

# SINGLE - FAMILY DETACHED SPECIFICATIONS

CLASS BC

The materials listed below are typical of a Class BC house. Variations from these specifications can be found. Substitute materials of equivalent price and quality may be used in place of the materials listed below. The pricing examples and the adjustments and additions section contain types of variations which normally require adjustments. **NOTE:** The single family sections, include base interior wall height of 8 feet for each floor. For each foot of variation, add to or deduct from that portion of the residence *base cost only*: 4% for all residence exterior masonry walls, including brick and stone veneers; 3% for siding exterior walls. See Page 4 for further information and calculations.

## EXTERIOR WALLS: either A or B

- A) WOOD FRAME with siding of:  
Aluminum  
Wood  
Vinyl  
Brick veneer  
BASIC WALL STRUCTURE includes:  
Building paper  
25/32" insulation board  
2" x 4" studs, 16" o.c. or  
(alternate) 2" x 6" studs, 24" o.c.  
3 1/2" or 6" batt insulation  
Skim coat plaster on 1/2" drywall  
Interior surface painted, two coats  
Two exterior doors  
Two aluminum storm and screen doors
- B) MASONRY CONSTRUCTION  
Stucco on 8" concrete block  
Rigid insulation board  
Skim coat plaster on 1/2" drywall on furring  
Interior surface painted, two coats  
Two exterior doors  
Two aluminum storm and screen doors

## WINDOWS: (12% of wall area)

Wood double-hung w/ aluminum storms/screens  
or vinyl-clad, double-pane insulating glass

## ROOF:

4/12 pitch  
290# asphalt shingle  
Felt  
5/8" plywood  
2" x 6" rafters, 16" o.c.  
2'-0" overhang and soffit  
Gutters and downspouts

## INTERIOR PARTITIONS AND FINISH:

8' high walls  
Skim coat plaster on 1/2" drywall  
Painted, two coats, two sides  
2" x 4" studs, 16" o.c.  
Hardwood trim  
Panel doors  
Closet shelving

## FLOOR FINISH:

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

## CEILING:

Skim coat plaster on 1/2" drywall  
Painted, two coats  
8" insulation  
2" x 8" joists, 16" o.c.

## EXCAVATION:

11-course basement

## BASEMENT WALLS:

11-course, 12" concrete block  
8" x 24" footings  
Waterproofing  
Perimeter insulations  
Drain tile, one side

## BASEMENT FLOOR:

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

## FLOOR CONSTRUCTION:

Felt lining  
5/8" plywood  
2" x 10" joists, 16" o.c.  
Bridging  
8" steel I-beam  
4" diameter steel posts

## HEATING AND AIR CONDITIONING:

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

## ELECTRIC:

150-Ampere, 110/220-Volt system  
Romex wiring  
Unfinished area, Non metallic

## PLUMBING:

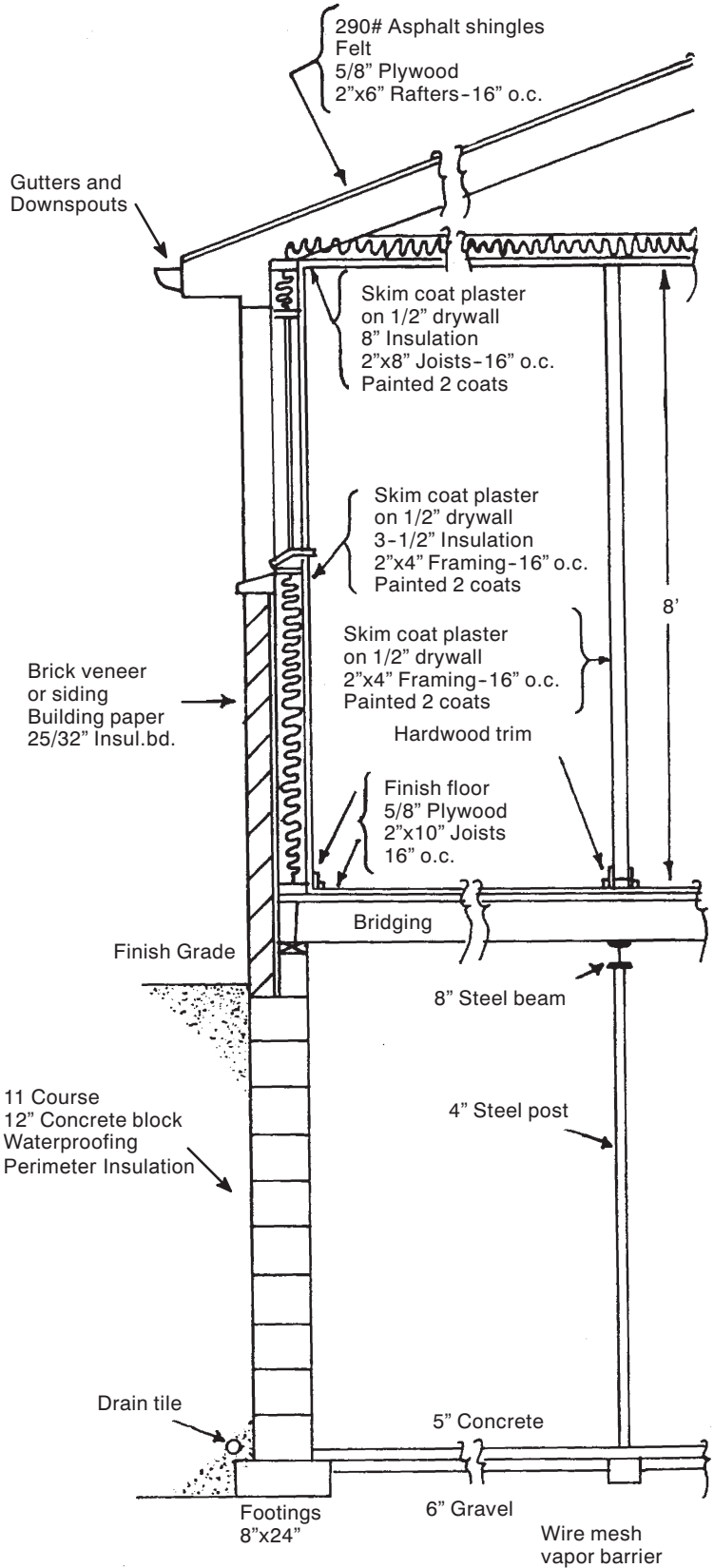
White fixtures:  
One lavatory  
One water closet  
One bathtub with shower  
One double-compartment kitchen sink  
One double-compartment laundry tub  
One 50-gallon water heater  
One floor drain

## BUILT-IN UNITS:

Wood veneer kitchen cabinets:  
18' base with laminated plastic tops  
11' wall mounted, 30" high  
8' wall mounted, 18" high  
Vanity cabinet  
Open-riser basement stairs

