

SINGLE - FAMILY DETACHED SPECIFICATIONS

CLASS C

The materials listed below are typical of a Class C 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
Cement fiber (asbestos)
Brick veneer

BASIC WALL STRUCTURE includes:

Building paper
1/2" insulation board
2" x 4" studs, 16" o.c. or
(alternate) 2" x 6" studs, 16" o.c.
3 1/2" or 6" batt insulation
1/2" drywall
Interior surface painted, two coats
Two exterior doors
One aluminum storm and screen door

B) MASONRY CONSTRUCTION

Stucco on 8" concrete block
Rigid insulation board
1/2" drywall on furring
Interior surface painted, two coats
Two exterior doors
One aluminum storm and screen

WINDOWS: (12% of wall area)

Wood double hung
Aluminum storm and screen door

ROOF:

4/12 pitch
235# asphalt shingle
Felt
1/2" plywood
2" x 6" rafters, 16" o.c.
1'-0" overhang and soffit
Gutters and downspouts

INTERIOR PARTITIONS AND FINISH:

8' high walls
1/2" drywall, two sides
Painted, two coats, two sides
2" x 4" studs, 16" o.c.
Softwood trim
Flush, hollow-core doors
Closet shelving

FLOOR FINISH:

80% softwood or carpet w/ pad and underlayment
20% vinyl sheet with underlayment

CEILING:

1/2" drywall
Painted, two coats
12" insulation
2" x 8" Joists, 16" o.c.

EXCAVATION:

11 course basement

BASEMENT WALLS:

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

BASEMENT FLOOR:

4" gravel base
4" concrete floor
Vapor barrier

FLOOR CONSTRUCTION:

Felt lining
3/4" plywood
2" x 10" Joists, 16" o.c.
Bridging
8" steel I-beam
3" diameter steel posts

HEATING AND AIR CONDITIONING:

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

ELECTRIC:

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

PLUMBING:

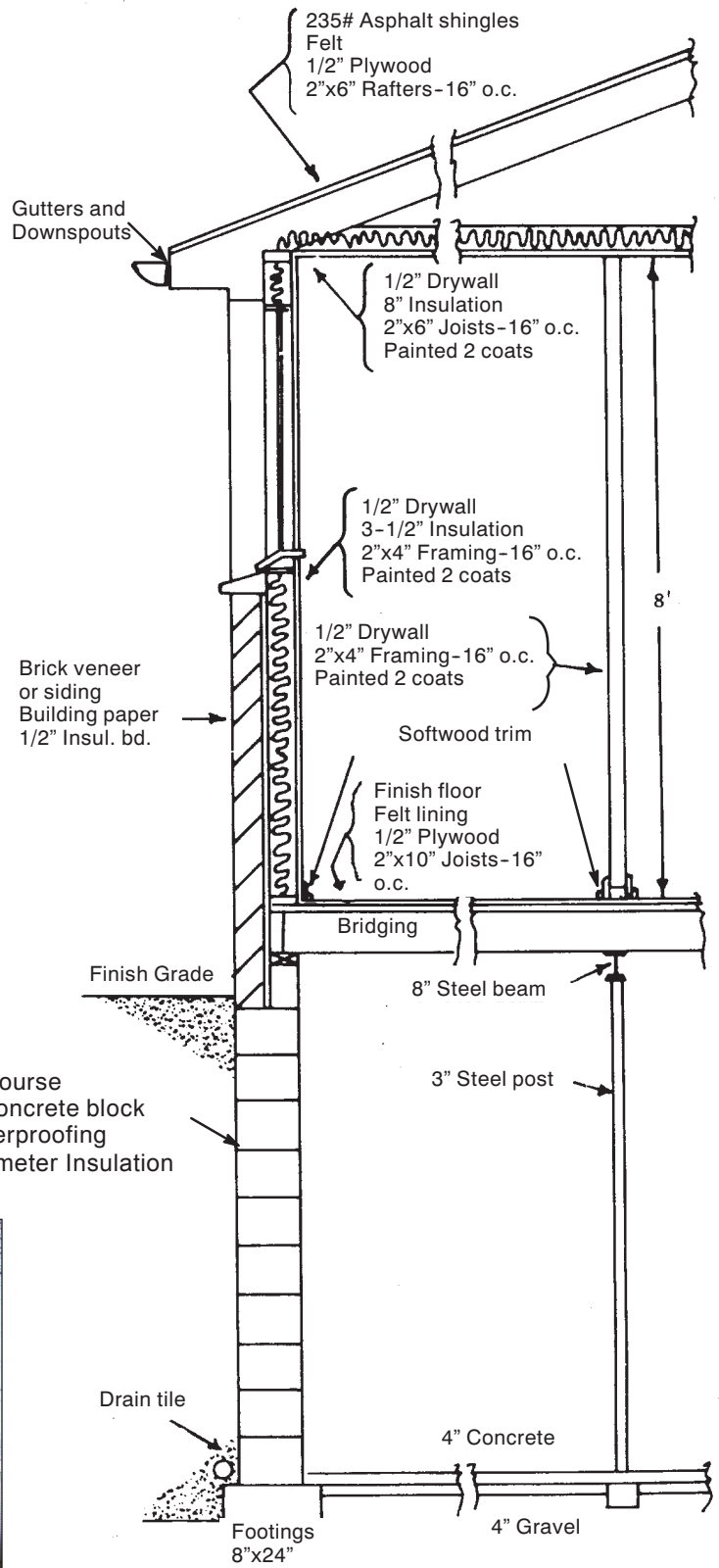
White fixtures:
One lavatory
One water closet
One bathtub with shower
One double-compartment kitchen sink
One double-compartment laundry tub
One 40-gallon water heater
One floor drain

BUILT-IN UNITS:

