

## RECTORIES



**AVERAGE CLASS C**



**EXCELLENT CLASS D**

**OCCUPANCY DESCRIPTION:** These are residential type buildings, including rooming houses and convents, with some additional plumbing and kitchen facilities for the number of unrelated occupants. The better qualities may be divided into suites with individual baths and have interiors with plaster or drywall, paneling, carpet and resilient flooring, and may include small office, meeting and/or chapel rooms.

Average quality rectories generally have one bath per two bedrooms and some entrance ornamentation. Lower qualities are plain with minimum electrical and plumbing.

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

**NOT INCLUDED IN COSTS:** Furnishings, appliances, fireplaces, balconies or yard improvements.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>C</b>	Excellent	\$189.75	Fine masonry and windows, stained glass, special architecture and trim	Fine interior detail, ceramic tile, carpet, paneling, fine hardwood	Good fixtures, many outlets, one full bath per bedroom	Warm and cool air (zoned)
	Good	143.81	Face brick, stucco, stone trim, good windows and architecture	Plaster or drywall, paneling, carpet or hardwood and sheet vinyl	Individual baths, large kitchen, good electrical fixtures	Heat pump system
	Average	109.58	Brick or block, some trim and entrance ornamentation	Plaster or drywall, carpet, hardwood, vinyl composition	Adequate lighting/plumbing, one bath per two bedrooms	Package A.C.
	Low cost	81.25	Concrete block and stucco	Drywall, some carpet, asphalt tile	Minimum quantity and quality	Forced air
<b>D</b>	Excellent	181.72	Face brick or stone veneer, fine windows, special architecture	Fine interior detail, ceramic tile, carpet, paneling, fine hardwood	Good fixtures, many outlets, one full bath per bedroom	Warm and cool air (zoned)
	Good	136.43	Brick veneer, best stucco or siding, good windows and architecture	Plaster or drywall, paneling, carpet or hardwood and sheet vinyl	Individual baths, large kitchen, good electrical fixtures	Heat pump system
	Average	103.05	Brick veneer, good stucco or siding	Drywall, carpet, vinyl composition	Adequate lighting/plumbing	Package A.C.
	Low cost	75.61	Stucco or siding, very plain	Drywall, some carpet, asphalt tile	Minimum quantity and quality	Forced air

# RECTORIES

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<p><b>FIREPLACES:</b> For each additional opening using the same chimney, add 30% to 50%. Rooming Houses with basements, add 40% to extend the foundation to the basement level.</p>		<p><b>SPRINKLERS:</b> Apply to area covered by sprinklers.</p> <table border="1"> <thead> <tr> <th>Sq. Ft.</th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td>\$3.54</td> <td>\$4.56</td> <td>\$5.87</td> <td>\$7.55</td> </tr> <tr> <td>5,000</td> <td>3.27</td> <td>4.18</td> <td>5.36</td> <td>6.86</td> </tr> <tr> <td>10,000</td> <td>2.93</td> <td>3.73</td> <td>4.74</td> <td>6.03</td> </tr> <tr> <td>20,000</td> <td>2.63</td> <td>3.32</td> <td>4.20</td> <td>5.30</td> </tr> <tr> <td>30,000</td> <td>2.47</td> <td>3.10</td> <td>3.91</td> <td>4.91</td> </tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	30,000	2.47	3.10	3.91	4.91								
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<p><b>RESIDENTIAL ELEVATORS:</b> The small residential style two- or three passenger elevators found in rooming houses cost \$18,600 to \$37,800 for two stops plus \$2,575 to \$4,000 for each additional stop.</p>																																												

**2**

<b>HEATING AND COOLING</b>					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY		HEATING & COOLING		COOLING ONLY	
Sq. Ft.	Costs	Sq. Ft.	Costs	Sq. Ft.	Costs
Electric cable or baseboard	\$ 7.23	Package A.C. (short ductwork)	\$15.05	Central refrigeration (zoned)	\$11.05
Electric wall heaters	2.64	Warm and cool air (zoned)	21.00	package (short ductwork)	7.35
Forced air furnace	10.40	Hot/chilled water (zoned)	31.25	Central evaporative	4.83
Hot water, baseboard/convactor	14.30	Heat pump system	17.45	Pkg. refriger. \$1,880 to \$2,350 per ton capacity	
radiant floor/ceiling	15.50	Ind. thru-wall heat pumps	7.41	Evap. coolers . \$225 to \$370 per MCFM capacity	
Steam (including boiler)	13.15	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		<b>VENTILATION ONLY</b>	
without boiler	11.57			Vent. (blowers/ducts)	\$2.19
Wall or floor furnace	3.04				

**3**

<b>HEIGHT REFINEMENTS</b>			
<p><b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.947	11	1.027
9	.973	12	1.055
10	1.000 (base)		

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	150	200	250	300	350	400	450	500	550	600	650	700	750	800	
1,000	1.150	1.310	1.370	----	----	----	----	----	----	----	----	----	----	----	1,000
2,000	1.020	1.083	1.143	1.206	1.267	----	----	----	----	----	----	----	----	----	2,000
3,000	.970	1.000	1.042	1.083	1.123	1.165	1.206	----	----	----	----	----	----	----	3,000
4,000	----	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	----	----	----	4,000
5,000	----	----	.959	.984	1.009	1.034	1.059	1.083	1.108	1.133	1.157	1.181	----	----	5,000
7,000	----	----	.924	.942	.959	.977	.994	1.011	1.029	1.047	1.065	1.083	1.101	----	7,000
10,000	----	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	10,000
12,000	----	----	----	----	.907	.917	.928	.938	.949	.959	.970	.980	.990	1.000	12,000
14,000	----	----	----	----	----	.906	.915	.924	.933	.942	.951	.959	.968	.977	14,000
18,000	----	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	18,000
22,000	----	----	----	----	----	----	----	----	.898	.903	.909	.915	.920	.926	22,000
30,000	----	----	----	----	----	----	----	----	----	.885	.889	.894	.898	.902	30,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## RELIGIOUS BUILDINGS: CHURCH SANCTUARIES



**GOOD CLASS C**

**OCCUPANCY DESCRIPTION:** This occupancy includes special lighting, sound systems and some stained glass windows consistent with the overall quality of the building. Included in the costs are some type of kitchen, social, meeting and office facilities consistent with the level of quality.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Projection area, lighting and sound systems commensurate with the overall quality.

**NOT INCLUDED IN COSTS:** Pews, kitchen, organs, bells and other church equipment.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A</b>	Excellent	\$364.32	Fine masonry and windows, special architecture and trim	Finest plaster and wood detail, carpeting, marble, vinyl tile	Special lighting and sound system, good plumbing	Warm and cool air (zoned)
	Good	271.74	Stone, good curtain walls, good stained glass and trim	Ornamental plaster and detail, marble, carpeting, vinyl tile	Special lighting, sound system, good plumbing	Warm and cool air (zoned)
	Average	194.64	Concrete, metal and glass, leaded windows, stone trim	Drywall, some ornamentation, terrazzo, vinyl tile, carpeting	Adequate lighting and plumbing, sound system	Package A.C.
<b>B</b>	Excellent	341.42	Fine masonry and windows, special architecture and trim	Finest plaster and wood detail, carpeting, marble, vinyl tile	Special lighting and sound system, good plumbing	Warm and cool air (zoned)
	Good	255.35	Stone, good curtain walls, good stained glass and trim	Ornamental plaster and detail, marble, carpeting, vinyl tile	Special lighting, sound system, good plumbing	Warm and cool air (zoned)
	Average	182.91	Concrete, metal and glass, leaded windows, stone trim	Drywall, some ornamentation, terrazzo, vinyl tile, carpeting	Adequate lighting and plumbing, sound system	Package A.C.
<b>A-B</b>	Balcony Good	78.16	Not included	Stepped balcony with ornate finishes	Good lighting	In building cost
	Balcony Average	56.78	Not included	Stepped, plaster soffit, finished floor	Adequate lighting	In building cost
<b>C</b>	Excellent	260.86	Fine masonry and windows, special architecture and trim	Finest plaster & fine wood detail, carpeting, marble, vinyl tile	Special lighting and sound system, good plumbing	Warm and cool air (zoned)
	Good	195.34	Face brick or block, stone trim, good windows and architecture	Good plaster and detail, vinyl tile, carpeting, terrazzo	Good lighting and plumbing, good sound system	Warm and cool air (zoned)
	Average	138.73	Brick or block, stone trim, few simple stained glass windows	Drywall, vinyl composition tile, little ornamental detail, carpet	Adequate lighting and plumbing, adequate sound system	Package A.C.
	Low cost	97.94	Low cost brick or block, composition roof, very plain	Painted masonry, plywood trim, asphalt tile, very plain, basic	Minimum lighting and plumbing, low cost sound	Forced air
<b>D</b>	Excellent	254.33	Face brick or stone veneer, fine windows, special architecture	Ornamental plaster and fine detail, carpet, marble, vinyl	Special lighting and sound system, good plumbing	Warm and cool air (zoned)
	Good	190.37	Brick veneer, best stucco or siding, good windows and architecture	Good plaster or wood, vinyl tile, carpeting, terrazzo	Good lighting and plumbing, good sound system	Warm and cool air (zoned)
	Average	134.96	Stucco or siding, few stained-glass windows, some trim	Drywall and veneers, vinyl composition tile, little trim, carpet	Adequate lighting and plumbing, adequate sound system	Package A.C.
	Low cost	95.08	Low cost stucco or siding, composition roof, very plain	Drywall and plywood, asphalt and acoustic tile, basic worship center	Minimum lighting and plumbing, low cost sound	Forced air
<b>D POLE</b>	Average	123.59	Pole frame, best metal panels, few stained glass windows	Drywall partitions, acoustic tile, vinyl composition, some carpet	Adequate lighting and plumbing, adequate sound system	Package A.C.
	Low cost	88.93	Pole frame, good metal panels, finished inside, little trim	Drywall, acoustic tile, vinyl composition tile, few extras, very basic	Minimum lighting and plumbing, low cost sound	Forced air
<b>S</b>	Good	175.42	Good sandwich panels, good windows and trim	Good drywall or wood, vinyl tile, carpeting, terrazzo	Good lighting and plumbing, good sound system	Warm and cool air (zoned)
	Average	126.07	Insulated sandwich panels, few stained glass windows	Drywall partitions, vinyl composition and acoustic tile, some carpet	Adequate lighting and plumbing, adequate sound system	Package A.C.
	Low cost	90.18	Good metal panels and roof, finished interior, some trim	Drywall, acoustic tile, vinyl tile, few extras, basic worship center	Minimum lighting and plumbing, low cost sound	Forced air
<b>CDS</b>	Balcony Good	64.91	Not included	Stepped balcony with ornate finishes	Good lighting	In building cost
	Balcony Average	44.37	Not included	Stepped, drywall soffit, finished floor	Adequate lighting	In building cost

**BALCONIES:** Do not use story height or area/perimeter multipliers with balcony cost.

# RELIGIOUS BUILDINGS: CHURCH SANCTUARIES

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<b>ELEVATORS:</b> A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$56,250 to \$77,250.					<b>SPRINKLERS:</b> Apply to area covered by sprinklers.				
					<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
					5,000	\$3.56	\$4.51	\$5.71	\$7.22
					10,000	3.21	4.02	5.05	6.33
					15,000	3.01	3.76	4.70	5.86
					20,000	2.88	3.59	4.46	5.55
					30,000	2.71	3.35	4.15	5.14
					40,000	2.59	3.20	3.94	4.87
					60,000	2.44	2.99	3.67	4.50
					80,000	2.33	2.85	3.49	4.27
					100,000	2.25	2.75	3.35	4.09
					150,000	2.12	2.57	3.12	3.79
					200,000	2.03	2.45	2.96	3.58
<b>ORCHESTRA LIFTS:</b> \$107,000 – \$207,000									
<b>CANOPIES:</b>									
		<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>				
Wood Frame .....		\$27.25	\$33.50	\$41.50	\$51.00				
Light false-mansard .....		15.00	18.40	22.80	28.00				
Steel Frame .....		33.25	41.75	53.00	67.00				
Light false-mansard .....		18.30	23.00	29.25	36.75				

Seating, curtains and snackbar equipment costs are located in Section UIP 15.

