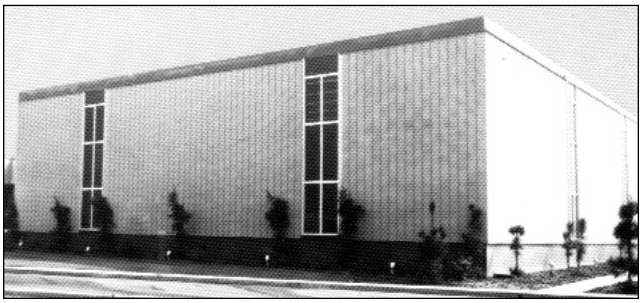
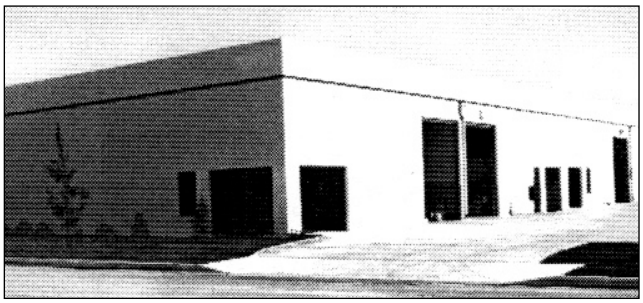
WAREHOUSES – DISTRIBUTION



GOOD CLASS C



LOW/AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These buildings are designed with large areas to accommodate the breakdown and shipment of small lots of materials and goods. They have more plumbing and lighting than storage warehouses in order to service the large personnel load.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Heating and ventilation sufficient to protect goods from freezing or other forms of spoilage. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, material-handling equipment or dock levelers.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	$73.35	Ornamental concrete, brick, or metal/glass panels, office front	Plaster or drywall with partitions, distribution areas, fin. ceilings, vaults	*Good lighting, plumbing, rest-rooms for personnel	Hot water
	Average	55.35	Brick on block or tile, concrete panels, good fenestration	Painted walls, offices and distribution areas	*Reading-level lighting and adequate plumbing	Space heaters
B	Good	69.85	Ornamental concrete, brick, or metal/glass panels, office front	Plaster or drywall with partitions, distribution areas, fin. ceilings, vaults	*Good lighting, plumbing, adequate restrooms	Hot water
	Average	52.35	Brick on block or tile, concrete panels, good fenestration	Painted walls, offices and distribution areas	*Reading-level lighting, adequate plumbing	Space heaters
A-B	Storage basement	32.75	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
	Good stor-age mezz.	35.70	In building cost	Metal grating on good steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost
	Avg. stor-age mezz.	17.20	In building cost	Metal deck and concrete on good steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost
C	Excellent	73.70	Brick, metal/glass, ornamental facades and fenestration	Completely finished, drugs, food, or bonded storage, large offices	High-level lighting and good plumbing	Package A.C.
	Good	50.40	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Reading-level lighting, adequate plumbing	Forced air
	Average	34.60	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished offices and distribution areas, hardened slab	Good lighting, adequate plumbing	Space heaters
	Low cost	24.80	Block, tilt-up, very plain, light construction	Unfinished, shell type, adequate offices, partitioned areas	Adequate lighting, plumbing fixtures	Space heaters
D	Good	46.45	Good wood frame with stucco or siding, some ornamentation	Some good offices and distribution areas	Reading-level lighting, adequate plumbing	Forced air
	Average	31.80	Stucco or siding on wood, good fenestration	Small office, partitions and distribution areas	Good lighting, adequate plumbing	Space heaters
DPOLE	Average	27.95	Good pole frame, metal siding	Distribution areas, small offices	Adequate lighting/plumbing	Space heaters
	Low cost	20.25	Wood pole frame, metal siding	Unfinished, adequate offices, partitioned areas	Adequate lighting, plumbing fixtures	Space heaters
S	Excellent	65.60	Heavy steel frame, sandwich panels, good ornamentation	Completely finished, drugs, food, or bonded storage, large offices	High-level lighting and good plumbing	Package A.C.
	Good	44.35	Good steel frame, siding and fenestration	Some good offices and interior fi nish, distribution areas	Reading-level lighting, adequate plumbing	Forced air
	Average	30.10	Rigid steel frame and siding	Distribution areas, small offices	Adequate lighting/plumbing	Space heaters
	Low cost	21.50	Pre-eng. frame, plain shell	Adequate office, partitioned areas	Adequate lighting/plumbing	Space heaters
CDS	Storage basement†	21.85	Reinforced concrete, unfinished interior	Unfinished storage area, some partitions	Minimum lighting and drains	None
	Avg. stor. mezz.	14.80	In building cost	Heavy plywood or plank on wood or light steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost
	Low stor. mezz.	11.05	In building cost	Light storage on plywood, minimum supports, no soffit	Minimum lighting	Included in building cost

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

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

WAREHOUSES – DISTRIBUTION

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 service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.

Classes A/B	Sq. Ft. Costs
Good	$1.75
Average	1.40

ELEVATOR STOPS: For basement or mezzanine elevator stops, add $4,275 to $6,475 per stop.

A small passenger elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs $35,250 to $55,500.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
5,000	$2.05	$2.65	$3.50	4.55
10,000	1.85	2.35	3.10	4.00
20,000	1.65	2.15	2.75	3.50
30,000	1.55	2.00	2.55	3.25
40,000	1.50	1.90	2.45	3.10
50,000	1.45	1.85	2.35	2.95
80,000	1.35	1.70	2.15	2.70
100,000	1.30	1.65	2.05	2.60
200,000	1.20	1.45	1.85	2.30

DOCK HEIGHT FLOORS: Add $1.50 to $3.35 per square foot to base cost of first floor.