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

CLASS C





**CLASS C
1 STORY**

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	126.09	137.95	132.27	-2.35	-21.32	-24.33	400
450	124.08	135.46	129.93	-2.28	-20.49	-23.54	450
500	122.31	133.28	127.88	-2.22	-19.78	-22.86	500
550	120.73	131.34	126.04	-2.16	-19.15	-22.26	550
600	119.30	129.58	124.40	-2.12	-18.60	-21.72	600
650	118.01	127.99	122.90	-2.07	-18.11	-21.24	650
700	116.82	126.54	121.53	-2.04	-17.66	-20.80	700
750	115.72	125.20	120.27	-2.00	-17.26	-20.41	750
800	114.71	123.96	119.10	-1.97	-16.89	-20.04	800
850	113.77	122.81	118.01	-1.94	-16.55	-19.70	850
900	112.88	121.73	116.99	-1.91	-16.23	-19.39	900
950	112.05	120.72	116.04	-1.88	-15.94	-19.10	950
1000	111.27	119.77	115.14	-1.86	-15.67	-18.83	1000
1050	110.53	118.87	114.29	-1.83	-15.41	-18.57	1050
1100	109.83	118.02	113.49	-1.81	-15.17	-18.33	1100
1150	109.17	117.21	112.73	-1.79	-14.95	-18.10	1150
1200	108.54	116.45	112.01	-1.77	-14.73	-17.89	1200
1250	107.93	115.72	111.32	-1.75	-14.53	-17.69	1250
1300	107.36	115.02	110.66	-1.74	-14.34	-17.49	1300
1350	106.81	114.35	110.03	-1.72	-14.16	-17.31	1350
1400	106.28	113.71	109.42	-1.70	-13.99	-17.13	1400
1450	105.77	113.10	108.85	-1.69	-13.83	-16.97	1450
1500	105.28	112.51	108.29	-1.67	-13.67	-16.80	1500
1550	104.81	111.94	107.75	-1.66	-13.52	-16.65	1550
1600	104.36	111.39	107.24	-1.65	-13.38	-16.50	1600
1650	103.92	110.87	106.74	-1.63	-13.24	-16.36	1650
1700	103.50	110.36	106.26	-1.62	-13.11	-16.23	1700
1750	103.09	109.86	105.79	-1.61	-12.98	-16.09	1750
1800	102.70	109.39	105.34	-1.60	-12.86	-15.97	1800
1850	102.31	108.93	104.91	-1.59	-12.74	-15.85	1850
1900	101.94	108.48	104.48	-1.58	-12.62	-15.73	1900
1950	101.58	108.05	104.07	-1.57	-12.51	-15.61	1950
2000	101.23	107.63	103.67	-1.56	-12.41	-15.50	2000
2050	100.89	107.22	103.29	-1.55	-12.31	-15.40	2050
2100	100.56	106.82	102.91	-1.54	-12.21	-15.29	2100
2150	100.24	106.43	102.55	-1.53	-12.11	-15.19	2150
2200	99.92	106.05	102.19	-1.52	-12.02	-15.10	2200
2250	99.62	105.69	101.84	-1.51	-11.93	-15.00	2250
2300	99.32	105.33	101.51	-1.50	-11.84	-14.91	2300
2350	99.03	104.98	101.18	-1.49	-11.75	-14.82	2350
2400	98.74	104.64	100.85	-1.49	-11.67	-14.73	2400
2450	98.47	104.31	100.54	-1.48	-11.59	-14.65	2450
2500	98.19	103.98	100.23	-1.47	-11.51	-14.56	2500
2550	97.93	103.67	99.93	-1.46	-11.43	-14.48	2550
2600	97.67	103.36	99.64	-1.45	-11.36	-14.41	2600
2650	97.42	103.05	99.35	-1.45	-11.29	-14.33	2650
2700	97.17	102.76	99.07	-1.44	-11.22	-14.25	2700
2750	96.93	102.47	98.80	-1.43	-11.15	-14.18	2750
2800	96.69	102.18	98.53	-1.43	-11.08	-14.11	2800
2850	96.45	101.90	98.26	-1.42	-11.01	-14.04	2850
2900	96.23	101.63	98.01	-1.41	-10.95	-13.97	2900
2950	96.00	101.36	97.75	-1.41	-10.89	-13.90	2950
3000	95.78	101.10	97.50	-1.40	-10.83	-13.84	3000

SQUARE FOOT COSTS

**CLASS C
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	133.15	145.67	139.68	-2.35	-21.32	-24.33	400
450	130.99	143.01	137.17	-2.28	-20.49	-23.54	450
500	129.09	140.67	134.97	-2.22	-19.78	-22.86	500
550	127.39	138.59	133.00	-2.16	-19.15	-22.26	550
600	125.86	136.71	131.24	-2.12	-18.60	-21.72	600
650	124.47	135.01	129.63	-2.07	-18.11	-21.24	650
700	123.20	133.45	128.16	-2.04	-17.66	-20.80	700
750	122.02	132.02	126.81	-2.00	-17.26	-20.41	750
800	120.94	130.69	125.56	-1.97	-16.89	-20.04	800
850	119.92	129.45	124.40	-1.94	-16.55	-19.70	850
900	118.98	128.30	123.31	-1.91	-16.23	-19.39	900
950	118.09	127.22	122.29	-1.88	-15.94	-19.10	950
1000	117.25	126.20	121.33	-1.86	-15.67	-18.83	1000
1050	116.46	125.24	120.42	-1.83	-15.41	-18.57	1050
1100	115.71	124.33	119.56	-1.81	-15.17	-18.33	1100
1150	115.00	123.47	118.75	-1.79	-14.95	-18.10	1150
1200	114.32	122.65	117.97	-1.77	-14.73	-17.89	1200
1250	113.67	121.87	117.24	-1.75	-14.53	-17.69	1250
1300	113.06	121.12	116.53	-1.74	-14.34	-17.49	1300
1350	112.46	120.41	115.86	-1.72	-14.16	-17.31	1350
1400	111.90	119.73	115.21	-1.70	-13.99	-17.13	1400
1450	111.35	119.07	114.59	-1.69	-13.83	-16.97	1450
1500	110.83	118.44	114.00	-1.67	-13.67	-16.80	1500
1550	110.33	117.83	113.42	-1.66	-13.52	-16.65	1550
1600	109.84	117.25	112.87	-1.65	-13.38	-16.50	1600
1650	109.38	116.68	112.34	-1.63	-13.24	-16.36	1650
1700	108.92	116.14	111.83	-1.62	-13.11	-16.23	1700
1750	108.49	115.61	111.33	-1.61	-12.98	-16.09	1750
1800	108.06	115.11	110.85	-1.60	-12.86	-15.97	1800
1850	107.65	114.61	110.38	-1.59	-12.74	-15.85	1850
1900	107.25	114.14	109.93	-1.58	-12.62	-15.73	1900
1950	106.87	113.67	109.49	-1.57	-12.51	-15.61	1950
2000	106.49	113.22	109.07	-1.56	-12.41	-15.50	2000
2050	106.13	112.79	108.65	-1.55	-12.31	-15.40	2050
2100	105.78	112.36	108.25	-1.54	-12.21	-15.29	2100
2150	105.43	111.95	107.86	-1.53	-12.11	-15.19	2150
2200	105.09	111.55	107.48	-1.52	-12.02	-15.10	2200
2250	104.77	111.15	107.11	-1.51	-11.93	-15.00	2250
2300	104.45	110.77	106.75	-1.50	-11.84	-14.91	2300
2350	104.14	110.40	106.40	-1.49	-11.75	-14.82	2350
2400	103.83	110.04	106.05	-1.49	-11.67	-14.73	2400
2450	103.54	109.68	105.72	-1.48	-11.59	-14.65	2450
2500	103.25	109.33	105.39	-1.47	-11.51	-14.56	2500
2550	102.96	109.00	105.07	-1.46	-11.43	-14.48	2550
2600	102.69	108.67	104.76	-1.45	-11.36	-14.41	2600
2650	102.41	108.34	104.45	-1.45	-11.29	-14.33	2650
2700	102.15	108.03	104.15	-1.44	-11.22	-14.25	2700
2750	101.89	107.72	103.86	-1.43	-11.15	-14.18	2750
2800	101.63	107.41	103.57	-1.43	-11.08	-14.11	2800
2850	101.39	107.11	103.29	-1.42	-11.01	-14.04	2850
2900	101.14	106.82	103.01	-1.41	-10.95	-13.97	2900
2950	100.90	106.54	102.74	-1.41	-10.89	-13.90	2950
3000	100.67	106.26	102.48	-1.40	-10.83	-13.84	3000