**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.

<b>HEATING ONLY</b>	<b>Sq. Ft. Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Sq. Ft. Costs</b>	<b>COOLING ONLY</b>	<b>Sq. Ft. Costs</b>
Electric cable or baseboard ..	\$ 9.25	Package A.C. (short ductwork) . . . .	\$20.00	Central refrigeration (zoned) . . . . .	\$14.20
Electric wall heaters .....	3.40	Warm and cool air (zoned) .....	30.00	package (short ductwork) . . . . .	9.90
Forced air furnace .....	12.60	Hot/chilled water (zoned) .....	40.25	Central evaporative .....	5.50
Hot water .....	17.10	Heat pump system .....	24.90	Pkg. refrig. . \$1,980 to \$2,575 per ton capacity	
Space heaters, with fan .....	3.88			Evap. coolers . \$295 to \$485 per MCFM capacity	
radiant .....	4.44				
Steam (including boiler) .....	15.50				
without boiler .....	13.90	Small indiv. heat pumps cost \$1,750 to \$2,440		<b>VENTILATION ONLY</b>	
Wall or floor furnace .....	3.75	per ton of rated capacity.		Vent. (blowers/ducts) .....	\$3.17

**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
12	.889	28	1.313	58	2.036
14	.945	30	1.364	62	2.128
16	1.000 (base)	34	1.463	66	2.219
18	1.054	38	1.561	70	2.309
20	1.106	42	1.658	74	2.398
22	1.158	46	1.754	78	2.486
24	1.210	50	1.849	82	2.573
26	1.262	54	1.943	86	2.659

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	175	200	250	300	400	500	600	700	800	900	1000	1200	1400	1600	
2,000	1.117	1.147	1.205	1.264	1.381	----	----	----	----	----	----	----	----	----	2,000
5,000	.999	1.011	1.034	1.056	1.100	----	----	----	----	----	----	----	----	----	5,000
10,000	----	----	----	----	1.011	1.034	1.056	1.078	1.100	----	----	----	----	----	10,000
14,000	----	----	----	----	.982	1.001	1.018	1.034	1.049	1.063	----	----	----	----	14,000
20,000	----	----	----	----	----	.971	.986	.999	1.011	1.023	1.034	1.056	----	----	20,000
25,000	----	----	----	----	----	.954	.967	.980	.992	1.003	1.011	1.027	----	----	25,000
30,000	----	----	----	----	----	.943	.954	.965	.976	.986	.995	1.011	1.026	----	30,000
40,000	----	----	----	----	----	----	.938	.945	.954	.963	.971	.986	.999	1.011	40,000
45,000	----	----	----	----	----	----	.934	.939	.946	.954	.962	.976	.989	1.001	45,000
50,000	----	----	----	----	----	----	.930	.935	.941	.947	.954	.967	.980	.992	50,000
75,000	----	----	----	----	----	----	.920	.923	.926	.930	.934	.941	.949	.958	75,000
100,000	----	----	----	----	----	----	.914	.917	.920	.922	.925	.930	.935	.941	100,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

# RELIGIOUS BUILDINGS: CHURCHES WITH SUNDAY SCHOOLS



**GOOD CLASS C**

**OCCUPANCY DESCRIPTION:** This occupancy includes special lighting, sound systems and some stained glass windows consistent with the overall quality of the building. It also includes multi-purpose social/recreational and educational classroom facilities. Because of the wide range in mix of facilities and qualities, it may be best to price each area individually, using the following occupancies: Church-Sanctuary, Church Educational Wing, Fellowship Hall and Narthex/Foyer.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Projection area, lighting and sound systems commensurate with the overall quality.

**NOT INCLUDED IN COSTS:** Pews, kitchen, classroom furnishings, organs, bells and other church equipment.

**SQUARE FOOT COST TABLE**

CLASS	TYPE	COST/SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A</b>	Good	\$255.30	Stone, good curtain walls, good stained glass and trim	Ornamental plaster and detail, marble, carpeting, vinyl tile	Special lighting, sound system, good classroom outlets, plumbing	Warm and cool air (zoned)
	Average	186.71	Concrete, metal and glass, leaded windows, stone trim	Drywall, some ornamentation, terrazzo, vinyl tile, carpeting	Adequate lighting and plumbing, classroom fixtures, sound system	Package A.C.
<b>B</b>	Good	238.79	Stone, good curtain walls, good stained glass and trim	Ornamental plaster and detail, marble, carpeting, vinyl tile	Special lighting, sound system, good classroom outlets, plumbing	Warm and cool air (zoned)
	Average	175.11	Concrete, metal and glass, leaded windows, stone trim	Drywall, some ornamentation, terrazzo, vinyl tile, carpeting	Adequate lighting and plumbing, classroom fixtures, sound system	Package A.C.
<b>A-B</b>	Classroom basement	126.05	Reinforced concrete, plaster interior	Classroom finishes, some utility, storage, social/meeting functions	Adequate lighting and plumbing	Hot water
	Finished basement	115.34	Plaster interior	Finished rooms, asphalt tile	Adequate lighting and plumbing	Hot water
	Semi finished basement	82.23	Low-cost finishes	Minimum social functions, kitchenette	Minimum lighting, drains	Forced air
	Unfinished basement	59.40	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None
<b>C</b>	Excellent	247.78	Fine masonry and windows, special architecture and trim	Finest plaster and fine wood detail, carpeting, marble, vinyl tile	Special lighting, sound system, good classroom outlets, plumbing	Warm and cool air (zoned)
	Good	188.00	Face brick or block, stone trim, good windows and architecture	Good plaster or wood, carpet, VCT, good or high density of classrooms	Good lighting and sound system, good classroom fixtures, plumbing	Warm and cool air (zoned)
	Average	134.52	Brick or block, stone trim, few simple stained glass windows	Drywall, vinyl composition tile, little ornamental detail, std. classrooms	Adequate lighting and plumbing, low cost sound	Package A.C.
	Low cost	95.68	Low-cost brick or block, composition roof, very plain	Painted masonry, plywood trim, asphalt tile, very plain classrooms	Minimum lighting and plumbing, classroom features	Forced air
<b>D</b>	Excellent	237.72	Face brick or stone veneer, fine windows, special architecture	Ornamental plaster and fine detail, carpet, marble, vinyl	Special lighting, sound system, good classroom outlets, plumbing	Warm and cool air (zoned)
	Good	181.56	Brick veneer, best stucco or siding, good windows and architecture	Good plaster or wood, carpet, VCT, good or high density of meeting rooms	Good lighting and sound system, good classroom fixtures, plumbing	Warm and cool air (zoned)
	Average	130.48	Stucco or siding, few stained-glass windows, some trim	Drywall and veneers, vinyl comp. tile, little trim, standard classrooms	Adequate lighting and plumbing, low-cost sound	Package A.C.
	Low cost	93.20	Low cost stucco or siding, composition roof, very plain	Drywall and plywood, asphalt and acoustic tile, minimum classrooms	Minimum lighting and plumbing, classroom features	Forced air
<b>D POLE</b>	Low cost	88.07	Pole frame, good metal panels, finished inside, little trim	Drywall, acoustic tile, vinyl comp. tile, few extras, minimum classrooms	Minimum lighting and plumbing, classroom features	Forced air
<b>S</b>	Good	170.08	Good sandwich panels, good windows and trim	Good drywall or wood, vinyl tile, carpet, good or high density of meeting rooms	Good lighting, sound system, good classroom fixtures, plumbing	Warm and cool air (zoned)
	Average	123.69	Insulated sandwich panels, few stained glass windows	Drywall partitions, vinyl composition and acoustic tile, standard classrooms	Adequate lighting and plumbing, low cost sound	Package A.C.
	Low cost	89.41	Good metal panels and roof, finished interior, some trim	Drywall, acoustic tile, comp. tile, few extras, minimum classrooms	Minimum lighting and plumbing, classroom features	Forced air
<b>CDS</b>	Classroom basement	95.41	Reinforced concrete, plaster or drywall interior	Classroom finishes, some utility, storage, social/meeting functions	Adequate lighting and plumbing	Forced air
	Finished basement	85.84	Plaster or drywall interior	Finished rooms, asphalt tile	Adequate lighting and plumbing	Forced air
	Semi-finished basement	50.51	Low cost finishes	Minimum social functions, kitchenette	Minimum lighting and plumbing	Space heaters
	Unfinished basement	36.92	Unfinished interior	Unfinished storage and utility	Minimum lighting, drains	None

For fire-resistant Type I basements with concrete slab separation under Class C, D or S units, add \$5.95 per square foot.

# RELIGIOUS BUILDINGS: CHURCHES WITH SUNDAY SCHOOLS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<b>ELEVATORS:</b> A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$56,250 to \$77,250.					<b>SPRINKLERS:</b> Apply to area covered by sprinklers.				
					<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
					5,000	\$3.56	\$4.51	\$5.71	\$7.22
					10,000	3.21	4.02	5.05	6.33
					15,000	3.01	3.76	4.70	5.86
					20,000	2.88	3.59	4.46	5.55
					30,000	2.71	3.35	4.15	5.14
					40,000	2.59	3.20	3.94	4.87
					60,000	2.44	2.99	3.67	4.50
					80,000	2.33	2.85	3.49	4.27
					100,000	2.25	2.75	3.35	4.09
					150,000	2.12	2.57	3.12	3.79
					200,000	2.03	2.45	2.96	3.58
<b>ORCHESTRA LIFTS:</b> \$107,000 – \$207,000									
<b>CANOPIES:</b> This is the cantilevered portion of a building that extends over an entrance.									
		<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>				
Wood Frame	.....	\$27.25	\$33.50	\$41.50	\$51.00				
Light false-mansard	.....	15.00	18.40	22.80	28.00				
Steel Frame	.....	33.25	41.75	53.00	67.00				
Light false-mansard	.....	18.30	23.00	29.25	36.75				
<b>Seating, curtains and snackbar equipment costs are located in Section UIP 15.</b>									

**2**

<b>HEATING AND COOLING</b>					
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.					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
Electric cable or baseboard	.. \$ 9.25	Package A.C. (short ductwork)	.... \$20.00	Central refrigeration (zoned)	..... \$14.20
Electric wall heaters	..... 3.40	Warm and cool air (zoned)	..... 30.00	package (short ductwork)	..... 9.90
Forced air furnace	..... 12.60	Hot/chilled water (zoned)	..... 40.25	Central evaporative	..... 5.50
Hot water	..... 17.10	Heat pump system	..... 24.90	Pkg. refrig. .	\$1,980 to \$2,575 per ton capacity
Space heaters, with fan	..... 3.88			Evap. coolers .	\$295 to \$485 per MCFM capacity
radiant	..... 4.44				
Steam (including boiler)	..... 15.50	Small indiv. heat pumps cost \$1,750 to \$2,440		<b>VENTILATION ONLY</b>	
without boiler	..... 13.90	per ton of rated capacity.		Vent. (blowers/ducts)	..... \$3.17
Wall or floor furnace	..... 3.75				

**3**

<b>HEIGHT REFINEMENTS</b>					
<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.					
<b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.					
<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
12	.889	28	1.313	58	2.036
14	.945	30	1.364	62	2.128
16	1.000 (base)	34	1.463	66	2.219
18	1.054	38	1.561	70	2.309
20	1.106	42	1.658	74	2.398
22	1.158	46	1.754	78	2.486
24	1.210	50	1.849	82	2.573
26	1.262	54	1.943	86	2.659