CLASS BC





**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	146.17	163.15	151.02	-5.67	-30.90	-35.21	400
450	144.75	161.18	149.36	-5.48	-29.66	-34.03	450
500	143.49	159.43	147.90	-5.32	-28.59	-33.01	500
550	142.36	157.86	146.59	-5.17	-27.66	-32.11	550
600	141.34	156.45	145.40	-5.04	-26.84	-31.31	600
650	140.40	155.16	144.32	-4.93	-26.10	-30.59	650
700	139.54	153.97	143.32	-4.82	-25.44	-29.94	700
750	138.75	152.87	142.40	-4.73	-24.83	-29.35	750
800	138.01	151.86	141.54	-4.64	-24.28	-28.81	800
850	137.31	150.91	140.74	-4.56	-23.78	-28.31	850
900	136.66	150.02	139.99	-4.48	-23.31	-27.84	900
950	136.05	149.18	139.29	-4.41	-22.87	-27.41	950
1000	135.47	148.39	138.62	-4.35	-22.47	-27.01	1000
1050	134.93	147.64	137.99	-4.29	-22.09	-26.63	1050
1100	134.41	146.93	137.39	-4.23	-21.74	-26.27	1100
1150	133.91	146.26	136.82	-4.17	-21.40	-25.93	1150
1200	133.44	145.61	136.28	-4.12	-21.09	-25.62	1200
1250	132.99	145.00	135.76	-4.07	-20.79	-25.32	1250
1300	132.56	144.41	135.27	-4.03	-20.51	-25.03	1300
1350	132.14	143.85	134.79	-3.98	-20.24	-24.76	1350
1400	131.75	143.31	134.33	-3.94	-19.99	-24.50	1400
1450	131.36	142.79	133.89	-3.90	-19.75	-24.25	1450
1500	130.99	142.29	133.47	-3.86	-19.52	-24.01	1500
1550	130.64	141.81	133.06	-3.83	-19.29	-23.79	1550
1600	130.30	141.34	132.67	-3.79	-19.08	-23.57	1600
1650	129.96	140.89	132.29	-3.76	-18.88	-23.36	1650
1700	129.64	140.46	131.92	-3.73	-18.68	-23.16	1700
1750	129.33	140.04	131.56	-3.69	-18.50	-22.97	1750
1800	129.03	139.63	131.21	-3.66	-18.32	-22.78	1800
1850	128.74	139.23	130.88	-3.64	-18.14	-22.60	1850
1900	128.45	138.85	130.55	-3.61	-17.98	-22.43	1900
1950	128.18	138.48	130.24	-3.58	-17.81	-22.26	1950
2000	127.91	138.11	129.93	-3.55	-17.66	-22.10	2000
2050	127.64	137.76	129.63	-3.53	-17.51	-21.94	2050
2100	127.39	137.42	129.34	-3.50	-17.36	-21.79	2100
2150	127.14	137.08	129.05	-3.48	-17.22	-21.64	2150
2200	126.90	136.76	128.78	-3.46	-17.08	-21.49	2200
2250	126.66	136.44	128.51	-3.43	-16.95	-21.35	2250
2300	126.43	136.13	128.24	-3.41	-16.82	-21.22	2300
2350	126.21	135.83	127.99	-3.39	-16.69	-21.09	2350
2400	125.99	135.53	127.73	-3.37	-16.57	-20.96	2400
2450	125.77	135.24	127.49	-3.35	-16.45	-20.83	2450
2500	125.56	134.96	127.25	-3.33	-16.34	-20.71	2500
2550	125.35	134.68	127.01	-3.31	-16.23	-20.59	2550
2600	125.15	134.41	126.78	-3.29	-16.12	-20.48	2600
2650	124.96	134.15	126.56	-3.27	-16.01	-20.37	2650
2700	124.76	133.89	126.34	-3.26	-15.91	-20.26	2700
2750	124.57	133.63	126.12	-3.24	-15.81	-20.15	2750
2800	124.39	133.39	125.91	-3.22	-15.71	-20.04	2800
2850	124.20	133.14	125.70	-3.21	-15.61	-19.94	2850
2900	124.02	132.90	125.50	-3.19	-15.52	-19.84	2900
2950	123.85	132.67	125.30	-3.17	-15.43	-19.74	2950
3000	123.68	132.44	125.10	-3.16	-15.34	-19.65	3000

# SQUARE FOOT COSTS

**CLASS BC  
1+ STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	154.36	172.29	159.47	-5.67	-30.90	-35.21	400
450	152.81	170.16	157.68	-5.48	-29.66	-34.03	450
500	151.45	168.27	156.10	-5.32	-28.59	-33.01	500
550	150.22	166.58	154.68	-5.17	-27.66	-32.11	550
600	149.11	165.05	153.40	-5.04	-26.84	-31.31	600
650	148.10	163.66	152.22	-4.93	-26.10	-30.59	650
700	147.16	162.38	151.15	-4.82	-25.44	-29.94	700
750	146.30	161.20	150.15	-4.73	-24.83	-29.35	750
800	145.50	160.10	149.23	-4.64	-24.28	-28.81	800
850	144.75	159.07	148.36	-4.56	-23.78	-28.31	850
900	144.04	158.11	147.55	-4.48	-23.31	-27.84	900
950	143.38	157.21	146.79	-4.41	-22.87	-27.41	950
1000	142.75	156.36	146.07	-4.35	-22.47	-27.01	1000
1050	142.16	155.56	145.39	-4.29	-22.09	-26.63	1050
1100	141.60	154.79	144.74	-4.23	-21.74	-26.27	1100
1150	141.06	154.06	144.13	-4.17	-21.40	-25.93	1150
1200	140.55	153.37	143.54	-4.12	-21.09	-25.62	1200
1250	140.06	152.71	142.98	-4.07	-20.79	-25.32	1250
1300	139.59	152.08	142.44	-4.03	-20.51	-25.03	1300
1350	139.15	151.47	141.93	-3.98	-20.24	-24.76	1350
1400	138.71	150.89	141.44	-3.94	-19.99	-24.50	1400
1450	138.30	150.33	140.96	-3.90	-19.75	-24.25	1450
1500	137.90	149.79	140.51	-3.86	-19.52	-24.01	1500
1550	137.52	149.27	140.06	-3.83	-19.29	-23.79	1550
1600	137.14	148.77	139.64	-3.79	-19.08	-23.57	1600
1650	136.78	148.29	139.23	-3.76	-18.88	-23.36	1650
1700	136.44	147.82	138.83	-3.73	-18.68	-23.16	1700
1750	136.10	147.37	138.45	-3.69	-18.50	-22.97	1750
1800	135.77	146.93	138.07	-3.66	-18.32	-22.78	1800
1850	135.46	146.50	137.71	-3.64	-18.14	-22.60	1850
1900	135.15	146.09	137.36	-3.61	-17.98	-22.43	1900
1950	134.85	145.69	137.02	-3.58	-17.81	-22.26	1950
2000	134.56	145.30	136.69	-3.55	-17.66	-22.10	2000
2050	134.27	144.92	136.36	-3.53	-17.51	-21.94	2050
2100	134.00	144.55	136.05	-3.50	-17.36	-21.79	2100
2150	133.73	144.19	135.74	-3.48	-17.22	-21.64	2150
2200	133.47	143.84	135.44	-3.46	-17.08	-21.49	2200
2250	133.21	143.50	135.15	-3.43	-16.95	-21.35	2250
2300	132.96	143.16	134.87	-3.41	-16.82	-21.22	2300
2350	132.72	142.84	134.59	-3.39	-16.69	-21.09	2350
2400	132.48	142.52	134.32	-3.37	-16.57	-20.96	2400
2450	132.25	142.21	134.05	-3.35	-16.45	-20.83	2450
2500	132.02	141.90	133.80	-3.33	-16.34	-20.71	2500
2550	131.80	141.61	133.54	-3.31	-16.23	-20.59	2550
2600	131.58	141.32	133.29	-3.29	-16.12	-20.48	2600
2650	131.37	141.03	133.05	-3.27	-16.01	-20.37	2650
2700	131.16	140.75	132.81	-3.26	-15.91	-20.26	2700
2750	130.95	140.48	132.58	-3.24	-15.81	-20.15	2750
2800	130.75	140.21	132.35	-3.22	-15.71	-20.04	2800
2850	130.55	139.95	132.13	-3.21	-15.61	-19.94	2850
2900	130.36	139.69	131.91	-3.19	-15.52	-19.84	2900
2950	130.17	139.44	131.69	-3.17	-15.43	-19.74	2950
3000	129.98	139.19	131.48	-3.16	-15.34	-19.65	3000