**CLASS C
1 1/4 STORY**

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	145.03	158.67	152.13	-2.35	-21.32	-24.33	400
450	142.71	155.81	149.44	-2.28	-20.49	-23.54	450
500	140.67	153.29	147.08	-2.22	-19.78	-22.86	500
550	138.85	151.05	144.97	-2.16	-19.15	-22.26	550
600	137.21	149.04	143.07	-2.12	-18.60	-21.72	600
650	135.72	147.20	141.34	-2.07	-18.11	-21.24	650
700	134.35	145.53	139.76	-2.04	-17.66	-20.80	700
750	133.09	143.99	138.31	-2.00	-17.26	-20.41	750
800	131.92	142.56	136.96	-1.97	-16.89	-20.04	800
850	130.83	141.23	135.71	-1.94	-16.55	-19.70	850
900	129.81	139.99	134.54	-1.91	-16.23	-19.39	900
950	128.86	138.83	133.44	-1.88	-15.94	-19.10	950
1000	127.96	137.73	132.41	-1.86	-15.67	-18.83	1000
1050	127.11	136.70	131.43	-1.83	-15.41	-18.57	1050
1100	126.30	135.72	130.51	-1.81	-15.17	-18.33	1100
1150	125.54	134.79	129.63	-1.79	-14.95	-18.10	1150
1200	124.81	133.91	128.80	-1.77	-14.73	-17.89	1200
1250	124.11	133.06	128.01	-1.75	-14.53	-17.69	1250
1300	123.45	132.26	127.25	-1.74	-14.34	-17.49	1300
1350	122.82	131.49	126.52	-1.72	-14.16	-17.31	1350
1400	122.21	130.76	125.83	-1.70	-13.99	-17.13	1400
1450	121.62	130.05	125.16	-1.69	-13.83	-16.97	1450
1500	121.06	129.37	124.52	-1.67	-13.67	-16.80	1500
1550	120.52	128.72	123.90	-1.66	-13.52	-16.65	1550
1600	120.00	128.09	123.31	-1.65	-13.38	-16.50	1600
1650	119.49	127.48	122.73	-1.63	-13.24	-16.36	1650
1700	119.01	126.89	122.18	-1.62	-13.11	-16.23	1700
1750	118.54	126.33	121.64	-1.61	-12.98	-16.09	1750
1800	118.08	125.78	121.12	-1.60	-12.86	-15.97	1800
1850	117.64	125.25	120.62	-1.59	-12.74	-15.85	1850
1900	117.21	124.73	120.14	-1.58	-12.62	-15.73	1900
1950	116.80	124.23	119.66	-1.57	-12.51	-15.61	1950
2000	116.39	123.75	119.21	-1.56	-12.41	-15.50	2000
2050	116.00	123.28	118.76	-1.55	-12.31	-15.40	2050
2100	115.62	122.82	118.33	-1.54	-12.21	-15.29	2100
2150	115.25	122.37	117.91	-1.53	-12.11	-15.19	2150
2200	114.89	121.94	117.50	-1.52	-12.02	-15.10	2200
2250	114.54	121.52	117.10	-1.51	-11.93	-15.00	2250
2300	114.19	121.11	116.71	-1.50	-11.84	-14.91	2300
2350	113.86	120.70	116.33	-1.49	-11.75	-14.82	2350
2400	113.53	120.31	115.96	-1.49	-11.67	-14.73	2400
2450	113.21	119.93	115.59	-1.48	-11.59	-14.65	2450
2500	112.90	119.56	115.24	-1.47	-11.51	-14.56	2500
2550	112.59	119.19	114.90	-1.46	-11.43	-14.48	2550
2600	112.29	118.83	114.56	-1.45	-11.36	-14.41	2600
2650	112.00	118.48	114.23	-1.45	-11.29	-14.33	2650
2700	111.72	118.14	113.91	-1.44	-11.22	-14.25	2700
2750	111.44	117.81	113.59	-1.43	-11.15	-14.18	2750
2800	111.16	117.48	113.28	-1.43	-11.08	-14.11	2800
2850	110.89	117.16	112.98	-1.42	-11.01	-14.04	2850
2900	110.63	116.85	112.68	-1.41	-10.95	-13.97	2900
2950	110.37	116.54	112.39	-1.41	-10.89	-13.90	2950
3000	110.12	116.24	112.10	-1.40	-10.83	-13.84	3000