**4**

<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq.Ft./Story</b>
	<b>175</b>	<b>200</b>	<b>250</b>	<b>300</b>	<b>400</b>	<b>500</b>	<b>600</b>	<b>700</b>	<b>800</b>	<b>900</b>	<b>1000</b>	<b>1200</b>	<b>1400</b>	<b>1600</b>	
<b>2,000</b>	1.117	1.147	1.205	1.264	1.381	----	----	----	----	----	----	----	----	----	<b>2,000</b>
<b>5,000</b>	.999	1.011	1.034	1.056	1.100	----	----	----	----	----	----	----	----	----	<b>5,000</b>
<b>10,000</b>	----	----	----	----	1.011	1.034	1.056	1.078	1.100	----	----	----	----	----	<b>10,000</b>
<b>14,000</b>	----	----	----	----	.982	1.001	1.018	1.034	1.049	1.063	----	----	----	----	<b>14,000</b>
<b>20,000</b>	----	----	----	----	----	.971	.986	.999	1.011	1.023	1.034	1.056	----	----	<b>20,000</b>
<b>25,000</b>	----	----	----	----	----	.954	.967	.980	.992	1.003	1.011	1.027	----	----	<b>25,000</b>
<b>30,000</b>	----	----	----	----	----	.943	.954	.965	.976	.986	.995	1.011	1.026	----	<b>30,000</b>
<b>40,000</b>	----	----	----	----	----	----	.938	.945	.954	.963	.971	.986	.999	1.011	<b>40,000</b>
<b>45,000</b>	----	----	----	----	----	----	.934	.939	.946	.954	.962	.976	.989	1.001	<b>45,000</b>
<b>50,000</b>	----	----	----	----	----	----	.930	.935	.941	.947	.954	.967	.980	.992	<b>50,000</b>
<b>75,000</b>	----	----	----	----	----	----	.920	.923	.926	.930	.934	.941	.949	.958	<b>75,000</b>
<b>100,000</b>	----	----	----	----	----	----	.914	.917	.920	.922	.925	.930	.935	.941	<b>100,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## RELIGIOUS BUILDINGS: FELLOWSHIP HALLS

**OCCUPANCY DESCRIPTION:** These church buildings are designed as multipurpose structures for recreation and social gatherings and include gymnasium-type flooring, stages, kitchens and other miscellaneous rooms commensurate with the quality.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Projection area, lighting and sound systems commensurate with the overall quality.

**NOT INCLUDED IN COSTS:** Recreation, kitchen, seating, tables, or any other church equipment.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A-B</b>	Good	\$206.72	Face brick, stone, concrete or metal panels, good trim	Plaster or drywall, acoustic tile, carpet and vinyl, stage, some extras	Good fluorescent fixtures, good plumbing and kitchen	Warm and cool air (zoned)
	Average	150.47	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, hardwood or vinyl, small stage	Adequate lighting and plumbing, kitchen, some extras	Package A.C.
<b>C</b>	Excellent	203.08	Steel frame, best masonry walls, good trim	Plaster, acoustic tile, good wood athletic floor, stage, good detail	Good lighting and plumbing, kitchen, tiled surfaces	Warm and cool air (zoned)
	Good	145.85	Steel columns, web or bar joists, ornamental block or face brick	Plaster or drywall, acoustic tile, hardwood or vinyl, stage	Good fluorescent fixtures, good plumbing, kitchen	Package A.C.
	Average	104.19	Steel frame, brick, block, concrete, some ornamentation	Plaster or drywall, acoustic tile, vinyl, carpet or hardwood, small stage area	Adequate lighting and plumbing, small kitchen, some extras	Forced air
	Low cost	70.60	Brick, block, tilt-up panels, bearing walls, wood joists, little trim	Painted walls, acoustic tile or drywall ceilings, asphalt tile	Minimum recreation lighting and plumbing	Space heaters
<b>D</b>	Good	140.90	Steel or Glulam frame and joists, brick veneer, glass, best stucco	Plaster or drywall, acoustic tile, hardwood or vinyl, stage	Good fluorescent fixtures, good plumbing, kitchen	Package A.C.
	Average	100.35	Wood frame or pipe columns, good stucco or siding with some trim	Plaster or drywall, acoustic tile, vinyl, carpet or hardwood, small stage area	Adequate lighting and plumbing, small kitchen, some extras	Forced air
	Low cost	67.62	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, asphalt tile, some carpet	Minimum recreation lighting and plumbing	Space heaters
	Cheap	52.51	Light frame, stucco or siding, very plain	Concrete floor, some vinyl composition, minimal finish	Minimum lighting and plumbing	Space heaters
<b>D POLE</b>	Average	91.10	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, vinyl comp., carpet or hardwood, small stage area	Adequate lighting and plumbing, small kitchen, some extras	Forced air
	Low cost	62.43	Pole frame, metal panels, finished inside, insulated, little trim	Painted walls, acoustic tile or drywall ceilings, asphalt tile, some carpet	Minimum recreation lighting and plumbing	Space heaters
	Cheap	49.56	Pole frame, metal siding, partly finished interior, some insulation	Concrete floor, some vinyl composition, minimal finish	Minimum lighting and plumbing	Space heaters
<b>S</b>	Good	133.15	Pre-engineered, good sandwich panels, some brick or stone trim	Plaster or drywall, acoustic tile, hardwood or vinyl, stage	Good fluorescent fixtures, good plumbing, kitchen	Package A.C.
	Average	94.98	Pre-engineered, sandwich panels, some ornamentation	Drywall, acoustic tile, vinyl comp., carpet or hardwood, small stage area	Adequate lighting and plumbing, small kitchen, some extras	Forced air
	Low cost	63.91	Pre-engineered, finished interior, insulated, little trim	Painted walls, acoustic tile or drywall ceilings, asphalt tile, some carpet	Minimum recreation lighting and plumbing	Space heaters
	Cheap	49.79	Pre-engineered, partly finished interior, some insulation	Concrete floor, some vinyl composition, minimal finish	Minimum lighting and plumbing	Space heaters

# RELIGIOUS BUILDINGS: FELLOWSHIP HALLS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<b>ELEVATORS:</b> A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$56,250 to \$77,250.					<b>SPRINKLERS:</b> Apply to area covered by sprinklers.				
		<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>			
		5,000	\$3.56	\$4.51	\$5.71	\$7.22			
	<b>ORCHESTRA LIFTS:</b> \$107,000 – \$207,000	10,000	3.21	4.02	5.05	6.33			
		15,000	3.01	3.76	4.70	5.86			
		20,000	2.88	3.59	4.46	5.55			
		30,000	2.71	3.35	4.15	5.14			
		40,000	2.59	3.20	3.94	4.87			
		60,000	2.44	2.99	3.67	4.50			
		80,000	2.33	2.85	3.49	4.27			
		100,000	2.25	2.75	3.35	4.09			
		150,000	2.12	2.57	3.12	3.79			
		200,000	2.03	2.45	2.96	3.58			
<b>CANOPIES:</b> This is the cantilevered portion of a building that extends over an entrance.									
		<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>				
Wood Frame	.....	\$27.25	\$33.50	\$41.50	\$51.00				
Light false-mansard	.....	15.00	18.40	22.80	28.00				
Steel Frame	.....	33.25	41.75	53.00	67.00				
Light false-mansard	.....	18.30	23.00	29.25	36.75				
<b>Seating, curtains and snackbar equipment costs are located in Section UIP 15.</b>									

**2**

<b>HEATING AND COOLING</b>					
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.					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
Electric cable or baseboard	.. \$ 9.25	Package A.C. (short ductwork)	.... \$20.00	Central refrigeration (zoned)	..... \$14.20
Electric wall heaters	..... 3.40	Warm and cool air (zoned)	..... 30.00	package (short ductwork)	..... 9.90
Forced air furnace	..... 12.60	Hot/chilled water (zoned)	..... 40.25	Central evaporative	..... 5.50
Hot water	..... 17.10	Heat pump system	..... 24.90	Pkg. refriger. .	\$1,980 to \$2,575 per ton capacity
Space heaters, with fan	..... 3.88			Evap. coolers .	\$295 to \$485 per MCFM capacity
radiant	..... 4.44				
Steam (including boiler)	..... 15.50			<b>VENTILATION ONLY</b>	
without boiler	..... 13.90	Small indiv. heat pumps cost \$1,750 to \$2,440		Vent. (blowers/ducts)	..... \$3.17
Wall or floor furnace	..... 3.75	per ton of rated capacity.			

**3**

<b>HEIGHT REFINEMENTS</b>					
<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.					
<b>STORY HEIGHT MULTIPLIERS:</b> 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
12	.889	28	1.313	58	2.036
14	.945	30	1.364	62	2.128
16	1.000 (base)	34	1.463	66	2.219
18	1.054	38	1.561	70	2.309
20	1.106	42	1.658	74	2.398
22	1.158	46	1.754	78	2.486
24	1.210	50	1.849	82	2.573
26	1.262	54	1.943	86	2.659

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	175	200	250	300	400	500	600	700	800	900	1000	1200	1400	1600	
2,000	1.117	1.147	1.205	1.264	1.381	----	----	----	----	----	----	----	----	----	2,000
5,000	.999	1.011	1.034	1.056	1.100	----	----	----	----	----	----	----	----	----	5,000
10,000	----	----	----	----	1.011	1.034	1.056	1.078	1.100	----	----	----	----	----	10,000
14,000	----	----	----	----	.982	1.001	1.018	1.034	1.049	1.063	----	----	----	----	14,000
20,000	----	----	----	----	----	.971	.986	.999	1.011	1.023	1.034	1.056	----	----	20,000
25,000	----	----	----	----	----	.954	.967	.980	.992	1.003	1.011	1.027	----	----	25,000
30,000	----	----	----	----	----	.943	.954	.965	.976	.986	.995	1.011	1.026	----	30,000
40,000	----	----	----	----	----	----	.938	.945	.954	.963	.971	.986	.999	1.011	40,000
45,000	----	----	----	----	----	----	.934	.939	.946	.954	.962	.976	.989	1.001	45,000
50,000	----	----	----	----	----	----	.930	.935	.941	.947	.954	.967	.980	.992	50,000
75,000	----	----	----	----	----	----	.920	.923	.926	.930	.934	.941	.949	.958	75,000
100,000	----	----	----	----	----	----	.914	.917	.920	.922	.925	.930	.935	.941	100,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**



## RELIGIOUS BUILDINGS: NARTHEXES AND EDUCATIONAL WINGS



**EXCELLENT CLASS A-B**

**OCCUPANCY DESCRIPTION: Foyer/Narthex** These structures are greeting rooms that usually abut or lie between the church sanctuary and fellowship facilities. The better qualities may include special lighting, sound systems and some stained glass windows consistent with the overall quality of the building.

**Church Educational Wing**

These buildings are subdivided into instructional/meeting room facilities found in a religious complex. The lower qualities include less interior and exterior refinements than is found in occupancy Classroom. Complete religious or private schools should be priced using the various school occupancies. Price a complete church facility using occupancy Church with Sunday School.