**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	168.13	187.66	173.70	-5.67	-30.90	-35.21	400
450	166.49	185.38	171.79	-5.48	-29.66	-34.03	450
500	165.04	183.37	170.11	-5.32	-28.59	-33.01	500
550	163.73	181.56	168.59	-5.17	-27.66	-32.11	550
600	162.55	179.93	167.23	-5.04	-26.84	-31.31	600
650	161.47	178.44	165.98	-4.93	-26.10	-30.59	650
700	160.48	177.08	164.83	-4.82	-25.44	-29.94	700
750	159.56	175.81	163.77	-4.73	-24.83	-29.35	750
800	158.71	174.64	162.78	-4.64	-24.28	-28.81	800
850	157.91	173.54	161.86	-4.56	-23.78	-28.31	850
900	157.16	172.52	160.99	-4.48	-23.31	-27.84	900
950	156.46	171.55	160.18	-4.41	-22.87	-27.41	950
1000	155.79	170.64	159.41	-4.35	-22.47	-27.01	1000
1050	155.16	169.78	158.69	-4.29	-22.09	-26.63	1050
1100	154.56	168.96	158.00	-4.23	-21.74	-26.27	1100
1150	153.99	168.19	157.34	-4.17	-21.40	-25.93	1150
1200	153.45	167.45	156.71	-4.12	-21.09	-25.62	1200
1250	152.93	166.74	156.12	-4.07	-20.79	-25.32	1250
1300	152.43	166.06	155.54	-4.03	-20.51	-25.03	1300
1350	151.95	165.41	154.99	-3.98	-20.24	-24.76	1350
1400	151.49	164.79	154.47	-3.94	-19.99	-24.50	1400
1450	151.05	164.19	153.96	-3.90	-19.75	-24.25	1450
1500	150.63	163.61	153.47	-3.86	-19.52	-24.01	1500
1550	150.22	163.06	153.00	-3.83	-19.29	-23.79	1550
1600	149.82	162.52	152.55	-3.79	-19.08	-23.57	1600
1650	149.44	162.00	152.11	-3.76	-18.88	-23.36	1650
1700	149.07	161.50	151.68	-3.73	-18.68	-23.16	1700
1750	148.71	161.02	151.27	-3.69	-18.50	-22.97	1750
1800	148.36	160.55	150.87	-3.66	-18.32	-22.78	1800
1850	148.02	160.09	150.49	-3.64	-18.14	-22.60	1850
1900	147.70	159.65	150.11	-3.61	-17.98	-22.43	1900
1950	147.38	159.22	149.75	-3.58	-17.81	-22.26	1950
2000	147.07	158.80	149.39	-3.55	-17.66	-22.10	2000
2050	146.77	158.40	149.05	-3.53	-17.51	-21.94	2050
2100	146.47	158.00	148.71	-3.50	-17.36	-21.79	2100
2150	146.19	157.62	148.38	-3.48	-17.22	-21.64	2150
2200	145.91	157.24	148.07	-3.46	-17.08	-21.49	2200
2250	145.63	156.87	147.75	-3.43	-16.95	-21.35	2250
2300	145.37	156.52	147.45	-3.41	-16.82	-21.22	2300
2350	145.11	156.17	147.15	-3.39	-16.69	-21.09	2350
2400	144.85	155.83	146.86	-3.37	-16.57	-20.96	2400
2450	144.61	155.50	146.58	-3.35	-16.45	-20.83	2450
2500	144.36	155.17	146.30	-3.33	-16.34	-20.71	2500
2550	144.13	154.85	146.03	-3.31	-16.23	-20.59	2550
2600	143.89	154.54	145.77	-3.29	-16.12	-20.48	2600
2650	143.67	154.23	145.51	-3.27	-16.01	-20.37	2650
2700	143.44	153.94	145.25	-3.26	-15.91	-20.26	2700
2750	143.22	153.64	145.00	-3.24	-15.81	-20.15	2750
2800	143.01	153.36	144.76	-3.22	-15.71	-20.04	2800
2850	142.80	153.07	144.52	-3.21	-15.61	-19.94	2850
2900	142.59	152.80	144.28	-3.19	-15.52	-19.84	2900
2950	142.39	152.53	144.05	-3.17	-15.43	-19.74	2950
3000	142.19	152.26	143.83	-3.16	-15.34	-19.65	3000