SQUARE FOOT COSTS

CLASS C
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	157.12	169.55	158.18	-2.35	-19.64	-24.16	400
450	154.73	166.64	155.87	-2.28	-18.78	-23.37	450
500	152.61	164.08	153.84	-2.22	-18.04	-22.68	500
550	150.73	161.80	152.02	-2.16	-17.40	-22.08	550
600	149.03	159.75	150.37	-2.12	-16.84	-21.54	600
650	147.48	157.88	148.88	-2.07	-16.33	-21.06	650
700	146.06	156.17	147.51	-2.04	-15.88	-20.62	700
750	144.75	154.59	146.24	-2.00	-15.47	-20.22	750
800	143.53	153.14	145.07	-1.97	-15.10	-19.86	800
850	142.40	151.78	143.98	-1.94	-14.75	-19.52	850
900	141.35	150.51	142.96	-1.91	-14.44	-19.21	900
950	140.35	149.32	141.99	-1.88	-14.14	-18.91	950
1000	139.42	148.20	141.09	-1.86	-13.87	-18.64	1000
1050	138.53	147.14	140.23	-1.83	-13.62	-18.39	1050
1100	137.69	146.14	139.42	-1.81	-13.38	-18.15	1100
1150	136.90	145.18	138.65	-1.79	-13.15	-17.92	1150
1200	136.14	144.28	137.91	-1.77	-12.94	-17.70	1200
1250	135.41	143.42	137.21	-1.75	-12.75	-17.50	1250
1300	134.72	142.59	136.54	-1.74	-12.56	-17.31	1300
1350	134.06	141.80	135.90	-1.72	-12.38	-17.12	1350
1400	133.43	141.05	135.29	-1.70	-12.21	-16.95	1400
1450	132.82	140.32	134.70	-1.69	-12.05	-16.78	1450
1500	132.23	139.63	134.13	-1.67	-11.89	-16.62	1500
1550	131.67	138.96	133.58	-1.66	-11.75	-16.47	1550
1600	131.12	138.31	133.05	-1.65	-11.61	-16.32	1600
1650	130.60	137.69	132.54	-1.63	-11.47	-16.18	1650
1700	130.09	137.08	132.05	-1.62	-11.34	-16.04	1700
1750	129.60	136.50	131.57	-1.61	-11.22	-15.91	1750
1800	129.12	135.94	131.11	-1.60	-11.10	-15.79	1800
1850	128.66	135.39	130.66	-1.59	-10.98	-15.66	1850
1900	128.21	134.86	130.23	-1.58	-10.87	-15.55	1900
1950	127.78	134.35	129.81	-1.57	-10.77	-15.43	1950
2000	127.36	133.85	129.40	-1.56	-10.66	-15.32	2000
2050	126.95	133.36	129.00	-1.55	-10.56	-15.22	2050
2100	126.55	132.89	128.61	-1.54	-10.47	-15.11	2100
2150	126.16	132.43	128.23	-1.53	-10.37	-15.01	2150
2200	125.78	131.99	127.87	-1.52	-10.28	-14.92	2200
2250	125.41	131.55	127.51	-1.51	-10.20	-14.82	2250
2300	125.06	131.13	127.16	-1.50	-10.11	-14.73	2300
2350	124.71	130.71	126.82	-1.49	-10.03	-14.64	2350
2400	124.36	130.31	126.49	-1.49	-9.95	-14.55	2400
2450	124.03	129.92	126.16	-1.48	-9.87	-14.47	2450
2500	123.70	129.53	125.84	-1.47	-9.80	-14.39	2500
2550	123.38	129.16	125.53	-1.46	-9.72	-14.31	2550
2600	123.07	128.79	125.23	-1.45	-9.65	-14.23	2600
2650	122.76	128.43	124.93	-1.45	-9.58	-14.15	2650
2700	122.47	128.08	124.64	-1.44	-9.52	-14.08	2700
2750	122.17	127.73	124.36	-1.43	-9.45	-14.00	2750
2800	121.89	127.39	124.08	-1.43	-9.39	-13.93	2800
2850	121.60	127.06	123.80	-1.42	-9.32	-13.86	2850
2900	121.33	126.74	123.53	-1.41	-9.26	-13.79	2900
2950	121.06	126.42	123.27	-1.41	-9.20	-13.73	2950
3000	120.79	126.11	123.01	-1.40	-9.14	-13.66	3000

**CLASS C
1 3/4 STORY**

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	180.83	195.14	182.05	-2.35	-19.64	-24.16	400
450	177.99	191.69	179.30	-2.28	-18.78	-23.37	450
500	175.47	188.66	176.88	-2.22	-18.04	-22.68	500
550	173.23	185.96	174.71	-2.16	-17.40	-22.08	550
600	171.21	183.53	172.76	-2.12	-16.84	-21.54	600
650	169.38	181.32	170.99	-2.07	-16.33	-21.06	650
700	167.69	179.30	169.36	-2.04	-15.88	-20.62	700
750	166.14	177.44	167.86	-2.00	-15.47	-20.22	750
800	164.70	175.72	166.46	-1.97	-15.10	-19.86	800
850	163.36	174.11	165.16	-1.94	-14.75	-19.52	850
900	162.10	172.61	163.95	-1.91	-14.44	-19.21	900
950	160.93	171.21	162.81	-1.88	-14.14	-18.91	950
1000	159.82	169.88	161.74	-1.86	-13.87	-18.64	1000
1050	158.77	168.64	160.72	-1.83	-13.62	-18.39	1050
1100	157.78	167.45	159.76	-1.81	-13.38	-18.15	1100
1150	156.83	166.33	158.84	-1.79	-13.15	-17.92	1150
1200	155.94	165.26	157.97	-1.77	-12.94	-17.70	1200
1250	155.08	164.25	157.14	-1.75	-12.75	-17.50	1250
1300	154.26	163.27	156.35	-1.74	-12.56	-17.31	1300
1350	153.48	162.35	155.59	-1.72	-12.38	-17.12	1350
1400	152.73	161.46	154.86	-1.70	-12.21	-16.95	1400
1450	152.01	160.60	154.16	-1.69	-12.05	-16.78	1450
1500	151.31	159.78	153.49	-1.67	-11.89	-16.62	1500
1550	150.65	158.99	152.84	-1.66	-11.75	-16.47	1550
1600	150.00	158.23	152.21	-1.65	-11.61	-16.32	1600
1650	149.38	157.49	151.61	-1.63	-11.47	-16.18	1650
1700	148.78	156.78	151.02	-1.62	-11.34	-16.04	1700
1750	148.20	156.10	150.46	-1.61	-11.22	-15.91	1750
1800	147.64	155.43	149.91	-1.60	-11.10	-15.79	1800
1850	147.10	154.79	149.38	-1.59	-10.98	-15.66	1850
1900	146.57	154.17	148.87	-1.58	-10.87	-15.55	1900
1950	146.06	153.56	148.37	-1.57	-10.77	-15.43	1950
2000	145.56	152.98	147.89	-1.56	-10.66	-15.32	2000
2050	145.07	152.41	147.42	-1.55	-10.56	-15.22	2050
2100	144.60	151.85	146.96	-1.54	-10.47	-15.11	2100
2150	144.15	151.31	146.51	-1.53	-10.37	-15.01	2150
2200	143.70	150.79	146.08	-1.52	-10.28	-14.92	2200
2250	143.26	150.28	145.66	-1.51	-10.20	-14.82	2250
2300	142.84	149.78	145.24	-1.50	-10.11	-14.73	2300
2350	142.43	149.29	144.84	-1.49	-10.03	-14.64	2350
2400	142.02	148.82	144.45	-1.49	-9.95	-14.55	2400
2450	141.63	148.35	144.06	-1.48	-9.87	-14.47	2450
2500	141.24	147.90	143.69	-1.47	-9.80	-14.39	2500
2550	140.87	147.46	143.32	-1.46	-9.72	-14.31	2550
2600	140.50	147.02	142.96	-1.45	-9.65	-14.23	2600
2650	140.14	146.60	142.61	-1.45	-9.58	-14.15	2650
2700	139.79	146.19	142.27	-1.44	-9.52	-14.08	2700
2750	139.44	145.78	141.93	-1.43	-9.45	-14.00	2750
2800	139.10	145.39	141.60	-1.43	-9.39	-13.93	2800
2850	138.77	145.00	141.28	-1.42	-9.32	-13.86	2850
2900	138.44	144.62	140.96	-1.41	-9.26	-13.79	2900
2950	138.13	144.24	140.65	-1.41	-9.20	-13.73	2950
3000	137.81	143.88	140.35	-1.40	-9.14	-13.66	3000