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

**NOT INCLUDED IN COSTS:** Elevators, sprinklers, and equipment.

**SQUARE FOOT COST TABLE**

### RELIGIOUS BUILDINGS: FOYERS / NARTHEXES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A-B</b>	Excellent	\$285.44	Fine masonry and doors, special architecture and trim	Finest plaster and wood detail, carpeting, marble, vinyl tile	Special lighting, good sound system and plumbing	Warm and cool air (zoned)
	Good	221.56	Stone, good curtain walls, good entrance and trim	Ornamental plaster and detail, marble, carpeting, vinyl tile	Good lighting, sound system, good plumbing	Warm and cool air (zoned)
	Average	163.52	Concrete, metal and glass, small entry, stone trim	Drywall, some ornamentation, terrazzo, vinyl tile, carpeting	Adequate lighting and plumbing, sound system	Package A.C.
<b>CDS</b>	Excellent	230.53	Fine masonry and doors, special architecture and trim	Finest plaster and fine wood detail, carpeting, marble, vinyl tile	Special lighting, good sound system and plumbing	Warm and cool air (zoned)
	Good	176.19	Masonry veneer or brick, stone trim, good entrance and architecture	Good plaster and detail, vinyl tile, carpeting, terrazzo	Good lighting and plumbing, sound system	Warm and cool air (zoned)
	Average	126.87	Good siding or block, stone trim, small entry	Drywall, vinyl composition tile, little ornamental detail	Adequate lighting and plumbing, low cost sound	Package A.C.
	Low cost	90.80	Low cost siding or block, very plain	Painted masonry or drywall, plywood trim, asphalt tile, very plain	Minimum lighting and sound	Forced air

### RELIGIOUS BUILDINGS: CHURCH EDUCATIONAL WINGS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A</b>	Good	\$173.86	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, hardwood or carpet	Good lighting and plumbing, some extra features, library room	Warm and cool air (zoned)
	Average	133.53	Brick, precast concrete, block, very plain	Low-cost finishes, acoustic tile, hardwood or vinyl composition	Adequate classroom lighting and plumbing, few extras, rehearsal rm.	Package A.C.
<b>B</b>	Good	165.41	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, hardwood or carpet	Good lighting and plumbing, some extra features, library room	Warm and cool air (zoned)
	Average	126.85	Brick, precast concrete, block, very plain	Low-cost finishes, acoustic tile, hardwood or vinyl composition	Adequate classroom lighting and plumbing, few extras, rehearsal rm.	Package A.C.
<b>C</b>	Excellent	166.89	Steel columns, web or bar joists, ornamental block or face brick	Plaster or drywall, acoustic tile, hardwood or carpet	Good fluorescent fixtures, good plumbing, extra features, library	Warm and cool air (zoned)
	Good	127.94	Steel frame or bearing walls, brick, block or concrete, some trim	Plaster or drywall, acoustic tile, vinyl composition or hardwood	Adequate classroom lighting and plumbing, rehearsal room	Package A.C.
	Average	97.79	Brick, block, tilt-up panels, bearing walls, wood joists, little trim	Painted walls, acoustic tile or drywall ceilings, asphalt tile	Adequate meeting room lighting and plumbing	Forced air
	Low cost	70.98	Cheap block, tilt-up, light roof	Low cost finishes, no partitions, asphalt tile	Minimum code	Wall furnace
<b>D</b>	Excellent	163.14	Steel or Glulam frame and joists, brick veneer, glass, best stucco	Plaster or drywall, acoustic tile, hardwood or carpet	Good fluorescent fixtures and plumbing, extra features, library	Warm and cool air (zoned)
	Good	124.04	Wood frame or pipe columns, good stucco or siding with some trim	Plaster or drywall, acoustic tile, vinyl composition or hardwood	Adequate classroom lighting and plumbing, rehearsal room	Package A.C.
	Average	93.97	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, asphalt tile, linoleum or wood floors	Adequate meeting room lighting and plumbing	Forced air
	Low cost	67.39	Low-cost stucco or siding	Low cost finishes, no partitions, asphalt tile	Minimum code	Wall furnace
<b>D POLE</b>	Average	88.46	Pole frame, good metal panels, finished inside, little trim	Painted walls, acoustic tile or drywall ceilings, asphalt tile	Adequate meeting room lighting and plumbing	Forced air
	Low-cost	62.62	Pole frame, metal siding	Low cost finishes, no partitions, acoustic tile, asphalt tile	Minimum code	Wall furnace
<b>S</b>	Good	120.37	Pre-engineered, sandwich panels, some trim	Drywall, acoustic tile, vinyl composition	Adequate classroom lighting and plumbing, rehearsal room	Package A.C.
	Average	90.38	Pre-engineered, finished interior, insulation	Painted walls, acoustic tile or drywall ceilings, asphalt tile	Adequate meeting room lighting and plumbing	Forced air
	Low cost	64.03	Light steel frame, siding	Low cost finishes, no partitions, acoustic tile, asphalt tile	Minimum code	Wall furnace

# RELIGIOUS BUILDINGS: NARTHEXES AND EDUCATIONAL WINGS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<b>ELEVATORS:</b> A small passenger or freight elevator with simple call system and push-button control, and two or three stops, costs \$56,250 to \$77,250.					<b>SPRINKLERS:</b> Apply to area covered by sprinklers.				
					<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
					5,000	\$3.56	\$4.51	\$5.71	\$7.22
<b>ORCHESTRA LIFTS:</b> \$107,000 – \$207,000					10,000	3.21	4.02	5.05	6.33
					15,000	3.01	3.76	4.70	5.86
					20,000	2.88	3.59	4.46	5.55
					30,000	2.71	3.35	4.15	5.14
					40,000	2.59	3.20	3.94	4.87
<b>CANOPIES:</b> This is the cantilevered portion of a building that extends over an entrance.					60,000	2.44	2.99	3.67	4.50
	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>	80,000	2.33	2.85	3.49	4.27
Wood Frame . . . . .	\$27.25	\$33.50	\$41.50	\$51.00	100,000	2.25	2.75	3.35	4.09
Light false-mansard . . . . .	15.00	18.40	22.80	28.00	150,000	2.12	2.57	3.12	3.79
Steel Frame . . . . .	33.25	41.75	53.00	67.00	200,000	2.03	2.45	2.96	3.58
Light false-mansard . . . . .	18.30	23.00	29.25	36.75					
<b>Seating, curtains and snackbar equipment costs are located in Section UIP 15.</b>									

**2**

<b>HEATING AND COOLING</b>					
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.					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
<b>HEATING ONLY</b>	<b>Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Costs</b>	<b>COOLING ONLY</b>	<b>Costs</b>
Electric cable or baseboard . . .	\$ 9.25	Package A.C. (short ductwork) . . . .	\$20.00	Central refrigeration (zoned) . . . . .	\$14.20
Electric wall heaters . . . . .	3.40	Warm and cool air (zoned) . . . . .	30.00	package (short ductwork) . . . . .	9.90
Forced air furnace . . . . .	12.60	Hot/chilled water (zoned) . . . . .	40.25	Central evaporative . . . . .	5.50
Hot water . . . . .	17.10	Heat pump system . . . . .	24.90	Pkg. refrig. . \$1,980 to \$2,575 per ton capacity	
Space heaters, with fan . . . . .	3.88			Evap. coolers . \$295 to \$485 per MCFM capacity	
radiant . . . . .	4.44				
Steam (including boiler) . . . . .	15.50			<b>VENTILATION ONLY</b>	
without boiler . . . . .	13.90	Small indiv. heat pumps cost \$1,750 to \$2,440		Vent. (blowers/ducts) . . . . .	\$3.17
Wall or floor furnace . . . . .	3.75	per ton of rated capacity.			

**3**

<b>HEIGHT REFINEMENTS</b>					
<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.					
<b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.					
<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
12	.889	28	1.313	58	2.036
14	.945	30	1.364	62	2.128
16	1.000 (base)	34	1.463	66	2.219
18	1.054	38	1.561	70	2.309
20	1.106	42	1.658	74	2.398
22	1.158	46	1.754	78	2.486
24	1.210	50	1.849	82	2.573
26	1.262	54	1.943	86	2.659

**4**

<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq.Ft./Story</b>
	<b>175</b>	<b>200</b>	<b>250</b>	<b>300</b>	<b>400</b>	<b>500</b>	<b>600</b>	<b>700</b>	<b>800</b>	<b>900</b>	<b>1000</b>	<b>1200</b>	<b>1400</b>	<b>1600</b>	
<b>2,000</b>	1.117	1.147	1.205	1.264	1.381	----	----	----	----	----	----	----	----	----	<b>2,000</b>
<b>5,000</b>	.999	1.011	1.034	1.056	1.100	----	----	----	----	----	----	----	----	----	<b>5,000</b>
<b>10,000</b>	----	----	----	----	1.011	1.034	1.056	1.078	1.100	----	----	----	----	----	<b>10,000</b>
<b>14,000</b>	----	----	----	----	.982	1.001	1.018	1.034	1.049	1.063	----	----	----	----	<b>14,000</b>
<b>20,000</b>	----	----	----	----	----	.971	.986	.999	1.011	1.023	1.034	1.056	----	----	<b>20,000</b>
<b>25,000</b>	----	----	----	----	----	.954	.967	.980	.992	1.003	1.011	1.027	----	----	<b>25,000</b>
<b>30,000</b>	----	----	----	----	----	.943	.954	.965	.976	.986	.995	1.011	1.026	----	<b>30,000</b>
<b>40,000</b>	----	----	----	----	----	----	.938	.945	.954	.963	.971	.986	.999	1.011	<b>40,000</b>
<b>45,000</b>	----	----	----	----	----	----	.934	.939	.946	.954	.962	.976	.989	1.001	<b>45,000</b>
<b>50,000</b>	----	----	----	----	----	----	.930	.935	.941	.947	.954	.967	.980	.992	<b>50,000</b>
<b>75,000</b>	----	----	----	----	----	----	.920	.923	.926	.930	.934	.941	.949	.958	<b>75,000</b>
<b>100,000</b>	----	----	----	----	----	----	.914	.917	.920	.922	.925	.930	.935	.941	<b>100,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

# RESTAURANTS



**VERY GOOD CLASS C**



**GOOD CLASS D**

**OCCUPANCY DESCRIPTION:** These buildings are constructed for the preparation and service of food and beverages. They include cafeterias, bars and taverns where the design is of restaurant type. They include a combination of the following areas: consumption, production, serving, receiving and storage, sanitation, nondining and employee areas and restrooms. Good restaurants include the typical chain operation and suburban neighborhood restaurants

catering to regional trade. Average quality includes neighborhood restaurants or coffee shops or lower priced franchise operations.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Suitable office areas and all necessary plumbing and electrical connections for kitchen equipment.

**NOT INCLUDED IN COSTS:** Elevators, sprinklers, kitchen equipment, restaurant fixtures, furnishings or signs.

## SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Excellent	\$283.39	Stone, face brick, best metal walls, usually part of a building	Best plaster and paneling, highly ornamental, carpeted, deluxe quality	Special lighting fixtures and effects, deluxe restrooms	Complete H.V.A.C.
	Good	212.90	Concrete, metal/glass or masonry panels, usually part of a build.	Plaster with enamel & vinyl, carpet & vinyl flooring, decorated interior	Good lighting and outlets, good plumbing and restrooms	Complete H.V.A.C.
	Average	161.65	Brick or concrete, usually part of a building	Plaster or drywall, acous. tile, carpet, ceramic, rubber, or vinyl comp. tile	Adequate lighting outlets, adequate plumbing	Complete H.V.A.C.
	Finished basement	108.89	Plaster interior	Finished ceiling and floors, banquet, service functions	Adequate lighting/plumbing, restrooms, utility rooms	Complete H.V.A.C.
	Open mezzanine	40.82	Not included	Open, finished floors, plaster soffit, minimum work stations	Adequate lighting, minimum plumbing	Complete H.V.A.C.
C	Excellent	267.68	Individual design, highly ornamental exterior	High quality detail, best acoustics, carpeted, deluxe quality	Special lighting effects, tiled restrooms, good fixtures	Complete H.V.A.C.
	Very good	208.40	Individual design, brick, good metal and glass, ornamentation	Typically best chain restaurants, carpeted lounge and dining room	Good lighting/restrooms with good quality fixtures and tile	Complete H.V.A.C.
	Good	163.38	Brick, concrete or metal and glass panels, ornamentation	Typical chain restaurant or coffee shop, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	127.41	Brick, block, tilt-up, plain building, stock plans	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	91.90	Cheap brick or block, very plain, low cost front	Low cost short order cafe, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
D	Excellent	256.41	Individual design, highly ornamental exterior, stone veneer	High quality detail, best acoustics, carpeted, deluxe quality	Special lighting effects, tile restrooms, good fixtures	Complete H.V.A.C.
	Very good	197.08	Individual design, brick veneer, good metal and glass, orn.	Typically best chain restaurants, carpeted lounge and dining room	Good fixtures, good restrooms w/good quality fixtures and tile	Complete H.V.A.C.
	Good	152.76	Stucco or siding, metal and glass, some ornamentation	Typical chain restaurant or coffee shop, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	117.76	Stucco or siding, plain building and front, stock plans	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	83.34	Cheap stucco or siding, very plain	Low-cost short order cafe, min. finish	Minimum lighting and plumbing	Forced air and ventilation
D POLE	Low cost	76.27	Pole frame, good metal panels, lined and insulated, plain front	Low-cost short order cafe, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
	Good	150.70	Insulated sandwich panels, metal and glass, some orn.	Comparable to typical chain coffee shop, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
S	Average	113.26	Insulated panels, metal and glass, little ornamentation	Typical neighborhood coffee shop, vinyl comp., some ceramic or pavers	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	77.74	Finished interior, some front	Low-cost finish, asphalt tile	Minimum lighting and plumbing	Forced air and ventilation
CDS <sup>†</sup>	Finished basement	73.24	Plaster or drywall interior	Finished ceiling and floors, banquet, service functions	Adequate lighting/plumbing, restrooms, utility rooms	Forced air and ventilation
	Storage basement	34.25	Painted interior, outside entry	Paint only, some partitions	Adequate lighting, drains	None
	Open mezzanine	28.77	Not included	Open, finished floors and soffit, minimum work stations	Adequate lighting, minimum plumbing	Included in building cost

<sup>†</sup>For fire-resistant Type 1 basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot.