# SQUARE FOOT COSTS

**CLASS BC  
1 1/2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	186.01	204.98	190.33	-5.67	-29.50	-35.96	400
450	183.78	202.04	187.85	-5.48	-28.23	-34.79	450
500	181.81	199.45	185.65	-5.32	-27.15	-33.78	500
550	180.04	197.13	183.69	-5.17	-26.20	-32.88	550
600	178.44	195.04	181.92	-5.04	-25.36	-32.09	600
650	176.98	193.14	180.30	-4.93	-24.62	-31.37	650
700	175.64	191.39	178.82	-4.82	-23.95	-30.72	700
750	174.40	189.78	177.45	-4.73	-23.34	-30.13	750
800	173.25	188.29	176.18	-4.64	-22.79	-29.59	800
850	172.17	186.89	174.99	-4.56	-22.28	-29.09	850
900	171.17	185.59	173.88	-4.48	-21.81	-28.63	900
950	170.22	184.36	172.83	-4.41	-21.38	-28.19	950
1000	169.33	183.21	171.85	-4.35	-20.97	-27.79	1000
1050	168.48	182.12	170.92	-4.29	-20.60	-27.41	1050
1100	167.68	181.08	170.03	-4.23	-20.24	-27.06	1100
1150	166.92	180.10	169.19	-4.17	-19.91	-26.72	1150
1200	166.19	179.16	168.39	-4.12	-19.60	-26.40	1200
1250	165.50	178.27	167.63	-4.07	-19.30	-26.10	1250
1300	164.83	177.41	166.90	-4.03	-19.02	-25.81	1300
1350	164.19	176.59	166.19	-3.98	-18.76	-25.54	1350
1400	163.58	175.81	165.52	-3.94	-18.50	-25.28	1400
1450	163.00	175.05	164.88	-3.90	-18.26	-25.03	1450
1500	162.43	174.33	164.25	-3.86	-18.03	-24.79	1500
1550	161.88	173.63	163.65	-3.83	-17.82	-24.57	1550
1600	161.36	172.95	163.08	-3.79	-17.61	-24.35	1600
1650	160.85	172.30	162.52	-3.76	-17.41	-24.14	1650
1700	160.36	171.67	161.98	-3.73	-17.21	-23.94	1700
1750	159.88	171.06	161.46	-3.69	-17.03	-23.74	1750
1800	159.42	170.47	160.95	-3.66	-16.85	-23.55	1800
1850	158.97	169.90	160.46	-3.64	-16.68	-23.37	1850
1900	158.54	169.35	159.98	-3.61	-16.52	-23.20	1900
1950	158.12	168.81	159.52	-3.58	-16.36	-23.03	1950
2000	157.71	168.29	159.07	-3.55	-16.20	-22.87	2000
2050	157.31	167.78	158.63	-3.53	-16.05	-22.71	2050
2100	156.92	167.28	158.21	-3.50	-15.91	-22.55	2100
2150	156.54	166.80	157.79	-3.48	-15.77	-22.41	2150
2200	156.17	166.33	157.39	-3.46	-15.64	-22.26	2200
2250	155.81	165.88	157.00	-3.43	-15.51	-22.12	2250
2300	155.46	165.43	156.61	-3.41	-15.38	-21.98	2300
2350	155.12	164.99	156.24	-3.39	-15.26	-21.85	2350
2400	154.78	164.57	155.87	-3.37	-15.14	-21.72	2400
2450	154.46	164.15	155.51	-3.35	-15.02	-21.60	2450
2500	154.14	163.75	155.16	-3.33	-14.91	-21.47	2500
2550	153.82	163.35	154.82	-3.31	-14.80	-21.36	2550
2600	153.52	162.96	154.49	-3.29	-14.70	-21.24	2600
2650	153.22	162.58	154.16	-3.27	-14.59	-21.13	2650
2700	152.93	162.21	153.84	-3.26	-14.49	-21.01	2700
2750	152.64	161.85	153.52	-3.24	-14.39	-20.91	2750
2800	152.36	161.49	153.21	-3.22	-14.30	-20.80	2800
2850	152.08	161.14	152.91	-3.21	-14.20	-20.70	2850
2900	151.81	160.80	152.62	-3.19	-14.11	-20.60	2900
2950	151.54	160.46	152.33	-3.17	-14.02	-20.50	2950
3000	151.28	160.13	152.04	-3.16	-13.93	-20.40	3000

**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	214.08	235.91	219.05	-5.67	-29.50	-35.96	400
450	211.41	232.41	216.08	-5.48	-28.23	-34.79	450
500	209.04	229.33	213.46	-5.32	-27.15	-33.78	500
550	206.92	226.57	211.12	-5.17	-26.20	-32.88	550
600	205.00	224.08	209.00	-5.04	-25.36	-32.09	600
650	203.26	221.82	207.07	-4.93	-24.62	-31.37	650
700	201.65	219.74	205.31	-4.82	-23.95	-30.72	700
750	200.17	217.83	203.67	-4.73	-23.34	-30.13	750
800	198.79	216.05	202.15	-4.64	-22.79	-29.59	800
850	197.51	214.39	200.74	-4.56	-22.28	-29.09	850
900	196.31	212.85	199.42	-4.48	-21.81	-28.63	900
950	195.17	211.39	198.17	-4.41	-21.38	-28.19	950
1000	194.11	210.02	197.00	-4.35	-20.97	-27.79	1000
1050	193.10	208.72	195.89	-4.29	-20.60	-27.41	1050
1100	192.14	207.49	194.84	-4.23	-20.24	-27.06	1100
1150	191.23	206.33	193.83	-4.17	-19.91	-26.72	1150
1200	190.36	205.22	192.88	-4.12	-19.60	-26.40	1200
1250	189.53	204.16	191.97	-4.07	-19.30	-26.10	1250
1300	188.74	203.14	191.10	-4.03	-19.02	-25.81	1300
1350	187.98	202.17	190.27	-3.98	-18.76	-25.54	1350
1400	187.25	201.24	189.47	-3.94	-18.50	-25.28	1400
1450	186.55	200.35	188.70	-3.90	-18.26	-25.03	1450
1500	185.87	199.49	187.96	-3.86	-18.03	-24.79	1500
1550	185.22	198.66	187.25	-3.83	-17.82	-24.57	1550
1600	184.60	197.86	186.56	-3.79	-17.61	-24.35	1600
1650	183.99	197.09	185.90	-3.76	-17.41	-24.14	1650
1700	183.40	196.34	185.26	-3.73	-17.21	-23.94	1700
1750	182.83	195.62	184.64	-3.69	-17.03	-23.74	1750
1800	182.29	194.93	184.03	-3.66	-16.85	-23.55	1800
1850	181.75	194.25	183.45	-3.64	-16.68	-23.37	1850
1900	181.23	193.59	182.89	-3.61	-16.52	-23.20	1900
1950	180.73	192.96	182.34	-3.58	-16.36	-23.03	1950
2000	180.24	192.34	181.80	-3.55	-16.20	-22.87	2000
2050	179.77	191.73	181.28	-3.53	-16.05	-22.71	2050
2100	179.31	191.15	180.78	-3.50	-15.91	-22.55	2100
2150	178.86	190.58	180.29	-3.48	-15.77	-22.41	2150
2200	178.42	190.02	179.81	-3.46	-15.64	-22.26	2200
2250	177.99	189.48	179.34	-3.43	-15.51	-22.12	2250
2300	177.57	188.96	178.88	-3.41	-15.38	-21.98	2300
2350	177.16	188.44	178.44	-3.39	-15.26	-21.85	2350
2400	176.76	187.94	178.00	-3.37	-15.14	-21.72	2400
2450	176.38	187.45	177.58	-3.35	-15.02	-21.60	2450
2500	175.99	186.97	177.16	-3.33	-14.91	-21.47	2500
2550	175.62	186.50	176.76	-3.31	-14.80	-21.36	2550
2600	175.26	186.04	176.36	-3.29	-14.70	-21.24	2600
2650	174.90	185.59	175.97	-3.27	-14.59	-21.13	2650
2700	174.55	185.15	175.59	-3.26	-14.49	-21.01	2700
2750	174.21	184.72	175.22	-3.24	-14.39	-20.91	2750
2800	173.88	184.30	174.85	-3.22	-14.30	-20.80	2800
2850	173.55	183.88	174.50	-3.21	-14.20	-20.70	2850
2900	173.22	183.48	174.14	-3.19	-14.11	-20.60	2900
2950	172.91	183.08	173.80	-3.17	-14.02	-20.50	2950
3000	172.60	182.69	173.46	-3.16	-13.93	-20.40	3000