SQUARE FOOT COSTS

**CLASS C
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	205.18	231.44	217.55	-2.35	-17.66	-23.69	400
450	201.06	225.78	212.25	-2.28	-16.76	-22.89	450
500	197.44	220.84	207.63	-2.22	-15.98	-22.20	500
550	194.22	216.46	203.53	-2.16	-15.32	-21.60	550
600	191.33	212.54	199.85	-2.12	-14.73	-21.06	600
650	188.70	209.00	196.54	-2.07	-14.21	-20.57	650
700	186.31	205.77	193.51	-2.04	-13.75	-20.14	700
750	184.11	202.81	190.74	-2.00	-13.33	-19.74	750
800	182.07	200.08	188.18	-1.97	-12.95	-19.37	800
850	180.18	197.55	185.81	-1.94	-12.61	-19.03	850
900	178.41	195.19	183.60	-1.91	-12.29	-18.72	900
950	176.75	192.99	181.53	-1.88	-11.99	-18.43	950
1000	175.20	190.92	179.59	-1.86	-11.72	-18.15	1000
1050	173.73	188.97	177.77	-1.83	-11.47	-17.90	1050
1100	172.34	187.14	176.05	-1.81	-11.23	-17.66	1100
1150	171.03	185.40	174.42	-1.79	-11.01	-17.43	1150
1200	169.78	183.75	172.87	-1.77	-10.80	-17.22	1200
1250	168.59	182.18	171.40	-1.75	-10.61	-17.02	1250
1300	167.45	180.68	170.00	-1.74	-10.42	-16.82	1300
1350	166.36	179.26	168.66	-1.72	-10.25	-16.64	1350
1400	165.32	177.89	167.39	-1.70	-10.08	-16.46	1400
1450	164.33	176.59	166.16	-1.69	-9.93	-16.30	1450
1500	163.37	175.34	164.99	-1.67	-9.78	-16.14	1500
1550	162.45	174.13	163.86	-1.66	-9.63	-15.98	1550
1600	161.56	172.97	162.77	-1.65	-9.50	-15.84	1600
1650	160.71	171.86	161.73	-1.63	-9.37	-15.70	1650
1700	159.88	170.79	160.72	-1.62	-9.24	-15.56	1700
1750	159.09	169.75	159.75	-1.61	-9.12	-15.43	1750
1800	158.31	168.75	158.81	-1.60	-9.01	-15.31	1800
1850	157.57	167.78	157.90	-1.59	-8.90	-15.18	1850
1900	156.85	166.84	157.02	-1.58	-8.80	-15.07	1900
1950	156.14	165.93	156.17	-1.57	-8.69	-14.95	1950
2000	155.46	165.05	155.35	-1.56	-8.60	-14.84	2000
2050	154.80	164.20	154.55	-1.55	-8.50	-14.74	2050
2100	154.16	163.37	153.77	-1.54	-8.41	-14.64	2100
2150	153.54	162.57	153.01	-1.53	-8.32	-14.54	2150
2200	152.93	161.78	152.28	-1.52	-8.24	-14.44	2200
2250	152.34	161.02	151.57	-1.51	-8.15	-14.35	2250
2300	151.76	160.28	150.87	-1.50	-8.07	-14.25	2300
2350	151.20	159.56	150.19	-1.49	-8.00	-14.17	2350
2400	150.65	158.85	149.53	-1.49	-7.92	-14.08	2400
2450	150.12	158.17	148.89	-1.48	-7.85	-13.99	2450
2500	149.60	157.50	148.26	-1.47	-7.78	-13.91	2500
2550	149.09	156.84	147.65	-1.46	-7.71	-13.83	2550
2600	148.59	156.21	147.05	-1.45	-7.64	-13.76	2600
2650	148.10	155.58	146.46	-1.45	-7.58	-13.68	2650
2700	147.63	154.97	145.89	-1.44	-7.52	-13.61	2700
2750	147.16	154.38	145.33	-1.43	-7.45	-13.53	2750
2800	146.70	153.79	144.79	-1.43	-7.39	-13.46	2800
2850	146.26	153.22	144.25	-1.42	-7.34	-13.39	2850
2900	145.82	152.66	143.73	-1.41	-7.28	-13.33	2900
2950	145.39	152.12	143.21	-1.41	-7.22	-13.26	2950
3000	144.97	151.58	142.71	-1.40	-7.17	-13.20	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	160.86	176.19	166.94	-18.56	-12.38	-6.19	0.00	400
450	158.07	172.77	163.92	-18.37	-12.25	-6.12	0.00	450
500	155.62	169.78	161.27	-18.20	-12.13	-6.07	0.00	500
550	153.43	167.11	158.91	-18.05	-12.03	-6.02	0.00	550
600	151.46	164.71	156.78	-17.91	-11.94	-5.97	0.00	600
650	149.68	162.54	154.85	-17.78	-11.85	-5.93	0.00	650
700	148.04	160.55	153.08	-17.66	-11.78	-5.89	0.00	700
750	146.53	158.72	151.46	-17.56	-11.70	-5.85	0.00	750
800	145.14	157.03	149.95	-17.46	-11.64	-5.82	0.00	800
850	143.84	155.46	148.55	-17.36	-11.57	-5.79	0.00	850
900	142.62	153.99	147.24	-17.28	-11.52	-5.76	0.00	900
950	141.48	152.61	146.01	-17.19	-11.46	-5.73	0.00	950
1000	140.41	151.32	144.86	-17.11	-11.41	-5.71	0.00	1000
1050	139.40	150.10	143.77	-17.04	-11.36	-5.68	0.00	1050
1100	138.44	148.94	142.74	-16.97	-11.31	-5.66	0.00	1100
1150	137.53	147.85	141.76	-16.90	-11.27	-5.63	0.00	1150
1200	136.66	146.81	140.83	-16.84	-11.23	-5.61	0.00	1200
1250	135.84	145.82	139.94	-16.78	-11.19	-5.59	0.00	1250
1300	135.05	144.87	139.09	-16.72	-11.15	-5.57	0.00	1300
1350	134.29	143.96	138.28	-16.66	-11.11	-5.56	0.00	1350
1400	133.57	143.10	137.50	-16.61	-11.07	-5.54	0.00	1400
1450	132.88	142.27	136.76	-16.56	-11.04	-5.52	0.00	1450
1500	132.21	141.47	136.04	-16.51	-11.01	-5.50	0.00	1500
1550	131.57	140.70	135.35	-16.46	-10.97	-5.49	0.00	1550
1600	130.95	139.96	134.69	-16.42	-10.94	-5.47	0.00	1600
1650	130.36	139.25	134.05	-16.37	-10.91	-5.46	0.00	1650
1700	129.78	138.56	133.43	-16.33	-10.88	-5.44	0.00	1700
1750	129.22	137.89	132.83	-16.29	-10.86	-5.43	0.00	1750
1800	128.68	137.25	132.26	-16.24	-10.83	-5.42	0.00	1800
1850	128.16	136.63	131.70	-16.21	-10.80	-5.40	0.00	1850
1900	127.65	136.02	131.15	-16.17	-10.78	-5.39	0.00	1900
1950	127.16	135.44	130.63	-16.13	-10.75	-5.38	0.00	1950
2000	126.69	134.87	130.12	-16.09	-10.73	-5.36	0.00	2000
2050	126.22	134.32	129.62	-16.06	-10.71	-5.35	0.00	2050
2100	125.77	133.78	129.14	-16.02	-10.68	-5.34	0.00	2100
2150	125.33	133.26	128.67	-15.99	-10.66	-5.33	0.00	2150
2200	124.91	132.75	128.21	-15.96	-10.64	-5.32	0.00	2200
2250	124.49	132.26	127.76	-15.93	-10.62	-5.31	0.00	2250
2300	124.09	131.77	127.33	-15.89	-10.60	-5.30	0.00	2300
2350	123.69	131.31	126.91	-15.86	-10.58	-5.29	0.00	2350
2400	123.31	130.85	126.49	-15.84	-10.56	-5.28	0.00	2400
2450	122.93	130.40	126.09	-15.81	-10.54	-5.27	0.00	2450
2500	122.56	129.96	125.70	-15.78	-10.52	-5.26	0.00	2500
2550	122.20	129.54	125.31	-15.75	-10.50	-5.25	0.00	2550
2600	121.85	129.12	124.94	-15.72	-10.48	-5.24	0.00	2600
2650	121.51	128.71	124.57	-15.70	-10.46	-5.23	0.00	2650
2700	121.17	128.31	124.21	-15.67	-10.45	-5.22	0.00	2700
2750	120.84	127.92	123.86	-15.64	-10.43	-5.21	0.00	2750
2800	120.52	127.54	123.51	-15.62	-10.41	-5.21	0.00	2800
2850	120.20	127.17	123.17	-15.60	-10.40	-5.20	0.00	2850
2900	119.89	126.80	122.84	-15.57	-10.38	-5.19	0.00	2900
2950	119.59	126.44	122.52	-15.55	-10.37	-5.18	0.00	2950
3000	119.29	126.09	122.20	-15.52	-10.35	-5.17	0.00	3000