Loading docks, see Page CAL 244.

2

HEATING AND COOLING

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

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard	$3.15	Package A.C. (short ductwork)	$ 6.85	Central refrigeration (zoned)	$5.95
Electric wall heaters	1.35	Warm and cool air (zoned)	9.05	package (short ductwork)	4.05
Forced air furnace	3.45	Hot/chilled water (zoned)	15.10	Central evaporative	2.70
Hot water	6.15	Heat pump system	8.05	Pkg. refrig.	$1,180 to $1,540 per ton capacity
Space heaters, with fan	1.60			Evap. coolers	$160 to $270 per MCFM capacity
radiant	1.90				
Steam (including boiler)	5.50	Small indiv. heat pumps cost $1,125 to $1,510		**VENTILATION ONLY**	
without boiler	4.65	per ton of rated capacity.		Vent. (blowers/ducts)	$1.05

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.88	20	1.13	45	1.78
10	.92	22	1.18	50	1.93
12	.96	24	1.23	55	2.07
14	1.00 (base)	30	1.38	60	2.22
16	1.04	35	1.51	70	2.53
18	1.08	40	1.65	80	2.84

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 300	400	500	600	800	1000	1200	1400	1600	1800	2000	2200	2400	3000	Average Floor Area Sq. Ft./Story
5,000	1.07	1.16	1.24	1.32	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	**5,000**
10,000	.95	.99	1.03	1.07	1.16	-----	-----	-----	-----	-----	-----	-----	-----	-----	**10,000**
15,000	-----	.94	.97	.99	1.05	1.10	-----	-----	-----	-----	-----	-----	-----	-----	**15,000**
20,000	-----	-----	.94	.95	.99	1.03	1.07	-----	-----	-----	-----	-----	-----	-----	**20,000**
25,000	-----	-----	.92	.93	.96	.99	1.02	-----	-----	-----	-----	-----	-----	-----	**25,000**
30,000	-----	-----	-----	.92	.94	.97	.99	1.02	-----	-----	-----	-----	-----	-----	**30,000**
40,000	-----	-----	-----	.90	.92	.94	.95	.97	.99	-----	-----	-----	-----	-----	**40,000**
50,000	-----	-----	-----	.89	.90	.92	.93	.95	.96	-----	-----	-----	-----	-----	**50,000**
80,000	-----	-----	-----	-----	.88	.89	.90	.91	.92	.93	.94	.95	-----	-----	**80,000**
100,000	-----	-----	-----	-----	-----	.87	.87	.88	.89	.90	.91	.92	.93	-----	**100,000**
200,000	-----	-----	-----	-----	-----	-----	-----	.85	.86	.86	.87	.87	.88	.89	**200,000**
400,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	.85	.85	.85	.86	**400,000**

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

WAREHOUSES – MEGA (STORAGE/DISTRIBUTION)

OCCUPANCY DESCRIPTION: Typically 200,000 to over 1,000,000 square feet, designed for major regional distribution and storage centers. They include an amount of office and personnel suport space commensurate with the quality of the building (typically 1 to 5 percent). Support areas typically have plaster or drywall interior partitions and finished ceilings. The better qualities have large cafeterias and kitchens.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Heating and ventilation sufficient to protect goods from freezing or other forms of spoilage.

NOT INCLUDED IN COSTS: Sprinklers, material-handling equipment, dock levelers or site improvements.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	$49.30	Glulam or steel frame, decorative block or tilt-up, elastomeric roof	Plaster or drywall, some masonry partitions, good offices, cafeteria	Good lighting and plumbing, kitchen	Space heaters
	Average	32.40	Open steel or wood frame, block or tilt-up, good roof	Painted walls, finished offices and break room, good flat slab	Adequate lighting, good plumbing fixtures, food service	Space heaters
	Low cost	21.55	Large tilt-up, light panelized const., built-up roof, exposed insulation	Painted walls or unfinished, small offices, hardened slab	Adequate lighting and plumbing, some extras	Space heaters
	Cheap	17.65	Tilt-up, very large shell type	Unfinished, bulk storage, few offices	Minimum lighting and plumbing	Space heaters
S	Good	45.75	Heavy steel frame, insulated panels, good facade, some trim	Plaster or drywall, partitioned, good offices, cafeteria	Good lighting and plumbing, kitchen	Space heaters
	Average	31.35	Good steel frame, siding and fenestration, bar or web joints	Some good offices, interior finish and floor, break room, good flat slab	Adequate lighting, good plumbing fixtures, food service	Space heaters
	Low cost	21.70	Rigid steel frame, good metal siding and roof, exposed insulation	Unfinished, small offices, hardened slab	Adequate lighting and plumbing, some extras	Space heaters
	Cheap	15.20	Steel frame, siding, large shell type	Unfinished, bulk storage, few offices	Minimum lighting and plumbing	Space heaters

WAREHOUSES – MEGA (STORAGE/DISTRIBUTION)

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

1

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
100,000	$1.30	$1.65	$2.05	$2.60
200,000	1.20	1.45	1.85	2.30
300,000	1.10	1.40	1.70	2.10
400,000	1.05	1.30	1.60	2.00
500,000	1.02	1.27	1.55	1.90
600,000	1.00	1.25	1.50	1.85
700,000	.97	1.23	1.48	1.80
800,000	.95	1.20	1.45	1.75
1,000,000	.90	1.15	1.40	1.70
1,200,000	.88	1.12	1.35	1.64
1,500,000	.85	1.07	1.29	1.58

DOCK HEIGHT FLOORS: Add $1.15 to $1.50 per square foot to base cost of first floor.
Loading docks, see Page CAL 244.