# SQUARE FOOT COSTS

**CLASS BC  
2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	250.31	284.00	259.13	-5.67	-27.68	-36.30	400
450	246.57	278.81	254.89	-5.48	-26.37	-35.13	450
500	243.28	274.25	251.16	-5.32	-25.26	-34.12	500
550	240.34	270.18	247.83	-5.17	-24.29	-33.23	550
600	237.68	266.53	244.83	-5.04	-23.44	-32.43	600
650	235.27	263.21	242.11	-4.93	-22.68	-31.72	650
700	233.05	260.17	239.61	-4.82	-22.00	-31.07	700
750	231.01	257.37	237.31	-4.73	-21.39	-30.48	750
800	229.11	254.78	235.17	-4.64	-20.83	-29.94	800
850	227.35	252.38	233.18	-4.56	-20.32	-29.44	850
900	225.69	250.13	231.33	-4.48	-19.85	-28.98	900
950	224.14	248.02	229.58	-4.41	-19.41	-28.55	950
1000	222.68	246.03	227.94	-4.35	-19.01	-28.14	1000
1050	221.30	244.16	226.39	-4.29	-18.63	-27.76	1050
1100	219.99	242.39	224.92	-4.23	-18.28	-27.41	1100
1150	218.74	240.71	223.52	-4.17	-17.95	-27.07	1150
1200	217.56	239.11	222.20	-4.12	-17.64	-26.75	1200
1250	216.43	237.58	220.93	-4.07	-17.35	-26.45	1250
1300	215.35	236.13	219.72	-4.03	-17.07	-26.16	1300
1350	214.31	234.74	218.56	-3.98	-16.81	-25.89	1350
1400	213.32	233.40	217.45	-3.94	-16.56	-25.63	1400
1450	212.37	232.12	216.39	-3.90	-16.32	-25.38	1450
1500	211.45	230.89	215.36	-3.86	-16.10	-25.14	1500
1550	210.57	229.71	214.38	-3.83	-15.88	-24.92	1550
1600	209.71	228.57	213.43	-3.79	-15.68	-24.70	1600
1650	208.89	227.47	212.51	-3.76	-15.48	-24.49	1650
1700	208.10	226.41	211.62	-3.73	-15.29	-24.28	1700
1750	207.33	225.39	210.77	-3.69	-15.11	-24.09	1750
1800	206.58	224.39	209.94	-3.66	-14.94	-23.90	1800
1850	205.86	223.43	209.13	-3.64	-14.77	-23.72	1850
1900	205.16	222.50	208.35	-3.61	-14.61	-23.54	1900
1950	204.48	221.60	207.60	-3.58	-14.46	-23.38	1950
2000	203.82	220.72	206.86	-3.55	-14.31	-23.21	2000
2050	203.18	219.87	206.15	-3.53	-14.16	-23.05	2050
2100	202.56	219.04	205.46	-3.50	-14.02	-22.90	2100
2150	201.95	218.23	204.78	-3.48	-13.89	-22.75	2150
2200	201.36	217.45	204.12	-3.46	-13.76	-22.61	2200
2250	200.78	216.69	203.48	-3.43	-13.63	-22.46	2250
2300	200.22	215.94	202.86	-3.41	-13.51	-22.33	2300
2350	199.67	215.22	202.25	-3.39	-13.39	-22.19	2350
2400	199.14	214.51	201.65	-3.37	-13.28	-22.07	2400
2450	198.61	213.82	201.07	-3.35	-13.16	-21.94	2450
2500	198.10	213.14	200.50	-3.33	-13.06	-21.82	2500
2550	197.60	212.48	199.95	-3.31	-12.95	-21.70	2550
2600	197.11	211.83	199.40	-3.29	-12.85	-21.58	2600
2650	196.63	211.20	198.87	-3.27	-12.75	-21.47	2650
2700	196.17	210.59	198.35	-3.26	-12.65	-21.35	2700
2750	195.71	209.98	197.85	-3.24	-12.55	-21.25	2750
2800	195.26	209.39	197.35	-3.22	-12.46	-21.14	2800
2850	194.82	208.81	196.86	-3.21	-12.37	-21.04	2850
2900	194.38	208.24	196.38	-3.19	-12.28	-20.93	2900
2950	193.96	207.69	195.91	-3.17	-12.20	-20.84	2950
3000	193.54	207.14	195.45	-3.16	-12.11	-20.74	3000

**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	LOWER LEVEL FINISH ADJUSTMENTS				Ground Area
	Siding	Brick Veneer	Block Walls	20% Finish	40% Finish	60% Finish	80% Finish	
400	197.00	220.49	203.04	-26.70	-17.80	-8.90	0.00	400
450	194.63	217.33	200.38	-26.47	-17.65	-8.82	0.00	450
500	192.54	214.54	198.03	-26.26	-17.51	-8.75	0.00	500
550	190.66	212.05	195.93	-26.07	-17.38	-8.69	0.00	550
600	188.96	209.80	194.03	-25.90	-17.27	-8.63	0.00	600
650	187.42	207.75	192.30	-25.74	-17.16	-8.58	0.00	650
700	186.00	205.87	190.71	-25.60	-17.06	-8.53	0.00	700
750	184.68	204.14	189.24	-25.46	-16.98	-8.49	0.00	750
800	183.46	202.53	187.88	-25.34	-16.89	-8.45	0.00	800
850	182.33	201.03	186.60	-25.22	-16.82	-8.41	0.00	850
900	181.26	199.63	185.41	-25.11	-16.74	-8.37	0.00	900
950	180.26	198.31	184.29	-25.01	-16.67	-8.34	0.00	950
1000	179.31	197.06	183.24	-24.91	-16.61	-8.30	0.00	1000
1050	178.41	195.89	182.24	-24.82	-16.55	-8.27	0.00	1050
1100	177.56	194.78	181.29	-24.73	-16.49	-8.24	0.00	1100
1150	176.75	193.72	180.39	-24.65	-16.43	-8.22	0.00	1150
1200	175.98	192.71	179.53	-24.57	-16.38	-8.19	0.00	1200
1250	175.25	191.75	178.72	-24.50	-16.33	-8.16	0.00	1250
1300	174.54	190.83	177.93	-24.42	-16.28	-8.14	0.00	1300
1350	173.87	189.95	177.18	-24.35	-16.24	-8.12	0.00	1350
1400	173.22	189.10	176.46	-24.29	-16.19	-8.10	0.00	1400
1450	172.60	188.29	175.77	-24.22	-16.15	-8.07	0.00	1450
1500	172.00	187.51	175.10	-24.16	-16.11	-8.05	0.00	1500
1550	171.42	186.76	174.46	-24.10	-16.07	-8.03	0.00	1550
1600	170.86	186.03	173.84	-24.04	-16.03	-8.01	0.00	1600
1650	170.32	185.33	173.24	-23.99	-15.99	-7.99	0.00	1650
1700	169.80	184.65	172.67	-23.93	-15.95	-7.98	0.00	1700
1750	169.30	184.00	172.11	-23.88	-15.92	-7.96	0.00	1750
1800	168.81	183.37	171.56	-23.83	-15.89	-7.94	0.00	1800
1850	168.33	182.75	171.04	-23.78	-15.85	-7.93	0.00	1850
1900	167.87	182.15	170.53	-23.73	-15.82	-7.91	0.00	1900
1950	167.42	181.57	170.03	-23.68	-15.79	-7.89	0.00	1950
2000	166.99	181.01	169.55	-23.64	-15.76	-7.88	0.00	2000
2050	166.57	180.47	169.08	-23.59	-15.73	-7.86	0.00	2050
2100	166.16	179.93	168.63	-23.55	-15.70	-7.85	0.00	2100
2150	165.75	179.41	168.18	-23.51	-15.67	-7.84	0.00	2150
2200	165.36	178.91	167.75	-23.47	-15.65	-7.82	0.00	2200
2250	164.98	178.42	167.33	-23.43	-15.62	-7.81	0.00	2250
2300	164.61	177.94	166.92	-23.39	-15.59	-7.80	0.00	2300
2350	164.25	177.47	166.52	-23.35	-15.57	-7.78	0.00	2350
2400	163.89	177.01	166.12	-23.31	-15.54	-7.77	0.00	2400
2450	163.55	176.57	165.74	-23.28	-15.52	-7.76	0.00	2450
2500	163.21	176.13	165.37	-23.24	-15.49	-7.75	0.00	2500
2550	162.88	175.70	165.00	-23.21	-15.47	-7.74	0.00	2550
2600	162.55	175.28	164.64	-23.17	-15.45	-7.72	0.00	2600
2650	162.23	174.87	164.29	-23.14	-15.43	-7.71	0.00	2650
2700	161.92	174.47	163.95	-23.11	-15.40	-7.70	0.00	2700
2750	161.62	174.08	163.61	-23.07	-15.38	-7.69	0.00	2750
2800	161.32	173.70	163.28	-23.04	-15.36	-7.68	0.00	2800
2850	161.03	173.32	162.96	-23.01	-15.34	-7.67	0.00	2850
2900	160.74	172.95	162.64	-22.98	-15.32	-7.66	0.00	2900
2950	160.46	172.59	162.33	-22.95	-15.30	-7.65	0.00	2950
3000	160.18	172.24	162.02	-22.92	-15.28	-7.64	0.00	3000