SQUARE FOOT COSTS

**CLASS C
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	166.99	181.48	174.78	-2.35	-19.39	-23.91	400
450	163.88	177.80	170.94	-2.28	-18.52	-23.11	450
500	161.14	174.58	167.57	-2.22	-17.78	-22.43	500
550	158.71	171.71	164.59	-2.16	-17.14	-21.82	550
600	156.51	169.13	161.91	-2.12	-16.57	-21.28	600
650	154.52	166.79	159.48	-2.07	-16.07	-20.80	650
700	152.70	164.66	157.26	-2.04	-15.61	-20.36	700
750	151.03	162.69	155.23	-2.00	-15.20	-19.96	750
800	149.48	160.88	153.35	-1.97	-14.83	-19.60	800
850	148.04	159.19	151.61	-1.94	-14.48	-19.26	850
900	146.69	157.61	149.98	-1.91	-14.17	-18.95	900
950	145.43	156.14	148.46	-1.88	-13.88	-18.65	950
1000	144.24	154.75	147.03	-1.86	-13.60	-18.38	1000
1050	143.12	153.45	145.68	-1.83	-13.35	-18.13	1050
1100	142.06	152.21	144.41	-1.81	-13.11	-17.89	1100
1150	141.06	151.04	143.20	-1.79	-12.89	-17.66	1150
1200	140.10	149.92	142.06	-1.77	-12.68	-17.45	1200
1250	139.19	148.86	140.97	-1.75	-12.48	-17.24	1250
1300	138.32	147.85	139.93	-1.74	-12.29	-17.05	1300
1350	137.49	146.89	138.93	-1.72	-12.11	-16.87	1350
1400	136.69	145.96	137.98	-1.70	-11.94	-16.69	1400
1450	135.92	145.07	137.07	-1.69	-11.78	-16.52	1450
1500	135.19	144.22	136.20	-1.67	-11.63	-16.36	1500
1550	134.48	143.40	135.36	-1.66	-11.48	-16.21	1550
1600	133.80	142.61	134.55	-1.65	-11.34	-16.06	1600
1650	133.15	141.85	133.77	-1.63	-11.21	-15.92	1650
1700	132.51	141.11	133.02	-1.62	-11.08	-15.79	1700
1750	131.90	140.40	132.29	-1.61	-10.96	-15.66	1750
1800	131.31	139.72	131.59	-1.60	-10.84	-15.53	1800
1850	130.73	139.05	130.91	-1.59	-10.72	-15.41	1850
1900	130.18	138.41	130.26	-1.58	-10.61	-15.29	1900
1950	129.64	137.79	129.62	-1.57	-10.51	-15.18	1950
2000	129.11	137.18	129.00	-1.56	-10.40	-15.07	2000
2050	128.60	136.59	128.40	-1.55	-10.30	-14.96	2050
2100	128.11	136.02	127.82	-1.54	-10.21	-14.86	2100
2150	127.63	135.47	127.25	-1.53	-10.12	-14.76	2150
2200	127.16	134.93	126.70	-1.52	-10.03	-14.66	2200
2250	126.71	134.40	126.17	-1.51	-9.94	-14.57	2250
2300	126.26	133.89	125.65	-1.50	-9.86	-14.48	2300
2350	125.83	133.39	125.14	-1.49	-9.77	-14.39	2350
2400	125.40	132.90	124.64	-1.49	-9.70	-14.30	2400
2450	124.99	132.43	124.16	-1.48	-9.62	-14.22	2450
2500	124.59	131.96	123.68	-1.47	-9.54	-14.13	2500
2550	124.20	131.51	123.22	-1.46	-9.47	-14.05	2550
2600	123.81	131.06	122.77	-1.45	-9.40	-13.98	2600
2650	123.43	130.63	122.33	-1.45	-9.33	-13.90	2650
2700	123.07	130.21	121.90	-1.44	-9.26	-13.83	2700
2750	122.71	129.79	121.48	-1.43	-9.20	-13.75	2750
2800	122.35	129.39	121.07	-1.43	-9.13	-13.68	2800
2850	122.01	128.99	120.66	-1.42	-9.07	-13.61	2850
2900	121.67	128.60	120.27	-1.41	-9.01	-13.54	2900
2950	121.34	128.22	119.88	-1.41	-8.95	-13.48	2950
3000	121.01	127.84	119.50	-1.40	-8.89	-13.41	3000