2

HEATING AND COOLING

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

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard	$3.90	Package A.C. (short ductwork)	$ 8.45	Central refrigeration (zoned)	$7.30
Electric wall heaters	1.65	Warm and cool air (zoned)	11.15	package (short ductwork)	5.00
Forced air furnace	4.25	Hot/chilled water (zoned)	18.60	Central evaporative	3.30
Hot water	7.55	Heat pump system	9.90	Pkg. refrig.	$1,180 to $1,540 per ton capacity
Space heaters, with fan	1.95	with ground loop heat	12.00	Evap. coolers	$160 to $270 per MCFM capacity
radiant	2.35				
Steam (including boiler)	6.75	Small indiv. heat pumps cost $1,125 to $1,510		**VENTILATION ONLY**	
without boiler	5.70	per ton of rated capacity.		Vent. (blowers/ducts)	$1.30

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
14	.81	24	1.00 (base)	50	1.57
16	.85	30	1.12	55	1.69
18	.88	35	1.23	60	1.81
20	.92	40	1.34	70	2.06
22	.96	45	1.45	80	2.31

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 1000	1200	1400	1600	2000	2400	2600	3000	3500	4000	5000	6000	7000	8000	Average Floor Area, Sq. Ft./Story
100,000	.86	.87	.88	.89	.91	.92	.93	.95	-----	-----	-----	-----	-----	-----	**100,000**
200,000	-----	.84	.85	.86	.86	.87	.88	.89	.90	.91	-----	-----	-----	-----	**200,000**
300,000	-----	-----	.83	.84	.85	.85	.86	.86	.87	.88	.88	-----	-----	-----	**300,000**
400,000	-----	-----	-----	.83	.84	.84	.85	.85	.86	.86	.87	.88	-----	-----	**400,000**
500,000	-----	-----	-----	.83	.83	.84	.84	.85	.85	.86	.86	.87	-----	-----	**500,000**
600,000	-----	-----	-----	-----	-----	.83	.84	.84	.85	.85	.86	.86	.87	-----	**600,000**
700,000	-----	-----	-----	-----	-----	-----	.83	.84	.84	.85	.85	.86	.86	.87	**700,000**
800,000	-----	-----	-----	-----	-----	-----	-----	.83	.84	.84	.85	.85	.86	.86	**800,000**
900,000	-----	-----	-----	-----	-----	-----	-----	.83	.83	.84	.84	.85	.85	.86	**900,000**
1,000,000	-----	-----	-----	-----	-----	-----	-----	.82	.83	.84	.84	.85	.85	.86	**1,000,000**
1,200,000	-----	-----	-----	-----	-----	-----	-----	-----	.82	.83	.83	.84	.84	.85	**1,200,000**
1,500,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.83	.83	.83	.84	.84	**1,500,000**

NOTE: For larger buildings, enter the table by taking half the area and half the perimeter.

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

WAREHOUSES – MINI

AVERAGE CLASS C

AVERAGE CLASS S

OCCUPANCY DESCRIPTION: Mini-warehouses are subdivided into cubicles of generally small size and are designed primarily to be rented for noncommercial storage. The interior cubicles are divided with either masonry, metal or wood frame walls. Drywall is a common interior finish on the framed walls. They are typically built with slab floors and have some electrical in each unit. This occupancy also has minimum plumbing with no heating.

High-rise Mini-warehouses are multistory warehouses subdivided into cubicles of generally small size and are designed primarily to be rented for noncommercial storage. They will include some office/living space at the better qualities. The density of storage cubicles and ancillary support facilities will influence cost level.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Elevators are included in high-rise structures only.

NOT INCLUDED IN COSTS: Sprinklers, security equipment or yard improvements.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	$29.65	Brick, block or tilt-up, many doors	Subdivided cubicles, good security partitions, office-apartment	Elect. outlets and lighting in each space, minimum plumbing	None
	Average	22.15	Block, tilt-up, light construction	Subdivided into cubicles, mixed sizes, unfinished slab, small office	Adequate electrical service per space, minimum water	None
	Low cost	16.55	Low-cost block, tilt-up, light roof, low-cost door entries	Subdivided into large cubicles, light slab, no support facilities	Minimum electrical service	None
D	Good	28.30	Stucco, siding or brick veneer, many doors	Subdivided cubicles, good security partitions, office-apartment	Elect. outlets and lighting in each space, minimum plumbing	None
	Average	21.15	Wood frame and stucco or wood	Subdivided into cubicles, mixed sizes, unfinished slab, small office	Adequate electrical service per space, minimum water	None
	Low cost	15.85	Low-cost stucco or siding, low-cost door entries	Subdivided into large cubicles, light slab, no support facilities	Minimum electrical service	None
DPOLE	Good	25.30	Good pole frame, metal siding, many doors	Subdivided cubicles, good security partitions, office-apartment	Elect. outlets and lighting in each space, minimum plumbing	None
	Average	18.85	Wood pole frame, metal siding	Subdivided into cubicles, mixed sizes, unfinished slab, small office	Adequate electrical service per space, minimum water	None
	Low cost	14.05	Pole frame, metal siding, low-cost door entries	Subdivided into large cubicles, light slab, no support facilities	Minimum electrical service	None
S	Good	26.35	Pre-engineered frame, insulated, many doors	Subdivided cubicles, good security partitions, office-apartment	Elect. outlets and lighting in each space, minimum plumbing	None
	Average	19.65	Light steel frame and metal siding	Subdivided into cubicles, mixed sizes, unfinished slab, small office	Adequate electrical service per space, minimum water	None
	Low cost	14.70	Light steel frame, siding, low-cost door entries	Subdivided into large cubicles, light slab, no support facilities	Minimum electrical service	None
	Cheap	10.90	Light steel frame, siding and doors	Extra large only; all cubes >300 sq. ft.	Minimum electrical only	None