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

# RESTAURANTS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

<b>1</b>	<p><b>DUMBWAITERS:</b> Automatic electric dumbwaiters, 500# capacity, stainless steel cab, cost \$16,400 to \$42,400 plus \$4,725 per stop over two. For hand operation, use 50%.</p> <p><b>FIREPLACES:</b> For each additional opening using the same chimney, add add 30% to 50%. Restaurants with basements, add 40% to extend the foundation to the basement level. Custom oversized units can run 100% to 200% more.</p> <p><b>TYPE</b></p> <p>One story ..... \$2,630 – \$ 8,510</p> <p>Two story ..... 3,370 – 10,195</p>	<b>SPRINKLERS:</b> Apply to sprinklered area.				
		<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
		1,000	\$4.14	\$5.36	\$6.94	\$8.98
		2,000	3.73	4.32	5.46	7.87
		5,000	3.24	4.11	5.22	6.62
		10,000	2.91	3.67	4.61	5.81
		20,000	2.62	3.27	4.08	5.09
		30,000	2.47	3.06	3.80	4.72
		50,000	2.28	2.81	3.47	4.28

<b>2</b>	<b>RESTAURANT HEATING, COOLING AND AIR CONDITIONING</b>			
	<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>			
	<b>COMPLETE H.V.A.C</b>	<b>Sq. Ft.</b>	<b>Classes C/D/S</b>	<b>Sq. Ft.</b>
	<b>Classes A/B</b>	<b>Costs</b>		<b>Costs</b>
	Excellent .....	\$32.50	Excellent .....	\$31.25
	Good .....	27.25	Very good .....	26.50
	Average .....	23.90	Good .....	23.05
			Average .....	18.95
			Low cost .....	16.15
			Forced air and ventilation only .....	8.00

<b>3</b>	<b>HEIGHT REFINEMENTS</b>			
	<p><b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p><b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.</p>			
	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
	8	.915	13	1.021
	10	.957	14	1.042
	11	.979	15	1.064
	12	1.000 (base)	16	1.085
			18	1.127

<b>4</b>	Average Floor Area Sq. Ft./Story	<b>AVERAGE PERIMETER</b>														Average Floor Area Sq. Ft./Story
		100	150	200	250	300	400	500	600	700	800	900	1000	1200	1500	
	1,000	1.183	1.376	1.566	1.753	---	---	---	---	---	---	---	---	---	---	1,000
	2,000	.969	1.079	1.183	1.283	1.376	---	---	---	---	---	---	---	---	---	2,000
	5,000	---	.878	.924	.969	1.011	1.097	1.183	---	---	---	---	---	---	---	5,000
	7,000	---	---	.870	.904	.937	1.000	1.060	1.121	1.183	---	---	---	---	---	7,000
	10,000	---	---	---	---	.878	.925	.969	1.011	1.054	1.097	1.140	1.183	---	---	10,000
	12,000	---	---	---	---	---	.892	.931	.969	1.005	1.042	1.079	1.117	1.183	---	12,000
	14,000	---	---	---	---	---	.870	.904	.937	.969	1.000	1.030	1.060	1.121	---	14,000
	18,000	---	---	---	---	---	---	.866	.892	.917	.943	.969	.992	1.040	---	18,000
	20,000	---	---	---	---	---	---	.854	.878	.901	.924	.948	.969	1.011	---	20,000
	30,000	---	---	---	---	---	---	---	.831	.847	.862	.878	.894	.925	.969	30,000
	40,000	---	---	---	---	---	---	---	---	.820	.831	.843	.854	.878	.913	40,000
	50,000	---	---	---	---	---	---	---	---	---	---	---	.831	.850	.877	50,000

## 5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

## RESTAURANTS – ATRIUMS/PLAY ROOMS



**GOOD CLASS S ATRIUM**



**GOOD CLASS C PLAYROOM**

**OCCUPANCY DESCRIPTION:** Dining atriums and playrooms are open shell extensions for enclosed extra seating or game/play areas, usually added to fast food restaurants. The lower qualities are playroom shells only, while the very good and excellent qualities are finished greenhouse seating atriums.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Suitable restroom facilities.

**NOT INCLUDED IN COSTS:** Kitchen equipment, restaurant fixtures, furnishings and signs. Soft modular play systems, restaurant seating or other furnishings or fixtures.

## DINING ATRIUMS/PLAY ROOMS

**SQUARE FOOT COST TABLE**

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>C</b>	Good	\$134.18	Decorative block, brick, mostly metal and glass	Drywall, acoustic ceiling, vinyl walls, good playroom	Good lighting and plumbing	None
	Average	82.44	Stucco on block, tilt-up, good glass areas	Drywall, some acoustic tile, ceramic pavers, plain playroom	Adequate lighting, no plumbing	None
	Low cost	50.70	Concrete block, tilt-up, very plain, little glass	Drywall, vinyl composition tile, plain play area shell	Minimum lighting, no plumbing	None
<b>D</b>	Good	123.00	Brick veneer, EIFS, siding, mostly metal and glass	Drywall, acoustic ceiling, vinyl walls, good playroom	Good lighting and plumbing	None
	Average	72.52	Stucco or siding, good glass areas	Drywall, some acoustic tile, ceramic pavers, plain playroom	Adequate lighting, no plumbing	None
	Low cost	42.79	Stucco or siding, very plain, little glass	Drywall, vinyl composition tile, plain play area shell	Minimum lighting, no plumbing	None
<b>S</b>	Excellent	206.77	Greenhouse, curved eaves, colored frame, tinted glass	Good carpet, ceramic floors, minimum work stations	Decorative lighting and ceiling fans, adequate plumbing	None
	Very good	155.39	Shed greenhouse, tempered glass, little knee wall	Carpet, vinyl composition tile, seating alcove	Good electrical and lighting, plumbing	None
	Good	116.77	Steel frame, mostly metal and glass, metal panels	Drywall, acoustic ceiling, vinyl walls, good playroom	Good lighting and plumbing	None
	Average	66.25	Steel frame, metal siding, good glass areas	Drywall, some acoustic tile, ceramic pavers, plain playroom	Adequate lighting, no plumbing	None
	Low cost	37.62	Steel frame, metal siding, very plain, little glass	Drywall, vinyl composition tile, plain play area shell	Minimum lighting, no plumbing	None
	Cheap	21.37	Screen netting enclosure, canopy top, light frame	Concrete floor, secure play area	Adequate illumination, no plumbing	None

# RESTAURANTS – ATRIUMS/PLAYROOMS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

<b>1</b>	For restaurant equipment, see Section UIP 15, Page 8.	<b>SPRINKLERS:</b> Apply to sprinklered area.				
	For soft, modular play equipment, see Section UIP 16, Page 7	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
		500	\$4.59	\$6.00	\$7.84	\$10.24
		1,000	4.14	5.36	6.94	8.98
		1,500	3.89	5.01	6.46	8.32
		2,000	3.73	4.78	6.14	7.87
		2,500	3.60	4.61	5.90	7.55
		3,000	3.50	4.47	5.71	7.29
		4,000	3.35	4.26	5.43	6.91
		5,000	3.24	4.11	5.22	6.62

<b>2</b>	<b>RESTAURANT HEATING, COOLING AND AIR CONDITIONING</b>			
	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.			
	<b>COMPLETE H.V.A.C</b>	<b>Sq. Ft.</b>	<b>Classes C/D/S</b>	<b>Sq. Ft.</b>
	<b>Classes A/B</b>	<b>Costs</b>	<b>Classes C/D/S</b>	<b>Costs</b>
	Good .....	\$27.25	Excellent .....	\$31.25
	Average .....	23.90	Good .....	23.05
			Average .....	18.95
			Low cost .....	16.15
			Forced-air ventilation .....	8.00
	<b>ATRIUM/PLAY ROOM:</b> Heating and cooling may be connected to existing systems; for additional connections only, add \$3,475 to \$5,300.			

<b>3</b>	<b>HEIGHT REFINEMENTS</b>			
	<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.			
	<b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.			
	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
	8	.915	13	1.021
	10	.957	14	1.042
	11	.979	15	1.064
	12	1.000 (base)	16	1.085
			18	1.127

<b>4</b>	<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area Sq. Ft./Story</b>
		<b>75</b>	<b>100</b>	<b>125</b>	<b>150</b>	<b>175</b>	<b>200</b>	<b>250</b>	<b>225</b>	<b>250</b>	<b>275</b>	<b>300</b>	<b>350</b>	<b>400</b>	<b>500</b>	
	<b>500</b>	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	<b>500</b>
	<b>750</b>	1.183	1.322	1.445	1.566	----	----	----	----	----	----	----	----	----	----	<b>750</b>
	<b>1,000</b>	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	<b>1,000</b>
	<b>1,500</b>	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	<b>1,500</b>
	<b>2,000</b>	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	<b>2,000</b>
	<b>2,500</b>	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	----	<b>2,500</b>
	<b>3,000</b>	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	<b>3,000</b>
	<b>3,500</b>	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	<b>3,500</b>
	<b>4,000</b>	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	<b>4,000</b>
	<b>4,500</b>	----	----	.869	.895	.921	.947	.972	.997	1.021	1.045	1.093	1.140	1.186	1.232	<b>4,500</b>
	<b>5,000</b>	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	<b>5,000</b>
	<b>6,000</b>	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	<b>6,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

# RESTAURANTS – CAFETERIAS AND TRUCK STOPS



AVERAGE CLASS C

**OCCUPANCY DESCRIPTION:** Cafeterias will have large, open dining rooms for self service of large groups, and include commercial as well as institutional facilities. They include a combination of the following areas: consumption, production, serving, receiving and storage, sanitation and restrooms. Truck stops are of multipurpose design to include convenience stores, food service, shower and toilet, game and rest facilities for highway travelers and truckers. Good facilities include the typical coffee shop operation, while the average quality includes the limit-

ed fast food franchise operation. Lighting and plumbing, although adequate to service the operation, are not extensive or ornate.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. All necessary plumbing and electrical connections for kitchen equipment.