ADJUSTMENTS AND ADDITIONS

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

	Number of Stories							
	1	1+	1 1/4	1 1/2	1 3/4	2	Bi	Tri
HEATING SYSTEMS								
Forced-warm-air, without return ducts, deduct	-74	-74	-92	-1.10	-1.29	-1.47	-1.47	-1.10
Forced-hot-water/steam, add	2.89	2.89	3.63	4.34	5.06	5.78	5.78	4.34
Electric wall heaters, baseboard type, deduct	-47	-47	-59	-71	-82	-94	-94	-71
Electric, ceiling radiant, deduct	-88	-88	-1.10	-1.32	-1.54	-1.76	-1.76	-1.32
Electric wall heaters, deduct	-2.37	-2.37	-2.98	-3.56	-4.15	-4.75	-4.75	-3.56
Radiant (in-floor), add	3.13	3.13	3.93	4.70	5.48	6.27	6.27	4.70
HEATING AND COOLING, COMBINED SYSTEMS								
Forced air, A/C using heating ducts, add	2.84	2.84	3.56	4.26	4.96	5.67	5.67	4.26
Heat pump with supplemental heat, add	3.56	3.56	4.47	5.34	6.23	7.13	7.13	5.34
Air conditioning only with separate ducts, add	6.37	6.37	7.99	9.56	11.15	12.74	12.74	9.56
No heating, deduct	-4.03	-4.03	-5.05	-6.04	-7.05	-8.05	-8.05	-6.04

Wood-burning unit added on to furnace: Add \$1,900 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	\$64.72	\$50.41	\$28.00
Brick veneer	69.12	53.33	28.43

MICHIGAN BASEMENT

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$3.69 per square foot of basement area.

PLUMBING, SEWER AND WATER

Average cost per fixture	\$1,080
Extra bath, three fixtures	3,400
Two fixtures	2,275
Water softener, automatic	1,765
Manual	1,150
Solar water heating system with panels	5,925
No plumbing, deduct	6,475
Extra toilet	1,115
Extra sink	695
Separate shower (fiberglass)	995
Ceramic tile floor	750
Ceramic tile wainscotting	1,675
Ceramic tile tub alcove	560
Bathroom vent fan	185

WATER AND WASTE DISPOSAL

City water and sewer connections	\$2,225
Water well 200 ft.	8,000
Septic system 1,000 gallons	3,560
2,000 gallons	7,075

Locally derived costs should be entered on the front of the residential card.

MASONRY TRIM

Brick or equal, per sq. ft. of wall area	\$ 12.50
Brick 4' high, per lin. ft.	50.10
Brick full 1-story, per lin. ft.	100.15
Brick full 2-story, per lin. ft.	200.35
Stone or equal, per sq. ft. of wall area	27.60

BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room	\$14.40
Finished living area	26.70
Walk-out, below grade, cost of door	1,390
Walk-out, above grade, cost of door	1,930

BUILT-INS

Appliance allowance, (if not itemized)	\$2,060
Cook top, counter top, four burners	580
Dishwasher, built-in	580
Garbage disposal	195
Heater, bathroom, without fan	160
With fan	235
Hot tub, with whirlpool, built-in	5,505
Hood, range, unvented	245
Vented	425
Intercom system, master station	580
Satellite	120
Whirlpool tub (Jacuzzi)	6,160
Whirlpool tub when it replaces regular bathtub	4,935
Oven, single, built-in	1,000
Microwave	315
Range, drop in, with standard oven	945
With self cleaning oven	1,285
Sauna with heater and controls	4,945
Trash compactor	660
Vacuum, central system	1,945

CONVERSION FACTORS: For 2 1/2, 3, and 3 1/2 story Single-family Residences
Multiply the 2 story cost for the equivalent Ground Area by the following factors:
2 1/2 story, use 1.16; 3 story, use 1.36; 3 1/2 story, use 1.52.

ADJUSTMENTS AND ADDITIONS

CLASS C

FIREPLACES	
Inside chimney, 1 story	\$3,975
1 1/2 and 2 story	4,950
add for 2nd fireplace, same stack	3,250
Two-sided fireplace	5,700
Outside chimney, 1 story	4,850
1 1/2 and 2 story	5,975
Prefabricated, 1 story	1,930
Add if 2 story	430
Heat-circulating device	515
Raised hearth	330
Wood burning stove, free standing (permanent type)	1,900
Direct-vented (no chimney) gas fireplace	2,250

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	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	Rates
25	20.80	37.50	65.45	89.65	39.45	56.20	84.10	108.29	25
50	17.40	32.05	51.35	67.45	29.75	44.40	63.70	79.82	50
75	16.00	30.10	46.55	60.00	25.20	39.35	55.75	69.22	75
100	14.60	28.20	43.20	55.30	20.70	34.30	49.30	61.38	100
125	14.15	27.45	41.00	51.55	19.50	32.80	46.70	57.43	125
150	13.80	26.90	39.30	48.75	18.55	31.65	44.10	53.48	150
175	13.40	25.95	37.90	46.60	17.40	30.20	42.10	50.84	175
200	13.00	25.55	36.75	44.80	16.45	29.00	40.15	48.21	200
250	12.15	24.10	34.55	41.85	13.95	25.95	36.85	44.25	250
300	11.45	22.95	32.80	39.55	12.20	23.70	33.55	40.28	300
350	11.20	22.70	32.50	39.25	12.10	23.55	33.45	40.15	350
400	11.00	22.45	32.25	38.95	12.05	23.50	33.35	40.02	400
450	10.85	22.25	32.05	38.70	12.00	23.40	33.25	39.92	450
500	10.65	22.05	31.85	38.50	11.95	23.35	33.20	39.83	500
550	10.55	21.90	31.65	38.30	11.90	23.25	33.10	39.74	550
600	10.40	21.75	31.50	38.15	11.90	23.20	33.05	39.66	600
650	10.30	21.65	31.35	37.95	11.85	23.15	33.00	39.59	650
700	10.20	21.50	31.20	37.80	11.80	23.10	32.95	39.53	700