HIGH-RISE MINI-WAREHOUSES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Average	$38.60	Brick, block, concrete, some metal and glass	Subdivided cubicles, good security partitions, office/apartment	*Good outlets and lighting, minimum plumbing	Ventilation
C	Good	37.55	Brick, block or tilt-up, metal and glass, good trim	Subdivided cubicles, good security partitions, office/apartment	*Good outlets and lighting, minimum plumbing	Ventilation
	Average	28.65	Block, tilt-up, some metal and glass trim	Subdivided into cubicles, mixed sizes, unfinished slab, adequate office	*Adequate electrical service, minimum plumbing	Ventilation
D	Good	35.25	Brick veneer, stucco, EIFS, metal and glass trim	Subdivided cubicles, good security partitions, office/apartment	*Good outlets and lighting, minimum plumbing	Ventilation
S	Good	33.60	Pre-engineered frame, good sandwich panels	Subdivided cubicles, good security partitions, office/apartment	*Good outlets and lighting, minimum plumbing	Ventilation

WAREHOUSES – MINI

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 service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.

High-Rise All Classes	Sq. Ft. Costs
Good	$1.45
Average	1.10

ELEVATORS: A small passenger or freight elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs $35,250 to $55,500.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
5,000	$2.05	$2.65	$3.50	$4.55
10,000	1.85	2.35	3.10	4.00
15,000	1.75	2.25	2.85	3.70
20,000	1.65	2.15	2.75	3.50
40,000	1.50	1.90	2.45	3.10

For load-bearing parking roofs, add $3.75 per square foot. Access ramps cost $15.00 to $27.00 per square foot of ramp.

DOCK HEIGHT FLOORS: Add $1.50 to $3.35 per square foot to base cost of first floor.

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	$2.80	Package A.C. (short ductwork)	$ 6.05	Central refrigeration (zoned)	$5.25
Electric wall heaters	1.20	Warm and cool air (zoned)	8.00	package (short ductwork)	3.60
Forced air furnace	3.05	Hot/chilled water (zoned)	13.35	Central evaporative	2.40
Hot water	5.45	Heat pump system	7.10	Pkg. refrig.	$1,180 to $1,540 per ton capacity
Space heaters, with fan	1.40			Evap. coolers	$160 to $270 per MCFM capacity
radiant	1.70				
Steam (including boiler)	4.85	Small indiv. heat pumps cost $1,125 to $1,510		**VENTILATION ONLY**	
without boiler	4.10	per ton of rated capacity.		Vent. (blowers/ducts)	$ .95

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	1.00 (base)	16	1.18
10	1.04	18	1.23
12	1.08	20	1.28
14	1.13		

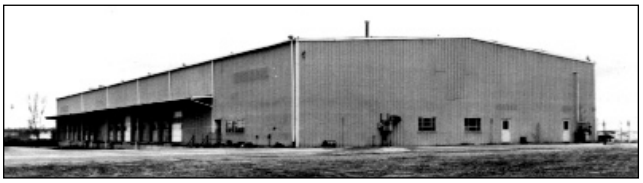
4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 100	150	200	250	300	400	450	500	600	700	800	900	1000	1200	Average Floor Area Sq. Ft./Story
1,000	1.25	1.47	1.68	1.89	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	**1,000**
2,000	-----	1.15	1.25	1.36	1.47	1.68	-----	-----	-----	-----	-----	-----	-----	-----	**2,000**
3,000	-----	1.04	1.11	1.18	1.25	1.40	-----	-----	-----	-----	-----	-----	-----	-----	**3,000**
4,000	-----	-----	1.04	1.09	1.15	1.25	1.31	-----	-----	-----	-----	-----	-----	-----	**4,000**
5,000	-----	-----	-----	1.04	1.08	1.17	1.21	1.25	1.34	-----	-----	-----	-----	-----	**5,000**
6,000	-----	-----	-----	1.00	1.04	1.11	1.15	1.18	1.25	-----	-----	-----	-----	-----	**6,000**
8,000	-----	-----	-----	-----	.98	1.04	1.07	1.09	1.15	1.20	1.25	-----	-----	-----	**8,000**
10,000	-----	-----	-----	-----	.95	.99	1.02	1.04	1.08	1.13	1.17	-----	-----	-----	**10,000**
12,000	-----	-----	-----	-----	.92	.96	.98	1.00	1.04	1.08	1.11	-----	-----	-----	**12,000**
15,000	-----	-----	-----	-----	-----	.93	.95	.96	.99	1.02	1.05	1.08	-----	-----	**15,000**
18,000	-----	-----	-----	-----	-----	-----	.93	.94	.97	.99	1.02	1.04	1.06	1.11	**18,000**
20,000	-----	-----	-----	-----	-----	-----	-----	.92	.95	.97	.99	1.02	1.04	1.08	**20,000**

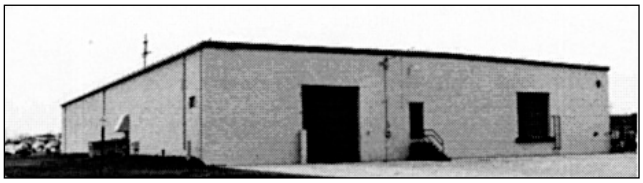
Use average of both area and perimeter to enter table (i.e., gross area and perimeter divided by number of buildings).