**NOT INCLUDED IN COSTS:** Kitchen equipment, restaurant or convenience store fixtures, furnishings or signs.

## CAFETERIAS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$191.24	Concrete, metal/glass, or masonry panels, usually part of a building	Plaster with enamel and vinyl, carpet and vinyl flooring, decorated interior	Good lighting and outlets, good plumbing and restrooms	Complete H.V.A.C.
	Average	147.91	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, ceramic, rubber or vinyl comp. tile	Adequate lighting and outlets, adequate plumbing	Complete H.V.A.C.
C	Excellent	225.27	Individual design, brick, good metal and glass, ornamentation	Best corporate or chain cafeterias, carpeted dining room, terrazzo	Good lighting/restrooms with good quality fixtures and tile	Complete H.V.A.C.
	Good	161.93	Brick, concrete or metal and glass panels, some ornamentation	Typical institutional or chain cafeteria, vinyl and ceramic floors	Good lighting and service outlets, tiled preparation and restrooms	Complete H.V.A.C.
	Average	118.45	Brick, block, tilt-up, plain building and front	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	79.22	Cheap brick or block, very plain, small entry	Low cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
D	Excellent	216.05	Individual design, brick veneer, good metal and glass, ornamentation	Best corporate or chain cafeterias, carpeted dining room, terrazzo	Good fixtures, good restrooms w/good quality fixtures and tile	Complete H.V.A.C.
	Good	152.78	Stucco or siding, metal and glass, some ornamentation	Typical institutional or chain cafeteria, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	110.02	Stucco or siding, plain building and front	Typical neighborhood restaurant, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	71.93	Cheap stucco or siding, very plain construction, small entry	Low cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
D POLE	Low cost	68.62	Pole frame, good metal panels, lined and insulated, plain entry	Low cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
S	Good	151.06	Insulated sandwich panels, metal and glass, some ornamentation	Typical institutional or chain cafeteria, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	108.22	Insulated panels, metal and glass, little ornamentation	Typical neighborhood restaurant, vinyl comp., some ceramic or pavers	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	70.32	Finished interior, very plain construction, small entry	Low cost food service, minimum dining hall finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation

## TRUCK STOP RESTAURANTS

CLASS	TYPE	COST/SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Excellent	\$198.41	Brick, concrete or metal and glass panels, ornamentation	Good coffee shop, retail, separate rest area, shower room	Good lighting, showers, restrooms and kitchen with good fixtures	Very good comp. H.V.A.C.
	Good	164.16	Decorative block, tilt up, good storefront, lobby	Full-service food seating, retail, rest and game rooms	Good electrical and plumbing, showers, full kitchen	Complete H.V.A.C.
	Average	134.77	Concrete block, tilt up, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk in box storage	Complete H.V.A.C.
D	Excellent	189.12	Brick veneer, EIFS, metal and glass panels, ornamentation	Good coffee shop, retail, separate rest area, shower room	Good lighting, showers, restrooms and kitchen with good fixtures	Very good comp. H.V.A.C.
	Good	156.16	Brick veneer or good siding, good storefront lobby	Full-service food seating, retail, rest and game rooms	Good electrical and plumbing, showers, full kitchen	Complete H.V.A.C.
	Average	127.91	Stucco or siding, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk in box storage	Complete H.V.A.C.
S	Good	154.25	Good metal panels, good storefront, lobby	Full service food seating, retail, rest and game rooms	Good electrical and plumbing, showers, full kitchen	Complete H.V.A.C.
	Average	125.49	Steel frame, metal siding, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk in box storage	Complete H.V.A.C.

# RESTAURANTS – CAFETERIAS AND TRUCK STOPS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<b>DUMBWAITERS:</b> Automatic electric dumbwaiters, 500# capacity, stainless steel cab, cost \$16,400 to \$42,400 plus \$4,725 per stop over two. For hand operation, use 50%.					<b>SPRINKLERS:</b> Apply to sprinklered area.				
	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>				
	1,000	\$4.14	\$5.36	\$6.94	\$8.98				
	2,000	3.73	4.32	5.46	7.87				
	5,000	3.24	4.11	5.22	6.62				
	10,000	2.91	3.67	4.61	5.81				
	20,000	2.62	3.27	4.08	5.09				
	30,000	2.47	3.06	3.80	4.72				
	50,000	2.28	2.81	3.47	4.28				
<b>CANOPIES:</b> This is the cantilevered portion of a building that extends over an entrance.									
	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>					
Wood frame . . . . .	\$25.25	\$31.50	\$39.00	\$48.50					
Light false-mansard . . . . .	12.65	15.75	19.50	24.25					
Steel frame . . . . .	31.00	39.25	50.00	64.00					
Light false-mansard . . . . .	15.50	19.65	25.00	32.00					
For service station equipment and canopies, see Section UIP 14.									

**2**

**RESTAURANT HEATING, COOLING AND AIR CONDITIONING**

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.

<b>COMPLETE H.V.A.C</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>
<b>Classes A/B</b>	<b>Costs</b>	<b>Classes C/D/S</b>
Good . . . . .	\$27.25	Excellent . . . . . \$31.25
Average . . . . .	23.90	Good . . . . . 23.05
		Average . . . . . 18.95
		Low cost . . . . . 16.15
		Forced-air ventilation . . . . . 8.00

**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.

<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
8	.915	13	1.021
10	.957	14	1.042
11	.979	15	1.064
12	1.000 (base)	16	1.085
		18	1.127

**4**

<b>Average Floor Area</b>	<b>AVERAGE PERIMETER</b>															<b>Average Floor Area</b>
	<b>Sq. Ft./Story</b>	<b>100</b>	<b>150</b>	<b>200</b>	<b>250</b>	<b>300</b>	<b>400</b>	<b>500</b>	<b>600</b>	<b>700</b>	<b>800</b>	<b>900</b>	<b>1000</b>	<b>1200</b>	<b>1500</b>	
<b>1,000</b>	1.183	1.376	1.566	1.753	---	---	---	---	---	---	---	---	---	---	---	<b>1,000</b>
<b>2,000</b>	.969	1.079	1.183	1.283	1.376	---	---	---	---	---	---	---	---	---	---	<b>2,000</b>
<b>5,000</b>	---	.878	.924	.969	1.011	1.097	1.183	---	---	---	---	---	---	---	---	<b>5,000</b>
<b>7,000</b>	---	---	.870	.904	.937	1.000	1.060	1.121	1.183	---	---	---	---	---	---	<b>7,000</b>
<b>10,000</b>	---	---	---	---	.878	.925	.969	1.011	1.054	1.097	1.140	1.183	---	---	---	<b>10,000</b>
<b>12,000</b>	---	---	---	---	---	.892	.931	.969	1.005	1.042	1.079	1.117	1.183	---	---	<b>12,000</b>
<b>14,000</b>	---	---	---	---	---	.870	.904	.937	.969	1.000	1.030	1.060	1.121	---	---	<b>14,000</b>
<b>18,000</b>	---	---	---	---	---	---	.866	.892	.917	.943	.969	.992	1.040	---	---	<b>18,000</b>
<b>20,000</b>	---	---	---	---	---	---	---	.854	.878	.901	.924	.948	.969	1.011	---	<b>20,000</b>
<b>30,000</b>	---	---	---	---	---	---	---	---	.831	.847	.862	.878	.894	.925	.969	<b>30,000</b>
<b>40,000</b>	---	---	---	---	---	---	---	---	---	.820	.831	.843	.854	.878	.913	<b>40,000</b>
<b>50,000</b>	---	---	---	---	---	---	---	---	---	---	---	.831	.850	.877	---	<b>50,000</b>

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**



## RESTAURANTS – FAST FOOD



AVERAGE CLASS C



GOOD CLASS D

**OCCUPANCY DESCRIPTION:** These structures have limited consumption or dining area in relation to the food preparation area. Drive-up windows consistent with the level of quality are included. The average fast food restaurant normally includes some outer roof overhang, but no large separate canopies and carports. The lower qualities are built to minimum building and health codes. The median area for a fast food restaurant is 3,150 square feet with a range of 1,375 to 4,250 square feet.

Newer outlets with a high percentage (35% to 45%) of eating space to food preparation area tend toward the larger areas with lower unit costs, while older outlets and drive-ins with no or limited seating tend toward the small side of the range and a higher overall unit

cost, excluding extremes. As eating/play areas continue to increase in size, the very large fast food restaurants will approach conventional table service restaurants in cost or will require a reduction in the quality level for pricing purposes. Play or game room costs can be added separately (see Page CAL 172).

The seating space should normally be less than 45% of the total area.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Suitable office space and restroom facilities.

**NOT INCLUDED IN COSTS:** Canopies, sprinklers, kitchen equipment, restaurant fixtures, furniture or signs.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
A-B	Good	\$234.55	Concrete, good metal and glass, face brick, usually part of a build.	Typically, best chain stores, good plaster, ceramic, pavers throughout	Good lighting, restrooms with good fixtures and tile	Complete H.V.A.C.
	Average	179.00	Brick or concrete, usually part of a building	Plaster or drywall, acoustic tile, ceramic, carpet or vinyl composition	Adequate lighting and outlets, adequate plumbing	Complete H.V.A.C.
C	Excellent	293.56	Individual design, highly ornamental exterior	High quality detail, best ceramic, pavers, limited seating area	Special lighting, tiled restrooms, good fixtures	Complete H.V.A.C.
	Very good	226.36	Face brick, good metal & glass, good mansard, canopy, orn.	Typically better small chain stores, plaster, ceramic, pavers throughout	Good lighting, restrooms with good fixtures and tile	Complete H.V.A.C.
	Good	175.88	Brick, best block, stucco, good storefront, ornamentation	Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	136.04	Brick, block, some mansard, parapet ornamentation	Drywall, paneling, acous. tile, pavers, vinyl comp., large eating/play area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	97.79	Cheap brick or block, very plain, low cost front	Low cost preparation area, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
D	Excellent	280.98	Individual design, highly ornamental exterior	High quality detail, best ceramic, pavers, limited seating area	Special lighting, tiled restrooms, good fixtures	Complete H.V.A.C.
	Very good	213.90	Face brick veneer, good front, mansard, canopy orn.	Typically better small chain stores, plaster, ceramic, pavers throughout	Good lighting, restrooms with good fixtures and tile	Complete H.V.A.C.
	Good	164.20	Stucco, siding or brick veneer, metal and glass, good orn.	Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	125.46	Stucco or siding, some mansard, parapet orn.	Drywall, paneling acoustic pavers, vinyl comp., large eating/play area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	88.45	Cheap stucco or siding, very plain construction	Low cost preparation area, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
S	Excellent	221.95	Stainless steel panels, steel roof, vestibule, modular diner	Good detail, acoustic, vinyl and ceramic tile, limited seating	Good electrical, plumbing and restrooms	Complete H.V.A.C.
	Good	162.78	Insulated sandwich panels, metal and glass, good orn.	Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile	Good lighting and service outlets, tiled restrooms	Complete H.V.A.C.
	Average	121.81	Insulated panels, metal & glass, some mansard, parapet orn.	Drywall, paneling, acous. tile, pavers, vinyl comp., large eating/play area	Adequate lighting and outlets, small restrooms	Complete H.V.A.C.
	Low cost	83.79	Finished interior, some front, little ornamentation	Low cost preparation area, minimum finish, asphalt tile	Minimum lighting and outlets, minimum plumbing	Forced air and ventilation
CDS†	Storage Basement	34.25	Painted interior, outside entry	Painted ceiling and floor, some partitions	Adequate lighting, drains	None

†For fire-resistant Type 1 basements, with concrete slab separation under Class C, D or S units, add \$5.95 per square foot.

# RESTAURANTS – FAST FOOD

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

<b>1</b>	<b>DUMBWAITERS:</b> Automatic electric dumbwaiters, 500# capacity, stainless steel cab, cost \$16,400 to \$42,400 plus \$4,725 per stop over two. For hand operation, use 50%.					<b>SPRINKLERS:</b> Apply to sprinklered area.				
						<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
						500	\$4.59	\$6.00	\$7.84	\$10.24
						1,000	4.14	5.36	6.94	8.98
						1,500	3.89	5.01	6.46	8.32
						2,000	3.73	4.78	6.14	7.87
						2,500	3.60	4.61	5.90	7.55
						3,000	3.50	4.47	5.71	7.29
						4,000	3.35	4.26	5.43	6.91
						5,000	3.24	4.11	5.22	6.62
		<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>					
		Wood frame . . . . .	\$25.25	\$31.50	\$39.00	\$48.50				
		light false-mansard . . . . .	12.65	15.75	19.50	24.25				
		Steel frame . . . . .	31.00	39.25	50.00	64.00				
		light false-mansard . . . . .	15.50	19.65	25.00	32.00				
		For service station equipment and canopies, see Section UIP 14.								

