plaster or drywall, painted hardwood, vinyl composition, carpet	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	57.30	Brick veneer, some ornamentation, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, few extras and handicap units	Hot water
	Fair	49.05	Brick veneer, little trim, standard sash, asphalt shingle	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Forced air
D	Excellent	87.50	Best stucco or siding, brick and stone trim, heavy basic structure	Good plaster, paper, paneling, good detail, hardwood, carpet	Good lighting, many outlets, some special plumbing fixtures	Heat pump system
	Good	69.40	Good stucco/siding, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	55.80	Stucco or siding, some trim, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting/plumbing, few extras and handicap units	Hot water
	Fair	47.65	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Forced air
	Low cost	42.20	Low-cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting/plumbing per code	Electric base-board
S	Good	66.75	Good sandwich panels on pre-engineered frame, good fenestration	Gypsum board and plastics, carpet and vinyl composition	Good lighting/plumbing, some extras, emergency call system	Package A.C.
	Average	53.75	Sandwich panels, adequate fenestration	Drywall, carpet, vinyl composition	Adequate lighting/plumbing, few extras and handicap units	Hot water
CDS[†]	Finished basement	23.95	Finished interior, add for saunas, pools, bars and equipment	Gypsum board ceiling, vinyl composition tile, or sheet vinyl	Adequate lighting/plumbing	None
	Unfin. bsmt.	16.90	Few partitions, little or no finish	Unfin. ceiling, slab, storage only	Minimum lighting/plumbing	None
	Average pkg. bsmt.	19.85	Unfinished interior	Plaster/drywall ceiling, concrete floor, striping, stops	Adequate lighting, floor drains, sprinklers not included	Ventilation
	Low-cost pkg. bsmt.	16.05	Partially exposed, some ornamentation, unfinished interior	Finished ceiling, concrete slab, striping, stops	Minimum lighting, drains, sprinklers not included	None

[†]For fire-resistant Type I basements, with concrete slab separation under Class C, D or S units, add \$4.35 per square foot. For basement apartments, use 80% of comparable above ground units. For semi-basement apartments, use 90%.