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

WAREHOUSES – STORAGE



AVERAGE CLASS S



LOW-COST/AVERAGE CLASS C

OCCUPANCY DESCRIPTION: These buildings are designed for storage. An amount of office space, typically 3 to 12 percent, commensurate with the quality of the building is included in the structure. They may be built in all classes of construction. Typically, they have plaster or drywall interior partitions and may have some finished ceilings. The better qualities have small office fronts with ornamental materials at the front elevation, while lower-cost structures are plain with very little, if any, ornamentation.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Heating and ventilating facilities are sufficient to protect goods from freezing and other spoilage. Elevators are included in costs designated with an asterisk (*).

NOT INCLUDED IN COSTS: Sprinklers, special climate-control equipment, dock levelers or material-handling equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A	Good	$62.65	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, some finished ceilings	*Good lighting, plumbing, adequate restrooms	Hot water
	Average	45.75	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters
	Low cost	36.05	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters
B	Good	59.15	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, finished ceilings in most areas	*Good lighting, plumbing, adequate restrooms	Hot water
	Average	42.75	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters
	Low cost	33.55	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters
A-B	Storage basement	32.75	Reinforced concrete, unfinished interior	Unfinished storage areas, some partitions	Minimum lighting and plumbing, drains	None
	Good storage mezz.	35.70	In building cost	Metal grating on good steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost
	Avg. storage mezz.	17.20	In building cost	Metal deck and concrete on good steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost
C	Excellent	65.90	Brick, concrete, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.
	Good	42.40	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Good lighting, adequate plumbing	Space heaters
	Average	29.80	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished office, hardened slab	Adequate lighting, low-cost plumbing fixtures	Space heaters
	Low cost	21.15	Block, cheap brick, tilt-up, light construction	Unfinished, small office, shell type, minimum code	Minimum lighting and plumbing	Space heaters
CMILL	Good	58.30	Mill-type construction, brick walls, wood or steel trusses	Plaster walls, masonry partitions, painted trusses	*Good lighting, adequate plumbing	Steam
	Average	40.25	Mill-type construction, brick and block, wood trusses	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters
D	Good	39.25	Heavy wood frame, wood or stucco siding	Heavy slab or mill-type floors	Good lighting, adequate plumbing	Space heaters
	Average	27.50	Stucco on wood frame, wood trusses	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters
	Low cost	19.45	Stucco or siding on wood	Unfinished, slab, utility type, minimum office	Minimum lighting and plumbing	Space heaters
DPOLE	Average	23.60	Pole frame, good metal siding, insulated	Small office, some finish, slab	Adequate lighting, little plumbing	Space heaters
	Low cost	16.75	Pole frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters
S	Excellent	59.35	Heavy steel frame, insulated panels, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.
	Good	37.40	Good steel frame, siding and fenestration	Some good office, interior finish and floor	Good lighting, adequate plumbing	Space heaters
	Average	26.00	Rigid steel frame, siding	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters
	Low cost	18.25	Pre-eng. frame, metal siding	Unfin. utility type, light slab, min. office	Minimum lighting and plumbing	Space heaters
CDS†	Storage basement	21.85	Reinforced concrete, unfinished interior	Unfinished storage area	Minimum lighting and drains	None
	Avg. stor. mezz.	14.80	In building cost	Heavy plywood or plank on wood or light steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost
	Low stor. mezz.	11.05	In building cost	Light storage on plywood, minimum supports, no soffit	Minimum lighting	Included in building cost

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

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

WAREHOUSES – STORAGE

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 service elevators are marked with an asterisk (*). If the building under consideration has no elevators, deduct the following from the base costs so marked. For detailed costs see Section UIP 8.

Classes A/B/C_{MILL}	Sq. Ft. Costs
Good	$1.70
Average	1.40
Low cost	1.10

ELEVATOR STOPS: For basement or mezzanine elevator stops, add $4,275 to $6,475 per stop.

A small freight elevator with simple call system and push-button control, four-passenger cab, and two or three stops, costs $35,250 to $55,500.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
5,000	$2.05	$2.65	$3.50	$4.55
10,000	1.85	2.35	3.10	4.00
20,000	1.65	2.15	2.75	3.50
30,000	1.55	2.00	2.55	3.25
40,000	1.50	1.90	2.45	3.10
50,000	1.45	1.85	2.35	2.95
80,000	1.35	1.70	2.15	2.70
100,000	1.30	1.65	2.05	2.60
200,000	1.20	1.45	1.85	2.30

DOCK HEIGHT FLOORS: Add $1.50 to $3.35 per square foot to base cost of first floor.
Loading docks, see Page CAL 244.