<b>2</b>	<b>RESTAURANT HEATING, COOLING AND AIR CONDITIONING</b>			
	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.			
	<b>COMPLETE H.V.A.C</b>	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>
	<b>Classes A/B</b>	<b>Costs</b>	<b>Classes C/D/S</b>	<b>Costs</b>
	Good . . . . .	\$27.25	Excellent . . . . .	\$31.25
	Average . . . . .	23.90	Good . . . . .	23.05
			Average . . . . .	18.95
			Low cost . . . . .	16.15
			Forced-air ventilation . . . . .	8.00

<b>3</b>	<b>HEIGHT REFINEMENTS</b>			
	<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs. <b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.			
	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
	8	.915	13	1.021
	10	.957	14	1.042
	11	.979	15	1.064
	12	1.000 (base)	16	1.085
			18	1.127

<b>4</b>	<b>Average Floor Area Sq.Ft./Story</b>	<b>AVERAGE PERIMETER</b>													<b>Average Floor Area Sq. Ft./Story</b>	
		<b>75</b>	<b>100</b>	<b>125</b>	<b>150</b>	<b>175</b>	<b>200</b>	<b>250</b>	<b>225</b>	<b>250</b>	<b>275</b>	<b>300</b>	<b>350</b>	<b>400</b>		<b>500</b>
	<b>500</b>	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	<b>500</b>
	<b>750</b>	1.183	1.322	1.445	1.566	----	----	----	----	----	----	----	----	----	----	<b>750</b>
	<b>1,000</b>	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	<b>1,000</b>
	<b>1,500</b>	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	<b>1,500</b>
	<b>2,000</b>	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	<b>2,000</b>
	<b>2,500</b>	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	----	<b>2,500</b>
	<b>3,000</b>	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	<b>3,000</b>
	<b>3,500</b>	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	<b>3,500</b>
	<b>4,000</b>	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	<b>4,000</b>
	<b>4,500</b>	----	----	.869	.895	.921	.947	.972	.997	1.021	1.045	1.093	1.140	1.186	1.232	<b>4,500</b>
	<b>5,000</b>	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	<b>5,000</b>
	<b>6,000</b>	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	<b>6,000</b>

## 5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

## RESTAURANTS - DINERS (MODULAR)



**GOOD CLASS S**

**OCCUPANCY DESCRIPTION:** These prefabricated stainless steel diners have limited consumption or dining area in relation to the preparation area. Vestibules commensurate with the quality are included, except in the low quality. The average modular restaurant normally includes some outer roof dome, but no large separate canopies and carports. The lower qualities are built to minimum building and health codes. These buildings have suitable work space and restroom facilities.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Suitable office areas and all necessary plumbing and electrical connections for kitchen equipment.

**NOT INCLUDED IN COSTS:** Elevators, sprinklers, kitchen equipment, restaurant fixtures, furnishings or signs.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
S	Excellent	\$241.60	Stainless steel panels and dome roof, large stainless steel and glass vestibule	Good detail, metal and acoustic, vinyl and ceramic tile	Good electrical illumination, plumbing and restrooms	Package A.C.
	Good	227.42	Stainless steel panels and roof, stainless steel vestibule	Drywall, paneling, some ornamentation, good vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms	Package A.C.
	Average	214.11	Stainless steel panels, steel roof, small vestibule	Drywall, paneling, acoustic tile, some pavers, vinyl composition tile	Adequate lighting and outlets, small restrooms	Package A.C.
	Low cost	201.45	Stainless steel panels, steel roof	Low cost preparation area, minimum finish, vinyl composition tile	Minimum lighting and outlets, minimum plumbing	Package A.C.

## RESTAURANTS - DINERS (MODULAR)

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

<b>1</b> The median area for modular diners is 1,850 square feet with a typical range of 840 to 2,950 square feet. The average area per seat is 21 square feet with a typical range of 15 to 28 square feet.	<b>SPRINKLERS:</b> Apply to sprinklered area.				
	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
	500	\$4.59	\$6.00	\$7.84	\$10.24
	1,000	4.14	5.36	6.94	8.98
	1,500	3.89	5.01	6.46	8.32
	2,000	3.73	4.78	6.14	7.87
	2,500	3.60	4.61	5.90	7.55
	3,000	3.50	4.47	5.71	7.29
	4,000	3.35	4.26	5.43	6.91
	5,000	3.24	4.11	5.22	6.62

<b>2</b>	<b>HEATING AND COOLING</b>					
	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.					
	<b>Sq. Ft.</b>		<b>Sq. Ft.</b>		<b>Sq. Ft.</b>	
	<b>Costs</b>		<b>Costs</b>		<b>Costs</b>	
	<b>HEATING ONLY</b>		<b>HEATING &amp; COOLING</b>		<b>COOLING ONLY</b>	
	Electric cable or baseboard . . .	\$ 5.67	Package A.C. (short ductwork) . . . .	\$12.55	Central refrigeration (zoned) . . . . .	\$10.45
	Electric wall heaters . . . . .	2.30	Warm and cool air (zoned) . . . . .	16.50	package (short ductwork) . . . . .	6.97
	Forced air furnace . . . . .	6.18	Hot/chilled water (zoned) . . . . .	25.00	Central evaporative . . . . .	4.31
	Hot water, baseboard/convector radiant floor/ceiling . . . . .	11.40 12.40	Heat pump system . . . . .	14.35	Pkg. refrig. . \$1,840 to \$2,350 per ton capacity Evap. coolers . \$250 to \$420 per MCFM capacity	
	Space heaters, with fan . . . . .	3.01				
	radiant . . . . .	3.60				
	Steam (including boiler) . . . . .	9.20				
	without boiler . . . . .	7.90	Small indiv. heat pumps cost \$1,575 to \$2,275 per ton of rated capacity.		<b>VENTILATION ONLY</b>	
	Wall or floor furnace . . . . .	2.59			Vent. (blowers/ducts) . . . . .	\$1.77

<b>3</b>	<b>HEIGHT REFINEMENTS</b>			
	<b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs. <b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.			
	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
	8	.915	14	1.042
	10	.957	15	1.064
	11	.979	16	1.085
	12	1.000 (base)	18	1.127

<b>4</b>	<b>Average Floor Area</b>	<b>AVERAGE PERIMETER</b>														<b>Average Floor Area</b>
	<b>Sq.Ft./Story</b>	<b>75</b>	<b>100</b>	<b>125</b>	<b>150</b>	<b>175</b>	<b>200</b>	<b>225</b>	<b>250</b>	<b>275</b>	<b>300</b>	<b>350</b>	<b>400</b>	<b>450</b>	<b>500</b>	<b>Sq.Ft./Story</b>
<b>500</b>	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	<b>500</b>	
<b>750</b>	1.183	1.322	1.445	1.566	----	----	----	----	----	----	----	----	----	----	<b>750</b>	
<b>1,000</b>	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	<b>1,000</b>	
<b>1,500</b>	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	<b>1,500</b>	
<b>2,000</b>	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	<b>2,000</b>	
<b>2,500</b>	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	----	<b>2,500</b>	
<b>3,000</b>	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	<b>3,000</b>	
<b>3,500</b>	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	<b>3,500</b>	
<b>4,000</b>	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	<b>4,000</b>	
<b>4,500</b>	----	----	.869	.895	.921	.947	.972	.997	1.021	1.045	1.093	1.140	1.186	1.232	<b>4,500</b>	
<b>5,000</b>	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	<b>5,000</b>	
<b>6,000</b>	----	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	<b>6,000</b>	

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## RESTAURANTS – SNACK BARS



**AVERAGE CLASS D**



**LOW COST CLASS C**

**OCCUPANCY DESCRIPTION:** These structures have no seating area and include the very marginal seasonal camp type facility to the best municipal structure with completely finished food preparation area. The basic snack bar cost includes normal overhangs commensurate with the quality but not large canopies. The lower qualities are built to minimum building and health codes.

**INCLUDED IN COSTS:** Architects' fees and contractors' overhead and profit. Suitable office space and restroom facilities.

**NOT INCLUDED IN COSTS:** Canopies, kitchen or seating equipment and signs.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>C</b>	Excellent	\$180.38	Decorative block & trim, heavy structure, glass/security shutters	Finished interior, good tile or glazed surfaces, best municipal facility	Good lighting, restrooms with good fixtures and tile	Package cooling only
	Good	119.53	Standard block, concrete panels, some trim	Enameled walls, some wainscot, finished ceiling, good concrete floor	Good lighting, service outlets and plumbing, some extra fixtures	Wall furnace
	Average	80.68	Concrete block, bearing walls, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	51.58	Block, light roof, very plain	Low cost finishes, few partitions	Minimum code	None
	Cheap	41.94	Low cost block	Unfinished interior, open counter and storage	Minimum fixtures	None
<b>D</b>	Excellent	173.77	Brick veneer, best stucco/siding, glass/security shutters	Finished interior, good tile or glazed surfaces, best municipal facility	Good lighting, restrooms with good fixtures and tile	Package cooling only
	Good	111.17	Stud frame, good stucco or siding, brick veneer	Enameled walls, some wainscot, finished ceiling, good concrete floor	Good lighting, service outlets and plumbing, some extra fixtures	Wall furnace
	Average	72.58	Wood frame, stucco or siding, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	44.58	Low cost stucco or siding	Low cost finishes, few partitions	Minimum code	None
	Cheap	31.89	Box frame, plywood, boards	Unfinished interior, open counter and storage	Minimum fixtures	None
<b>D POLE</b>	Average	66.32	Pole frame, good metal panels, finished inside, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	39.52	Pole frame, metal panels, finished inside	Low cost finishes, few partitions	Minimum code	None
	Cheap	31.30	Pole frame, metal siding	Unfinished interior, open counter and storage	Minimum fixtures	None
<b>S</b>	Average	69.78	Good metal panels, lined, pre-engineered frame, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Space heaters
	Low cost	42.26	Pre-engineered, metal panels, finished inside	Low cost finishes, few partitions	Minimum code	None
	Cheap	33.55	Light steel frame, siding	Unfinished interior, open counter and storage	Minimum fixtures	None

# RESTAURANTS – SNACK BARS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<p><b>CANOPIES:</b> This is the cantilevered portion of a building that extends over an entrance.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td>Wood frame . . . . .</td> <td style="text-align: right;">\$25.25</td> <td style="text-align: right;">\$31.50</td> <td style="text-align: right;">\$39.00</td> <td style="text-align: right;">\$48.50</td> </tr> <tr> <td>Light false-mansard</td> <td style="text-align: right;">12.65</td> <td style="text-align: right;">15.75</td> <td style="text-align: right;">19.50</td> <td style="text-align: right;">24.25</td> </tr> <tr> <td>Steel frame . . . . .</td> <td style="text-align: right;">31.00</td> <td style="text-align: right;">39.25</td> <td style="text-align: right;">50.00</td> <td style="text-align: right;">64.00</td> </tr> <tr> <td>Light false-mansard</td> <td style="text-align: right;">15.50</td> <td style="text-align: right;">19.65</td> <td style="text-align: right;">25.00</td> <td style="text-align: right;">32.00</td> </tr> </tbody> </table> <p><b>LOAD-BEARING CINCESSION STAND ROOFS:</b> (for press boxes or projection rooms), add \$3.72 per square foot to the entire gross building area. For access stairways, add \$1,510 to \$3,325 each.</p>		LOW	AVG.	GOOD	EXCL.	Wood frame . . . . .	\$25.25	\$31.50	\$39.00	\$48.50	Light false-mansard	12.65	15.75	19.50	24.25	Steel frame . . . . .	31.00	39.25	50.00	64.00	Light false-mansard	15.50	19.65	25.00	32.00	<p><b>SPRINKLERS:</b> Apply to sprinklered area.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sq. Ft.</th> <th style="text-align: center;">LOW</th> <th style="text-align: center;">AVG.</th> <th style="text-align: center;">GOOD</th> <th style="text-align: center;">EXCL.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">500</td> <td style="text-align: right;">\$4.59</td> <td style="text-align: right;">\$6.00</td> <td style="text-align: right;">\$7.84</td> <td style="text-align: right;">\$10.24</td> </tr> <tr> <td style="text-align: center;">1,000</td> <td style="text-align: right;">4.14</td> <td style="text-align: right;">5.36</td> <td style="text-align: right;">6.94</td> <td style="text-align: right;">8.98</td> </tr> <tr> <td style="text-align: center;">1,500</td> <td style="text-align: right;">3.89</td> <td style="text-align: right;">5.01</td> <td style="text-align: right;">6.46</td> <td style="text-align: right;">8.32</td> </tr> <tr> <td style="text-align: center;">2,000</td> <td style="text-align: right;">3.73</td> <td style="text-align: right;">4.78</td> <td style="text-align: right;">6.14</td> <td style="text-align: right;">7.87</td> </tr> <tr> <td style="text-align: center;">2,500</td> <td style="text-align: right;">3.60</td> <td style="text-align: right;">4.61</td> <td style="text-align: right;">5.90</td> <td style="text-align: right;">7.55</td> </tr> <tr> <td style="text-align: center;">3,000</td> <td style="text-align: right;">3.50</td> <td style="text-align: right;">4.47</td> <td style="text-align: right;">5.71</td> <td style="text-align: right;">7.29</td> </tr> <tr> <td style="text-align: center;">4,000</td> <td style="text-align: right;">3.35</td> <td style="text-align: right;">4.26</td> <td style="text-align: right;">5.43</td> <td style="text-align: right;">6.91</td> </tr> <tr> <td style="text-align: center;">5,000</td> <td style="text-align: right;">3.24</td> <td style="text-align: right;">4.11</td> <td style="text-align: right;">5.22</td> <td style="text-align: right;">6.62</td> </tr> </tbody> </table> <p><b>SCREENED ROOMS:</b> Screen-enclosed seating area for snack bar facilities may be computed from Section UIP 16.</p>	Sq. Ft.	LOW	AVG.	GOOD	EXCL.	500	\$4.59	\$6.00	\$7.84	\$10.24	1,000	4.14	5.36	6.94	8.98	1,500	3.89	5.01	6.46	8.32	2,000	3.73	4.78	6.14	7.87	2,500	3.60	4.61	5.90	7.55	3,000	3.50	4.47	5.71	7.29	4,000	3.35	4.26	5.43	6.91	5,000	3.24	4.11	5.22	6.62
	LOW	AVG.	GOOD	EXCL.																																																																			
Wood frame . . . . .	\$25.25	\$31.50	\$39.00	\$48.50																																																																			
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**2**