# SQUARE FOOT COSTS

**CLASS BC  
TRI-LEVEL**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	203.00	230.73	210.33	-5.67	-29.51	-35.98	400
450	200.30	226.85	207.23	-5.48	-28.25	-34.81	450
500	197.92	223.42	204.49	-5.32	-27.16	-33.79	500
550	195.79	220.37	202.05	-5.17	-26.21	-32.89	550
600	193.87	217.62	199.84	-5.04	-25.38	-32.10	600
650	192.11	215.12	197.83	-4.93	-24.63	-31.38	650
700	190.50	212.84	195.99	-4.82	-23.96	-30.73	700
750	189.02	210.73	194.29	-4.73	-23.35	-30.14	750
800	187.64	208.77	192.71	-4.64	-22.80	-29.60	800
850	186.35	206.96	191.25	-4.56	-22.29	-29.10	850
900	185.14	205.26	189.87	-4.48	-21.82	-28.63	900
950	184.01	203.66	188.58	-4.41	-21.38	-28.20	950
1000	182.94	202.16	187.36	-4.35	-20.98	-27.80	1000
1050	181.93	200.74	186.21	-4.29	-20.60	-27.42	1050
1100	180.97	199.40	185.12	-4.23	-20.25	-27.06	1100
1150	180.06	198.12	184.09	-4.17	-19.91	-26.72	1150
1200	179.20	196.91	183.10	-4.12	-19.60	-26.41	1200
1250	178.37	195.75	182.16	-4.07	-19.31	-26.10	1250
1300	177.57	194.65	181.26	-4.03	-19.03	-25.82	1300
1350	176.82	193.59	180.40	-3.98	-18.76	-25.54	1350
1400	176.09	192.58	179.57	-3.94	-18.51	-25.28	1400
1450	175.39	191.61	178.78	-3.90	-18.27	-25.04	1450
1500	174.71	190.67	178.02	-3.86	-18.04	-24.80	1500
1550	174.06	189.77	177.28	-3.83	-17.82	-24.57	1550
1600	173.44	188.90	176.57	-3.79	-17.61	-24.35	1600
1650	172.83	188.07	175.89	-3.76	-17.41	-24.14	1650
1700	172.25	187.26	175.23	-3.73	-17.22	-23.94	1700
1750	171.68	186.48	174.59	-3.69	-17.03	-23.74	1750
1800	171.13	185.72	173.97	-3.66	-16.85	-23.56	1800
1850	170.60	184.99	173.37	-3.64	-16.68	-23.38	1850
1900	170.09	184.28	172.78	-3.61	-16.52	-23.20	1900
1950	169.59	183.59	172.22	-3.58	-16.36	-23.03	1950
2000	169.10	182.92	171.67	-3.55	-16.20	-22.87	2000
2050	168.63	182.27	171.14	-3.53	-16.06	-22.71	2050
2100	168.17	181.64	170.62	-3.50	-15.91	-22.56	2100
2150	167.72	181.02	170.11	-3.48	-15.77	-22.41	2150
2200	167.28	180.42	169.62	-3.46	-15.64	-22.26	2200
2250	166.85	179.84	169.14	-3.43	-15.51	-22.12	2250
2300	166.44	179.27	168.67	-3.41	-15.38	-21.99	2300
2350	166.03	178.71	168.21	-3.39	-15.26	-21.85	2350
2400	165.64	178.17	167.77	-3.37	-15.14	-21.72	2400
2450	165.25	177.64	167.33	-3.35	-15.02	-21.60	2450
2500	164.87	177.12	166.90	-3.33	-14.91	-21.48	2500
2550	164.50	176.62	166.49	-3.31	-14.80	-21.36	2550
2600	164.14	176.12	166.08	-3.29	-14.70	-21.24	2600
2650	163.78	175.64	165.68	-3.27	-14.59	-21.13	2650
2700	163.44	175.17	165.29	-3.26	-14.49	-21.02	2700
2750	163.10	174.70	164.91	-3.24	-14.39	-20.91	2750
2800	162.76	174.25	164.53	-3.22	-14.30	-20.80	2800
2850	162.44	173.81	164.17	-3.21	-14.20	-20.70	2850
2900	162.12	173.37	163.81	-3.19	-14.11	-20.60	2900
2950	161.80	172.94	163.45	-3.17	-14.02	-20.50	2950
3000	161.49	172.53	163.11	-3.16	-13.93	-20.40	3000