2

HEATING AND COOLING

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

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard	$3.15	Package A.C. (short ductwork)	$ 6.85	Central refrigeration (zoned)	$5.95
Electric wall heaters	1.35	Warm and cool air (zoned)	9.05	package (short ductwork)	4.05
Forced air furnace	3.45	Hot/chilled water (zoned)	15.10	Central evaporative	2.70
Hot water	6.15	Heat pump system	8.05	Pkg. refrig.	$1,125 to $1,510 per ton capacity
Space heaters, with fan	1.60			Evap. coolers	$160 to $270 per MCFM capacity
radiant	1.90				
Steam (including boiler)	5.50	Small indiv. heat pumps cost $1,125 to $1,510		**VENTILATION ONLY**	
without boiler	4.65	per ton of rated capacity.		Vent. (blowers/ducts)	$1.05

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.88	20	1.13	45	1.78
10	.92	22	1.18	50	1.93
12	.96	24	1.23	55	2.07
14	1.00 (base)	30	1.38	60	2.22
16	1.04	35	1.51	70	2.53
18	1.08	40	1.65	80	2.84

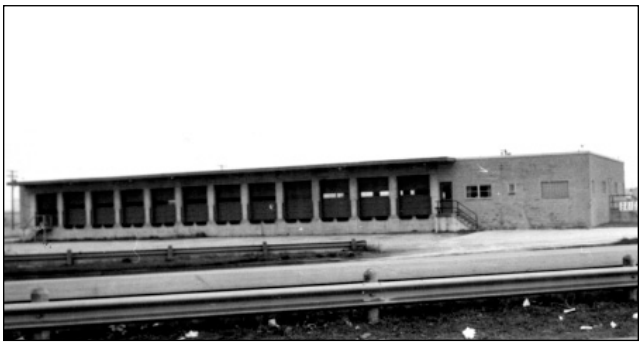
4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 300	400	500	600	800	1000	1200	1400	1600	1800	2000	2200	2400	3000	Average Floor Area Sq. Ft./Story
5,000	1.08	1.17	1.25	1.34	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	**5,000**
10,000	.95	.99	1.04	1.08	1.17	-----	-----	-----	-----	-----	-----	-----	-----	-----	**10,000**
15,000	-----	.94	.97	.99	1.05	1.11	-----	-----	-----	-----	-----	-----	-----	-----	**15,000**
20,000	-----	-----	.93	.95	.99	1.04	1.08	-----	-----	-----	-----	-----	-----	-----	**20,000**
25,000	-----	-----	.91	.92	.96	.99	1.03	-----	-----	-----	-----	-----	-----	-----	**25,000**
30,000	-----	-----	-----	.91	.93	.96	.99	1.02	-----	-----	-----	-----	-----	-----	**30,000**
40,000	-----	-----	-----	.88	.90	.92	.95	.97	.99	-----	-----	-----	-----	-----	**40,000**
50,000	-----	-----	-----	.88	.89	.90	.92	.94	.96	.98	.99	-----	-----	-----	**50,000**
80,000	-----	-----	-----	-----	-----	.87	.88	.89	.90	.91	.92	.94	-----	-----	**80,000**
100,000	-----	-----	-----	-----	-----	.86	.86	.87	.88	.89	.90	.91	.92	-----	**100,000**
200,000	-----	-----	-----	-----	-----	-----	-----	.84	.85	.85	.86	.86	.87	.88	**200,000**

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

WAREHOUSES – TRANSIT

AVERAGE CLASS S



AVERAGE CLASS C

OCCUPANCY DESCRIPTION: This occupancy is designed for temporary closed storage, freight segregation and loading. Most commonly built with either masonry, wood frame or steel frame walls. The interiors have some finished offices and driver areas. Lighting and plumbing, although adequate to service the personnel, are not excessive or ornate.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Heating and ventilation are sufficient to protect stored goods and materials from freezing or other forms of spoilage. Costs include dock height floors.

NOT INCLUDED IN COSTS: Elevators, sprinklers, dock-leveling equipment or special material-handling facilities.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	$66.45	Brick or block, best tilt-up, good overhead doors	Good finished office, drivers' rest areas, dock-height floor	Good lighting, plumbing for transient drivers	Forced air
	Average	46.60	Block, good tilt-up, overhead doors	Some finished office, drivers' rest areas, dock-height floor	Adequate lighting, plumbing for transient drivers	Space heaters
D	Average	43.00	Wood frame, siding or stucco	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters
DPOLE	Average	39.60	Wood pole frame, metal siding	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters
S	Good	58.10	Heavy steel frame and siding, good overhead doors	Good finished office, drivers' rest areas, dock-height floor	Good lighting, plumbing for transient drivers	Forced air
	Average	40.55	Steel frame and siding	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters
CDS	Storage basement	21.85	Reinforced concrete, unfinished interior	Finished storage area	Minimum lighting and drains	None

WAREHOUSES – TRANSIT

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

AUTOMATIC DOCK LEVELERS: Cost $3,750 to $8,000 each.

See Section UIP 15 for greater detail.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
5,000	$2.05	$2.65	$3.50	$4.55
10,000	1.85	2.35	3.10	4.00
15,000	1.75	2.25	2.85	3.70
20,000	1.65	2.15	2.75	3.50
30,000	1.55	2.00	2.55	3.25
40,000	1.50	1.90	2.45	3.10
50,000	1.45	1.85	2.35	2.95
80,000	1.35	1.70	2.15	2.70
100,000	1.30	1.65	2.05	2.60
150,000	1.25	1.55	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.

HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . .	$3.15	Package A.C. (short ductwork)	$ 6.85	Central refrigeration (zoned)	$5.95
Electric wall heaters	1.35	Warm and cool air (zoned)	9.05	package (short ductwork)	4.05
Forced air furnace	3.45	Hot/chilled water (zoned)	15.10	Central evaporative	2.70
Hot water	6.15	Heat pump system	8.05	Pkg. refrig. . $1,180 to $1,540 per ton capacity	
Space heaters, with fan	1.60			Evap. coolers . $160 to $270 per MCFM capacity	
radiant	1.90				
Steam (including boiler)	5.50	Small indiv. heat pumps cost $1,125 to $1,510		**VENTILATION ONLY**	
without boiler	4.65	per ton of rated capacity.		Vent. (blowers/ducts)	$1.05

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	.89	20	1.13
10	.92	22	1.18
12	.96	24	1.23
14	1.00 (base)	26	1.28
16	1.04	28	1.33
18	1.09	30	1.38

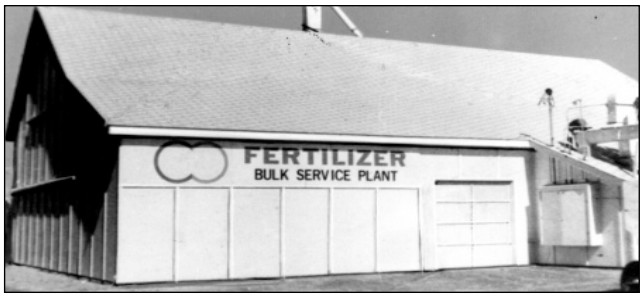
4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 300	350	400	450	500	550	600	700	800	900	1000	1200	1500	2000	Average Floor Area Sq. Ft./Story
5,000	1.07	1.12	1.16	1.20	1.24	1.28	-----	-----	-----	-----	-----	-----	-----	-----	**5,000**
10,000	-----	.97	.99	1.01	1.03	1.05	1.07	1.12	1.16	-----	-----	-----	-----	-----	**10,000**
15,000	-----	-----	.94	.95	.97	.98	.99	1.02	1.05	1.07	-----	-----	-----	-----	**15,000**
20,000	-----	-----	-----	-----	.93	.94	.95	.97	.99	1.01	1.03	1.07	-----	-----	**20,000**
25,000	-----	-----	-----	-----	-----	.92	.93	.94	.96	.98	.99	1.03	-----	-----	**25,000**
30,000	-----	-----	-----	-----	-----	-----	.91	.93	.94	.95	.97	.99	1.03	-----	**30,000**
40,000	-----	-----	-----	-----	-----	-----	-----	.90	.91	.92	.93	.95	.98	1.03	**40,000**
50,000	-----	-----	-----	-----	-----	-----	-----	.89	.90	.90	.91	.93	.95	.99	**50,000**
60,000	-----	-----	-----	-----	-----	-----	-----	-----	.89	.89	.90	.91	.93	.97	**60,000**
70,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.88	.89	.90	.92	.95	**70,000**
80,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	.88	.89	.91	.93	**80,000**
100,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	.87	.88	.89	.91	**100,000**

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

WAREHOUSES – MISCELLANEOUS STORAGE BUILDINGS

AVERAGE S FLATHOUSE STORAGE



CLASS D BULK FETILIZER STORAGE

OCCUPANCY DESCRIPTION: Flathouses are large grain storage structures.

Bulk oil storage buildings provide for the temporary closed storage of bulk oil drums and include a dock-height floor. Interiors are basically unfinished, with adequate sparkproof lighting fixtures, but no plumbing.

Fertilizer storage buildings provide for the blending and distribution of dry fertilizers in bulk or bag. Bag structures include dock-height floors.

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

NOT INCLUDED IN COSTS: Sprinklers, heating and special storage and handling equipment are not included.

SQUARE FOOT COST TABLE

FLATHOUSE STORAGE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	$30.35	Steel truss, good concrete, metal/composition shingle roof	Heavy-duty floor, grain, storage, etc.	Good wiring and lighting	None
	Average	21.15	Concrete walls, light roof	Good concrete slab	Adequate electric service	None
D	Good	25.00	Heavy wood frame, siding or stucco, sheathing	Finished walls, heavy-duty concrete slab and stem wall	Good wiring and lighting	None
	Average	16.90	Post frame, siding or stucco, bulkheads	Finished walls, good slab, grain storage	Adequate wiring and lighting	None
DPOLE	Good	21.80	Heavy laminated frame, metal siding, sheathing	Sealed walls, heavy-duty concrete slab and stem wall	Good wiring and lighting	None
	Average	15.30	Post frame and truss, metal siding, sheathing, bulkheads	Lined walls, good slab, grain storage	Adequate wiring and lighting	None
S	Good	22.95	Heavy steel frame and truss, heavy steel panels	Heavy concrete slab and stem wall, grain, storage, etc.	Good wiring and lighting	None
	Average	16.10	Steel frame and truss, heavy steel panels, bulkheads	Good concrete slab, grain storage	Adequate wiring and lighting	None
SSLANT WALL	Good	21.55	Heavy steel slant frame and truss, heavy steel panels	Heavy concrete slab and stem wall, grain, storage, etc.	Good wiring and lighting	None
	Average	15.10	Steel frame and truss, heavy steel panels, bulkheads	Good concrete slab, grain storage	Adequate wiring and lighting	None