MULTIPLE RESIDENCES – SENIOR CITIZEN

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

1	<p>BUILT-IN APPLIANCES: For individual listing, see Segregated costs, Section SEG 2.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 15%;">LOW</th> <th style="width: 15%;">AVG.</th> <th style="width: 15%;">GOOD</th> <th style="width: 15%;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Allowance (if not itemized)</td> <td>\$845</td> <td>\$1,075</td> <td>\$1,360</td> <td>\$1,735</td> </tr> </tbody> </table> <p>FIREPLACES: For each additional opening using the same chimney, add 30% to 50%. Multiples with basements, add 40% to extend the foundation to the basement level.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 15%;">COST RANGE</th> </tr> </thead> <tbody> <tr> <td>One-story</td> <td>\$1,875 – \$6,100</td> </tr> <tr> <td>Two-stories</td> <td>2,375 – 7,325</td> </tr> <tr> <td>Three-stories</td> <td>2,900 – 8,525</td> </tr> </tbody> </table> <p>ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$35,250 to \$55,500. For detailed costs, see Section UIP 8. For basement elevator stops add \$4,050 to \$6,475 per stop.</p>		LOW	AVG.	GOOD	EXCL.	Allowance (if not itemized)	\$845	\$1,075	\$1,360	\$1,735	TYPE	COST RANGE	One-story	\$1,875 – \$6,100	Two-stories	2,375 – 7,325	Three-stories	2,900 – 8,525	<p>SPRINKLERS: Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sq. Ft.</th> <th style="width: 10%;">LOW</th> <th style="width: 10%;">AVG.</th> <th style="width: 10%;">GOOD</th> <th style="width: 10%;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td>\$2.20</td> <td>\$2.85</td> <td>\$3.60</td> <td>\$4.60</td> </tr> <tr> <td>5,000</td> <td>2.05</td> <td>2.60</td> <td>3.30</td> <td>4.20</td> </tr> <tr> <td>10,000</td> <td>1.85</td> <td>2.30</td> <td>2.90</td> <td>3.70</td> </tr> <tr> <td>20,000</td> <td>1.65</td> <td>2.10</td> <td>2.60</td> <td>3.25</td> </tr> <tr> <td>30,000</td> <td>1.55</td> <td>1.95</td> <td>2.40</td> <td>3.05</td> </tr> <tr> <td>50,000</td> <td>1.45</td> <td>1.80</td> <td>2.20</td> <td>2.75</td> </tr> <tr> <td>75,000</td> <td>1.35</td> <td>1.70</td> <td>2.05</td> <td>2.55</td> </tr> <tr> <td>100,000</td> <td>1.30</td> <td>1.60</td> <td>1.95</td> <td>2.40</td> </tr> </tbody> </table> <p>CARPORTS: See Garages – Residential cost page.</p> <p>BALCONIES: Exterior balconies generally cost 1/4 to 1/2 of the final base cost per square foot of the building or they may be computed from the Segregated or Unit-in-Place costs.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$2.20	\$2.85	\$3.60	\$4.60	5,000	2.05	2.60	3.30	4.20	10,000	1.85	2.30	2.90	3.70	20,000	1.65	2.10	2.60	3.25	30,000	1.55	1.95	2.40	3.05	50,000	1.45	1.80	2.20	2.75	75,000	1.35	1.70	2.05	2.55	100,000	1.30	1.60	1.95	2.40
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4	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 10%;">Total Area Sq. Ft.</th> <th rowspan="2" style="width: 10%;">Basement</th> <th colspan="13" style="text-align: center;">NUMBER OF UNITS*</th> <th rowspan="2" style="width: 10%;">Total Area Sq. Ft.</th> </tr> <tr> <th style="width: 5%;">4</th> <th style="width: 5%;">6</th> <th style="width: 5%;">8</th> <th style="width: 5%;">10</th> <th style="width: 5%;">12</th> <th style="width: 5%;">16</th> <th style="width: 5%;">20</th> <th style="width: 5%;">30</th> <th style="width: 5%;">40</th> <th style="width: 5%;">50</th> <th style="width: 5%;">60</th> <th style="width: 5%;">80</th> <th style="width: 5%;">100</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4,000</td> <td style="text-align: center;">1.08</td> <td style="text-align: center;">.98</td> <td style="text-align: center;">1.05</td> <td style="text-align: center;">1.13</td> <td style="text-align: center;">1.21</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td style="text-align: center;">----</td> <td 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For instance, a building with 120 units and 400 square feet per unit, use 100 units and 40,000 Sq. Ft. for a multiplier of 1.18. Do not use basement factors with basement apartment living units.</p>	Total Area Sq. Ft.	Basement	NUMBER OF UNITS*													Total Area Sq. Ft.	4	6	8	10	12	16	20	30	40	50	60	80	100	4,000	1.08	.98	1.05	1.13	1.21	----	----	----	----	----	----	----	----	----	4,000	5,000	1.05	.95	1.00	1.06	1.13	1.19	----	----	----	----	----	----	----	----	5,000	10,000	.98	.89	.91	.94	.97	1.00	1.06	1.12	----	----	----	----	----	----	10,000	12,000	.96	----	.90	.92	.94	.97	1.02	1.07	1.20	----	----	----	----	----	12,000	16,000	.93	----	.88	.90	.91	.93	.96	1.00	1.10	1.20	----	----	----	----	16,000	20,000	.91	----	----	.88	.89	.90	.93	.96	1.03	1.11	1.20	----	----	----	20,000	30,000	.87	----	----	----	.87	.89	.91	.95	1.00	1.05	1.10	1.22	----	----	30,000	40,000	----	----	----	----	----	.87	.88	.91	.95	.98	1.02	1.10	1.18	----	40,000	50,000	----	----	----	----	----	.86	.89	.92	.94	.97	1.03	1.10	----	----	50,000	60,000	----	----	----	----	----	.87	.89	.92	.94	.99	1.04	----	----	----	60,000	80,000	----	----	----	----	----	.85	.87	.88	.90	.93	.97	----	----	----	80,000	100,000	----	----	----	----	----	.85	.86	.87	.90	.93	----	----	----	----	100,000
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5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.