**ADJUSTMENTS AND ADDITIONS**

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

	Number of Stories							
	1	1+	1 1/4	1 1/2	1 3/4	2	Bi	Tri
<b>HEATING SYSTEMS</b>								
Forced-warm-air, without return ducts, deduct . . . . .	-73	-73	-93	-1.10	-1.30	-1.47	-1.47	-1.10
Forced-hot-water/steam, add . . . . .	3.50	3.50	4.43	5.25	6.16	7.00	7.00	5.25
Electric wall heaters, baseboard type, deduct . . . . .	-63	-63	-81	-95	-1.12	-1.27	-1.27	-95
Electric, ceiling radiant, deduct . . . . .	-1.24	-1.24	-1.61	-1.86	-2.23	-2.48	-2.48	-1.86
Electric wall heaters, deduct . . . . .	-3.03	-3.03	-3.83	-4.55	-5.34	-6.06	-6.06	-4.55
Radiant (in-floor), add . . . . .	4.02	4.02	5.08	6.03	7.09	8.04	8.04	6.03
<b>HEATING AND COOLING, COMBINED SYSTEMS</b>								
Forced air, A/C using heating ducts, add . . . . .	3.63	3.63	4.58	5.45	6.40	7.27	7.27	5.45
Heat pump with supplemental heat, add . . . . .	4.54	4.54	5.74	6.81	8.00	9.07	9.07	6.81
Air conditioning only with separate ducts, add . . . . .	7.66	7.66	9.67	11.49	13.49	15.31	15.31	11.49
No heating, deduct . . . . .	-4.97	-4.97	-6.28	-7.45	-8.76	-9.94	-9.94	-7.45

Wood-burning unit added on to furnace: Add \$2,550 to final cost of home. Includes materials and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

**OVERHANGS**

Add per square foot as follows:

Stories	Full Story	3/4	1/2
Siding and block . . . . .	\$78.00	\$55.83	\$32.05
Brick veneer . . . . .	85.35	59.60	33.55

**MASONRY TRIM**

Brick or equal, per sq. ft. of wall area . . . . .	\$ 14.90
Brick, 4' high, per lin. ft. . . . .	59.55
Brick, full 1-story, per lin. ft. . . . .	119.05
Brick, full 2-story, per lin. ft. . . . .	238.10
Stone or equal, per sq. ft. of wall area . . . . .	33.90

**MICHIGAN BASEMENT**

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$3.97 per square foot of basement area.

**PLUMBING, SEWER AND WATER**

Average cost per fixture . . . . .	\$1,590
Extra bath, three fixtures . . . . .	5,000
Two fixtures . . . . .	3,350
Water softener, automatic . . . . .	1,845
Manual . . . . .	1,275
Solar water heating system with panels . . . . .	7,400
No plumbing, deduct . . . . .	9,275
Extra toilet . . . . .	1,605
Extra sink . . . . .	1,030
Separate shower (ceramic tile) . . . . .	2,025
Ceramic tile floor . . . . .	1,060
Ceramic tile wainscotting . . . . .	2,030
Ceramic tile tub alcove . . . . .	675
Bathroom vent fan . . . . .	265

**WATER AND WASTE DISPOSAL**

City water and sewer connections . . . . .	\$2,850
Water well 200 ft. . . . .	8,725
Septic system, 1,000 gallons . . . . .	4,125
2,000 gallons . . . . .	8,100
Locally derived costs should be entered on the front of the residential card.	

**BASEMENT FINISH**

Costs per square foot of floor area:	
Recreation room . . . . .	\$ 20.35
Finished living area . . . . .	39.90
Walk-out, below grade, cost of door . . . . .	1,775
Walk-out, above grade, cost of door . . . . .	2,725

**BUILT-INS**

Appliance allowance, (if not itemized) . . . . .	\$2,960
Cooktop, countertop, four burners . . . . .	905
Dishwasher, built-in . . . . .	875
Garbage disposal . . . . .	270
Heater, bathroom, without fan . . . . .	210
With fan . . . . .	300
Hot tub, with whirlpool, built-in . . . . .	7,080
Hood, range, unvented . . . . .	355
Vented . . . . .	595
Intercom system, master station . . . . .	755
Satellite . . . . .	140
Whirlpool tub (Jacuzzi) . . . . .	8,855
Whirlpool tub when it replaces regular bathtub . . . . .	6,855
Oven, single, built-in . . . . .	1,515
Microwave . . . . .	605
Range, drop in, with standard oven . . . . .	1,270
With self cleaning oven . . . . .	1,815
Sauna with heater and controls . . . . .	7,705
Trash compactor . . . . .	800
Vacuum, central system . . . . .	2,165

**CONVERSION FACTORS: For 2½, 3, and 3½ story Single-family Residences**  
**Multiply the 2 story cost for the equivalent Ground Area by the following factors:**  
 2½ story, use 1.16; 3 story, use 1.36; 3½ story, use 1.52.

# ADJUSTMENTS AND ADDITIONS

**CLASS BC**

**FIREPLACES**

Inside chimney, 1 story .....	\$5,150
1½ and 2 story .....	6,325
add for 2nd fireplace, same stack .....	4,025
Two-sided fireplace .....	7,300
Outside chimney, 1 story .....	6,350
1½ and 2 story .....	7,700
Prefabricated, 1 story .....	2,730
Add if 2 story .....	645
Heat-circulating device .....	690
Raised hearth .....	510
Wood burning stove, free standing permanent .	2,750
Direct-vented (no chimney) gas fireplace .....	3,275

**PORCHES AND DECKS: COMPONENT GUIDE**

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

**CONCRETE FLOOR  
with 42" foundation**

**WOOD FLOOR  
with 42" foundation**

Size for Rates	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN-ENCLOSED PORCH	GLASS-ENCLOSED PORCH	Size for Rates
	CPP	CCP	CSEP	CGEP	WPP	WCP	WSEP	WGEP	
25	23.55	44.95	78.85	112.75	44.35	65.75	99.70	133.57	25
50	20.50	39.65	63.70	86.30	37.15	56.35	80.35	102.94	50
75	19.40	38.00	58.60	77.40	31.45	50.10	70.70	89.49	75
100	18.30	36.35	55.25	72.20	25.80	43.85	62.75	79.68	100
125	17.75	35.55	52.65	67.40	24.35	42.10	59.60	74.67	125
150	17.35	34.85	50.60	63.75	23.25	40.75	56.50	69.66	150
175	16.85	33.80	48.90	61.05	21.85	39.10	54.15	66.39	175
200	16.40	33.35	47.50	58.75	20.75	37.70	51.80	63.11	200
250	15.35	31.65	44.90	55.10	17.75	34.15	47.90	58.26	250
300	14.50	30.35	42.85	52.25	15.65	31.50	44.00	53.42	300
350	14.25	30.05	42.50	51.90	15.60	31.35	43.85	53.23	350
400	14.05	29.80	42.25	51.60	15.50	31.25	43.75	53.08	400
450	13.85	29.60	42.00	51.30	15.45	31.15	43.60	52.93	450
500	13.70	29.40	41.75	51.05	15.40	31.10	43.50	52.81	500
550	13.55	29.20	41.55	50.85	15.40	31.00	43.40	52.70	550
600	13.40	29.05	41.35	50.65	15.35	30.95	43.35	52.59	600
650	13.30	28.90	41.20	50.45	15.30	30.85	43.25	52.50	650
700	13.20	28.75	41.05	50.30	15.25	30.80	43.20	52.42	700