BULK OIL STORAGE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
D	Average	$22.25	Heavy wood frame, roof, stucco/ wood siding, plywood skirting	Unfinished, concrete or plank dock-height floor	Rigid conduit, sparkproof fixtures, no plumbing	None
DPOLE	Average	20.55	Metal siding on poles, sheathing, metal skirting	Unfinished, concrete or plank dock-height floor	Rigid conduit, sparkproof fixtures, no plumbing	None
S	Average	20.75	Steel frame, siding and sheathing, steel skirting	Unfinished, concrete or plank dock-height floor	Rigid conduit, sparkproof fixtures, no plumbing	None

BAG FERTILIZER STORAGE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
D	Average	$24.30	Heavy wood frame, composition roof, wood siding/skirting	Concrete or built-up wood dock-height floor, sealed, few partitions	Rigid conduit, sparkproof fixtures, no plumbing	None
DPOLE	Average	22.70	Metal siding on poles, sheathing, metal skirting	Concrete or built-up wood dock-height floor, sealed, few partitions	Rigid conduit, sparkproof fixtures, no plumbing	None
S	Average	22.80	Pre-engineered frame, siding and sheathing, steel skirting	Concrete or built-up wood dock-height floor, sealed, few partitions	Rigid conduit, sparkproof fixtures, no plumbing	None

BULK FERTILIZER STORAGE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Average	$30.65	Wall-bearing block/concrete, wood trusses, driveway	Heavy bins, concrete slab, small finished office, blend area	Rigid conduit, sparkproof fixtures, some plumbing	None
D	Average	28.25	Heavy wood frame, roof, wood siding, driveway	Heavy bins, concrete slab, small finished office, blend area	Rigid conduit, sparkproof fixtures, some plumbing	None
DPOLE	Average	26.05	Metal siding on poles, wood sheathing, driveway	Heavy bins, concrete slab, small finished office, blend area	Rigid conduit, sparkproof fixtures, some plumbing	None
S	Average	27.00	Steel frame, siding and sheathing, driveway	Heavy bins, concrete slab, small finished office, blend area	Rigid conduit, sparkproof fixtures, some plumbing	None

WAREHOUSES – MISCELLANEOUS STORAGE BUILDINGS

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

1

Loading platforms cost $9.55 to $12.30 per square foot; add $250 for steps.

SPRINKLERS: Apply to sprinklered area.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
1,000	$2.60	$3.40	$4.65	$6.15
2,500	2.25	3.00	3.95	5.20
5,000	2.05	2.65	3.50	4.55
7,500	1.90	2.40	3.25	4.20
10,000	1.85	2.35	3.10	4.00
15,000	1.75	2.25	2.85	3.70
20,000	1.65	2.15	2.75	3.50
40,000	1.50	1.90	2.45	3.10

DOCK-HEIGHT FLOORS: Add $1.50 to $3.35 per square foot to the base cost of the first floor.

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 . .	$2.90	Package A.C. (short ductwork)	$6.30	Central refrigeration (zoned)	$5.50
Electric wall heaters	1.25			package (short ductwork)	4.10
Forced air furnace	3.20			Central evaporative	2.50
Hot water, baseboard/converter	5.85				
Steam, including broiler	5.05				
without boiler	4.30				
Space heaters, with fan	1.60				
radiant	1.80			**VENTILATION ONLY**	
Wall or floor furnace	1.45			Vent. (blowers/ducts)	$ .95

3

HEIGHT REFINEMENTS

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

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

Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
7	.94	12	1.04	20	1.19
8	.96	13	1.06	22	1.23
9	.98	14	1.08	24	1.27
10	1.00 (base)	16	1.12	28	1.35
11	1.02	18	1.15	32	1.42

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Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER 100	125	150	200	250	300	350	400	500	600	700	800	900	1000	Average Floor Area Sq. Ft./Story
1,000	1.04	1.11	1.18	1.30	1.42	-----	-----	-----	-----	-----	-----	-----	-----	-----	**1,000**
2,000	.91	.95	.98	1.04	1.11	1.18	1.24	-----	-----	-----	-----	-----	-----	-----	**2,000**
3,000	-----	.89	.91	.96	1.00	1.04	1.09	1.13	-----	-----	-----	-----	-----	-----	**3,000**
4,000	-----	-----	.88	.91	.95	.98	1.01	1.04	1.11	1.18	-----	-----	-----	-----	**4,000**
5,000	-----	-----	-----	.88	.91	.94	.96	.99	1.04	1.10	1.15	-----	-----	-----	**5,000**
8,000	-----	-----	-----	-----	.86	.88	.89	.91	.95	.98	1.01	1.04	-----	-----	**8,000**
10,000	-----	-----	-----	-----	-----	.86	.87	.88	.91	.94	.96	.99	1.02	-----	**10,000**
15,000	-----	-----	-----	-----	-----	-----	.84	.85	.87	.89	.90	.92	.94	.96	**15,000**
20,000	-----	-----	-----	-----	-----	-----	-----	.83	.84	.86	.87	.88	.90	.91	**20,000**
25,000	-----	-----	-----	-----	-----	-----	-----	.82	.83	.84	.85	.86	.87	.88	**25,000**
30,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.83	.84	.85	.86	.87	**30,000**
40,000	-----	-----	-----	-----	-----	-----	-----	-----	-----	.82	.82	.83	.84	.84	**40,000**

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.