ADD		DEDUCT		WOOD DECKS			
Size for	BASEMENT UNDER	SHALLOW FOUNDATION		TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for
Rates							Rates
25	19.80	-12.50	For 2-story porches, add 22% for open porches and 60% for enclosed porches. Wood decks include posts on minimal footings, joists, girder, railings, decking, and up to four risers. For additional risers add \$100.00 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.	34.00	27.20	36.80	25
50	19.30	-9.10		25.20	20.15	28.05	50
75	19.00	-7.60		20.83	16.64	25.28	75
100	18.75	-6.65		18.35	14.65	21.75	100
125	18.60	-6.00		17.47	13.95	21.39	125
150	18.50	-5.55		16.41	13.10	20.15	150
175	18.35	-5.15		15.56	12.42	19.16	175
200	18.25	-4.85		14.85	11.90	18.05	200
250	18.10	-4.40		13.77	10.99	17.06	250
300	18.00	-4.05		12.93	10.32	16.07	300
350	17.90	-3.75		12.27	9.78	15.28	350
400	17.80	-3.55		11.71	9.34	14.63	400
450	17.70	-3.35		11.25	8.97	14.08	450
500	17.65	-3.20		10.85	8.65	13.60	500
550	17.55	-3.05	10.50	8.37	13.18	550	
600	17.50	-2.95	10.19	8.12	12.81	600	
650	17.45	-2.85	9.91	7.90	12.48	650	
700	17.40	-2.75	9.67	7.70	12.18	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	Brick Veneer	Finished Interior	Size in Sq. Ft.
240	37.40	38.90	46.85	42.25	45.30	52.30	7.60	240
308	34.15	35.45	42.50	38.45	41.10	47.30	7.15	308
352	32.55	33.75	40.35	36.55	39.00	44.85	6.95	352
400	31.05	32.20	38.35	34.85	37.10	42.60	6.75	400
440	30.15	31.25	37.15	33.80	35.95	41.20	6.65	440
480	29.40	30.40	36.05	32.85	34.90	39.95	6.50	480
528	28.55	29.55	34.90	31.85	33.80	38.65	6.40	528
576	27.80	28.75	33.90	30.95	32.85	37.50	6.30	576
600	27.45	28.35	33.45	30.55	32.40	36.95	6.20	600
624	27.15	28.05	33.00	30.20	31.95	36.45	6.20	624
800	25.25	26.05	30.40	27.95	29.50	33.50	5.95	800
864	24.80	25.60	29.85	27.45	28.95	32.85	5.85	864
1020	23.95	24.70	28.70	26.45	27.85	31.50	5.75	1020
Common wall deduction for attached garage								
1/2-wall	795	1,030	1,110	965	1,265	1,295	-----	1/2-wall
1-wall	1,595	2,120	2,215	1,930	2,530	2,595	-----	1-wall
1 1/2-wall	2,390	3,180	3,325	2,895	3,795	3,890	-----	1 1/2-wall
2-wall	3,190	4,245	4,430	3,860	5,055	5,185	-----	2-wall

No concrete floor, deduct per sq. ft. -\$4.95
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:
 Single \$3.70 Double \$2.75
 Door opener, radio control add 400
 For basement garage, add to residence:
 1-car \$1,900 2-car \$2,650
 1 1/2-car 2,275 3-car 3,575
 For pole construction deduct 25% from 18" Foundation, Siding rate.
 For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for this square footage only).
 For storage area above garage, add \$10.05 per square foot (stairway, floorboards, electrical, 6-foot headroom).

BALCONIES (Airing)

(Costs per square foot of floor area):
 Wood floors \$22.15
 Cement composition floor 32.15
 Add for roof 13.60

BREEZEWAYS

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

	Finished Interior	Unfinished Interior
Framed wall, solid	\$51.25	\$39.85
Knee wall w/glass and screen panel.	65.85	56.05
Screen only	39.15	30.35

CARPORTS

Cost per square foot of area covered. Includes roof structure and cover, posts bracing, paint and concrete slab.
 Aluminum, corrugated \$10.85
 Composition shingles 12.20
 Built-up tar and gravel 12.60
 Wood shingles 13.85
 Fiberglass 10.55

DRIVES, WALKS AND PATIOS

(Costs per square foot of floor area):
 Crushed rock \$ 1.69
 Asphalt paving 2.31
 Asphalt paving w/sealer 2.58
 Concrete paving 3 1/2" 4.90
 4" 5.19
 4" reinforced 6.09
 5" reinforced 6.66
 Brick on 2" sand base 13.42
 Flagstone on 2" sand base 15.64
 Patio blocks on 2" sand base 11.62

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 C

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	\$75.50	\$75.50
100	64.00	62.50
150	59.00	56.25
200	55.00	52.25
250	52.50	49.00
300	50.50	47.25
400	47.50	43.50
600	43.50	38.75
800	41.00	36.00
1,000	38.50	----

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

Professional labor	(base)
Amateur workmanship	-20%
Custom Installation	+25%
Planting benches	\$6.90
Partitions, glazed, per square foot of partition. . .	\$13.65
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	\$ 300
100	630
150	630
200	805
250	805
300	805
400	1,035
600	1,035
800	1,035
1,000	1,305

For gable end doors, add \$ 880
 Heaters 865
 Humidifiers 825
 Coolers 1,365
 Ventilating fans 480

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	\$164.25
100	136.00
150	123.50
200	115.50
250	109.75
300	104.00
400	97.25
600	88.50
800	81.75
1,000	76.75

ADJUSTMENTS

Extra tall bays	+15%
Laminated wood framing	+10%
Straight eaves	-7%
Custom designed	+50%
For corner hips and valleys, add per square ft.	\$37.75
For decorative lights incorporated into frame members, add per linear foot	23.60
For built-in shades, add per square foot	18.05
For motorized operation, add per operator.	1,285