**ADD                      DEDUCT**

**WOOD DECKS**

Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION	For 2-story porches, add 22% for open porches and 60% for enclosed porches. Wood decks include posts on minimal footings, joists, girder, railings, decking, and up to four risers. For additional risers add \$155.00 each. For wood decks with roofs, subtract the platform porch rate from the covered porch rate (at the appropriate size for rates) and add the difference to the appropriate wood deck rate.	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
	25	23.75		-12.80	35.95	28.75	
50	23.10	-9.35	26.70	21.35	29.90	50	
75	22.75	-7.75	22.05	17.64	26.91	75	
100	22.50	-6.80	19.50	15.60	23.15	100	
125	22.30	-6.15	18.50	14.81	22.81	125	
150	22.10	-5.65	17.38	13.91	21.50	150	
175	22.00	-5.30	16.49	13.19	20.45	175	
200	21.85	-4.95	15.85	12.65	19.25	200	
250	21.65	-4.50	14.59	11.67	18.22	250	
300	21.50	-4.15	13.70	10.96	17.17	300	
350	21.40	-3.85	13.00	10.40	16.33	350	
400	21.25	-3.65	12.42	9.93	15.64	400	
450	21.15	-3.45	11.92	9.54	15.06	450	
500	21.05	-3.30	11.50	9.20	14.55	500	
550	21.00	-3.15	11.13	8.90	14.11	550	
600	20.90	-3.00	10.80	8.64	13.71	600	
650	20.85	-2.90	10.51	8.41	13.36	650	
700	20.80	-2.80	10.25	8.20	13.05	700	

**GARAGES: Base costs include electric lighting.**

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick Veneer	Siding	Block	Veneer	Finished Interior	Size in Sq. Ft.
240	48.45	55.45	64.40	53.44	62.55	70.05	8.90	240
308	44.60	50.85	58.75	49.08	57.05	63.80	8.40	308
352	42.65	48.55	55.95	46.89	54.35	60.70	8.10	352
400	40.90	46.45	53.40	44.88	51.85	57.90	7.85	400
440	39.75	45.05	51.70	43.58	50.20	56.00	7.70	440
480	38.75	43.85	50.20	42.42	48.80	54.30	7.55	480
528	37.70	42.55	48.60	41.18	47.25	52.55	7.40	528
576	36.75	41.40	47.20	40.08	45.90	51.00	7.30	576
600	36.30	40.85	46.55	39.58	45.25	50.25	7.25	600
624	35.85	40.35	45.90	39.08	44.65	49.55	7.15	624
800	33.25	37.20	42.05	36.09	40.90	45.20	6.80	800
864	32.75	36.55	41.25	35.47	40.15	44.35	6.75	864
1020	31.60	35.15	39.55	34.18	38.55	42.45	6.55	1020
Common wall deduction for attached garage								
1/2-wall	950	1,150	1,455	1,120	1,385	1,645	-----	1/2-wall
1-wall	1,905	2,365	2,915	2,240	2,770	3,290	-----	1-wall
1 1/2-wall	2,855	3,545	4,370	3,360	4,155	4,935	-----	1 1/2-wall
2-wall	3,805	4,725	5,825	4,475	5,540	6,580	-----	2-wall

No concrete floor, deduct per sq. ft. . . . . -\$6.00  
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated doors, add per square foot of door:  
 Single . . . . . \$5.25      Double . . . . . \$3.90  
 Door opener, radio controlled add . . . . . 500  
 For basement garage, add to residence:  
 1-car . . . . . \$2,100      2-car . . . . . \$2,975  
 1 1/2-car . . . . . 2,550      3-car . . . . . 4,050  
 For pole construction deduct 25% from 18" Foundation, siding rate.

For living area above garage use overhang rates. Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for square footage only.

For storage area above garage, add \$13.15 per square foot (stairway, floorboards, electrical, 6-foot headroom).

**BALCONIES (Airing)**

Costs per square foot of floor area:  
 Wood floors . . . . . \$27.40  
 Cement composition floor . . . . . 39.25  
 Add for roof . . . . . 18.05

**BREEZEWAYS**

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

	Finished Interior	Unfinished Interior
Framed wall, solid . . . . .	\$69.10	\$52.95
Knee wall w/ glass and screen panel . . . . .	82.40	68.10
Screen only . . . . .	52.15	38.95

**CARPORTS**

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

Aluminum, corrugated . . . . .	\$12.85
Composition shingles . . . . .	14.80
Built-up tar and gravel . . . . .	15.55
Wood shingles . . . . .	16.85
Fiberglass . . . . .	12.55

**DRIVES, WALKS AND PATIOS**

Costs per square foot of floor area:

Crushed rock . . . . .	\$ 1.85
Asphalt paving . . . . .	2.69
Asphalt paving w/sealer . . . . .	3.06
Concrete paving 3 1/2" . . . . .	5.65
4" . . . . .	6.07
4" reinforced . . . . .	7.64
5" reinforced . . . . .	8.45
Brick on 2" sand base . . . . .	16.13
Flagstone on 2" sand base . . . . .	19.46
Patio blocks on 2" sand base . . . . .	14.05

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

# ADJUSTMENTS AND ADDITIONS

**CLASS BC**

## GREENHOUSES

The following are average costs per square foot for stock residential even span and lean-to greenhouses. Both greenhouses include a foundation and vents. No electrical, heating, or watering devices are included. The even span is free standing with four walls and a door on the gable end. The lean-to shares one wall with an adjoining building. Use the lump sum adjustment to further refine the cost.

### SQUARE FOOT COSTS: Per square foot of floor area.

AREA SQ. FT.	EVEN SPAN	LEAN-TO
50	\$89.25	\$92.75
100	76.75	76.25
150	70.50	68.75
200	65.75	63.75
250	62.75	59.75
300	60.00	57.25
400	56.50	52.75
600	52.25	47.00
800	48.75	43.75
1,000	46.00	----

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

Professional labor	.....	
Amateur workmanship	.....	-20%
Custom Installation	.....	+25%
Planting benches	.....	\$10.05
Partitions, glazed, per square foot of partition	.....	\$15.60
Not tempered	.....	(base)
Tempered glass	.....	+25%
Tinted glass	.....	+15%
Insulate Glass	.....	+60%
Pipe frame	.....	-25%
Polyethylene Cover	.....	-20%

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

AREA SQ. FT.	PLAIN GABLE END WALL DEDUCTION
50	\$ 340
100	715
150	715
200	895
250	895
300	895
400	1,190
600	1,190
800	1,190
1,000	1,505

For gable end doors, add	.....	\$1,190
Heaters	.....	1,050
Humidifiers	.....	1,210
Coolers	.....	1,640
Ventilating fans	.....	650

## SOLAR ROOMS

The following are average costs per square foot for three-sided lean-to glass solar rooms with curved eaves attached to a permanent structure used for living space or commercial applications. Costs include one end wall door, foundations and vents or windows. Floor, heat, electrical and plumbing are not included.

### SQUARE FOOT COSTS: Per square foot of floor area.

AREA SQ. FT.	COST
50	\$234.75
100	194.75
150	175.75
200	166.25
250	156.00
300	150.00
400	139.00
600	126.75
800	116.00
1,000	110.50

### ADJUSTMENTS

Extra tall bays	.....	+15%
Laminated wood framing	.....	+10%
Straight eaves	.....	-7%
Custom designed	.....	+50%
For corner hips and valleys, add per square ft.	\$46.25	
For decorative lights incorporated into frame members, add per linear foot	.....	27.65
For built-in shades, add per square foot	.....	23.80
For motorized operation, add per operator	.....	1,740