<b>HEATING AND COOLING</b>					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
HEATING ONLY	Sq. Ft. Costs	HEATING & COOLING	Sq. Ft. Costs	COOLING ONLY	Sq. Ft. Costs
Electric cable or baseboard . . .	\$ 5.67	Package A.C. (short ductwork) . . . . .	\$12.55	Central refrigeration (zoned) . . . . .	\$10.45
Electric wall heaters . . . . .	2.30	Warm and cool air (zoned) . . . . .	16.50	package (short ductwork) . . . . .	6.97
Forced air furnace . . . . .	6.18	Hot/chilled water (zoned) . . . . .	25.00	Central evaporative . . . . .	4.31
Hot water, baseboard/convector radiant floor/ceiling . . . . .	11.40 12.40	Heat pump system . . . . .	14.35	Pkg. refrig. . \$1,840 to \$2,350 per ton capacity	
Space heaters, with fan . . . . .	3.01			Evap. coolers . \$250 to \$420 per MCFM capacity	
radiant . . . . .	3.60				
Steam (including boiler) . . . . .	9.20				
without boiler . . . . .	7.90	Small indiv. heat pumps cost \$1,575 to \$2,275 per ton of rated capacity.		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	2.59			Vent. (blowers/ducts) . . . . .	\$1.77

**3**

<b>HEIGHT REFINEMENTS</b>			
<p><b>MULTISTORY BUILDINGS:</b> Add .5% (1/2%) for each story over three, above ground, to all base costs.</p> <p><b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.915	14	1.042
10	.957	15	1.064
11	.979	16	1.085
12	1.000 (base)	18	1.127

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq.Ft./Story
	75	100	125	150	175	200	225	250	275	300	350	400	450	500	
500	1.376	1.566	1.753	----	----	----	----	----	----	----	----	----	----	----	500
750	1.183	1.322	1.445	1.566	----	----	----	----	----	----	----	----	----	----	750
1,000	1.079	1.183	1.283	1.376	1.470	1.566	1.660	1.753	----	----	----	----	----	----	1,000
1,500	.969	1.042	1.115	1.183	1.256	1.322	1.384	1.445	1.506	1.566	----	----	----	----	1,500
2,000	.912	.969	1.025	1.079	1.130	1.183	1.233	1.283	1.330	1.376	1.470	----	----	----	2,000
2,500	.878	.924	.969	1.011	1.054	1.097	1.140	1.183	1.227	1.270	1.351	1.420	----	----	2,500
3,000	.854	.892	.931	.969	1.005	1.042	1.079	1.115	1.149	1.183	1.256	1.322	1.380	----	3,000
3,500	----	.873	.907	.941	.973	1.006	1.038	1.070	1.101	1.131	1.194	1.253	1.300	----	3,500
4,000	----	.854	.883	.912	.941	.969	.997	1.025	1.052	1.079	1.131	1.183	1.232	1.280	4,000
4,500	----	----	.869	.895	.921	.947	.972	.997	1.021	1.045	1.093	1.140	1.186	.000	4,500
5,000	----	----	.854	.878	.901	.924	.947	.969	.990	1.011	1.054	1.097	1.140	1.183	5,000
6,000	----	----	----	.873	.892	.912	.931	.950	.969	1.005	1.042	1.079	1.115	6,000	

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## RESTROOM BUILDINGS



AVERAGE CLASS C

**OCCUPANCY DESCRIPTION:** These are freestanding, generally single purpose design, restroom buildings. Interior construction is paint enameled drywall or plaster and the floors are concrete. In higher qualities, there are ceramic tile walls and/or floors. There is adequate lighting and plumbing. The better qualities can include some storage and/or limited snack bar sales and finish.

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

**NOT INCLUDED IN COSTS:** Sprinklers, lockers, therapy or recreational equipment.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ.FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>A-B</b>	Average	\$189.09	Brick, decorative block or concrete, some trim	Finished interior, tile or glazed surfaces, some extras	Adequate lighting and plumbing, extra outlets and fixtures	Wall furnace
<b>C</b>	Excellent	273.44	Stone, rustic trim or block	Good finish or under 500 sq. ft.	High cost fixtures	Wall furnace
	Good	200.07	Decorative block and trim, heavy structure	Finished interior, good tile or glazed surfaces, concession area	Good lighting and plumbing, extra outlets and fixtures	Wall furnace
	Average	146.41	Concrete block, bearing walls, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Electric wall heaters
	Low cost	108.03	Block, light roof, very plain	Low cost finishes, few partitions	Minimum code	Space heaters
	Cheap	75.67	Low cost block	Unfinished interior	Minimum fixtures	None
<b>D</b>	Excellent	250.88	Stone veneer, rustic trim or log	Good finish or under 500 sq. ft.	High cost fixtures	Wall furnace
	Good	185.27	Wood frame or pipe columns, good stucco or siding, brick veneer	Finished interior, good tile or glazed surfaces, concession area	Good lighting and plumbing, extra outlets and fixtures	Wall furnace
	Average	136.83	Wood frame, stucco or siding, little trim	Painted walls, some ceiling finish, sealed concrete	Adequate lighting and plumbing	Electric wall heaters
	Low cost	101.93	Low cost stucco or siding	Low cost finishes, few partitions	Minimum code	Space heaters
	Cheap	71.87	Box frame, plywood, boards	Unfinished interior	Minimum fixtures	None
<b>D POLE</b>	Low cost	95.16	Pole frame, metal panels, finished inside	Low cost finishes, few partitions	Minimum code	Space heaters
	Cheap	72.22	Pole frame, metal siding	Unfinished interior	Minimum fixtures	None
<b>S</b>	Low cost	98.42	Pre-engineered, metal panels, finished inside	Low cost finishes, few partitions	Minimum code	Space heaters
	Cheap	73.75	Light steel frame, siding	Unfinished interior	Minimum fixtures	None

# RESTROOM BUILDINGS

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

**SPRINKLERS:** Apply to area covered by sprinklers.

Sq. Ft.	LOW	AVG.	GOOD	EXCL.
1,000	\$4.60	\$5.97	\$7.74	\$10.05
2,500	4.00	5.13	6.58	8.43
5,000	3.60	4.57	5.81	7.39
10,000	3.24	4.08	5.14	6.47
15,000	3.04	3.82	4.78	5.99
20,000	2.91	3.64	4.54	5.67

**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 . . .	\$12.05	Package A.C. (short ductwork) . . . .	\$15.85	Central refrigeration (zoned) . . . .	\$14.40
Electric wall heaters . . . . .	3.61	Warm and cool air (zoned) . . . . .	25.00	package (short ductwork) . . . .	10.05
Forced air furnace . . . . .	13.75	Hot/chilled water (zoned) . . . . .	39.00	Central evaporative . . . . .	5.38
Hot water, baseboard/convactor	20.00	Heat pump system . . . . .	23.85	Pkg. refrig. . \$2,050 to \$2,600 per ton capacity	
Space heaters, with fan . . . . .	4.08			Evap. coolers . \$300 to \$500 per MCFM capacity	
radiant . . . . .	4.71				
Steam (including boiler) . . . . .	18.00				
without boiler . . . . .	16.35	Small indiv. heat pumps cost \$1,760 to \$2,500		<b>VENTILATION ONLY</b>	
Wall or floor furnace . . . . .	3.73	per ton of rated capacity.		Vent. (blowers/ducts) . . . . .	\$3.31

**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	.963	13	1.055
9	.981	14	1.073
10	1.000 (base)	15	1.092
11	1.018	16	1.110
12	1.037		

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	100	125	150	175	200	250	300	400	500	600	700	800	1000	1200	
500	1.298	1.407	1.516	1.625	1.734	----	----	----	----	----	----	----	----	----	500
1,000	1.079	1.134	1.189	1.244	1.298	1.407	----	----	----	----	----	----	----	----	1,000
1,500	1.006	1.043	1.079	1.116	1.153	1.227	----	----	----	----	----	----	----	----	1,500
2,000	----	.996	1.024	1.052	1.079	1.134	1.189	----	----	----	----	----	----	----	2,000
3,000	----	----	.968	.985	1.006	1.043	1.079	1.153	----	----	----	----	----	----	3,000
4,000	----	----	----	.957	.968	.995	1.024	1.079	1.134	----	----	----	----	----	4,000
5,000	----	----	----	----	.949	.968	.991	1.036	1.079	1.123	----	----	----	----	5,000
6,000	----	----	----	----	.934	.952	.968	1.006	1.043	1.079	1.116	----	----	----	6,000
7,000	----	----	----	----	----	.939	.955	.984	1.015	1.048	1.079	1.110	----	----	7,000
8,000	----	----	----	----	----	.929	.942	.968	.996	1.024	1.052	1.079	1.134	----	8,000
10,000	----	----	----	----	----	----	.927	.949	.968	.991	1.013	1.036	1.079	1.123	10,000
12,000	----	----	----	----	----	----	.915	.934	.959	.968	.985	1.006	1.043	1.079	12,000

**NOTE:** For larger buildings, enter the table by taking half the area and half the perimeter. For very small structures, reverse the process (i.e., for a 10' x 10' or 100-square-foot building, multiply both the area and the perimeter by a factor of 5 to enter the table where the wall-to-floor ratio remains the same at 4:1 with a 10' height).

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**



## ROOMING HOUSES



**AVERAGE CLASS D**



**FAIR CLASS C**

**OCCUPANCY DESCRIPTION:** These structures can be more commercial in character than multiple residences and provide minimum living quarters for transient occupancy. Lower qualities are plain, with minimum electrical and common plumbing.

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

**NOT INCLUDED IN COSTS:** Furnishings, appliances, fireplaces, balconies or yard improvements.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>C</b>	Good	\$117.48	Brick, some trim/good stucco, good roof, good fenestration	Plaster or drywall, carpeting, hardwood, vinyl composition	One bath per two rooms, built-in kitchen facilities, good electrical	Hot water
	Average	90.02	Brick, stucco on block, little trim, built-up roof or asphalt shingles	Plaster or drywall, some carpet, vinyl composition, cheap hardwood	Adequate electrical, common baths, small kitchen area	Forced air
	Fair	73.02	Block or cheap brick, low cost roof and sash	Drywall and paint, asphalt tile, softwood, few cabinets	Minimum, common baths, sink or lavatory in room	Wall furnace
<b>D</b>	Good	108.92	Brick veneer, best stucco or siding, some good ornamentation	Plaster or drywall, carpeting, hardwood, vinyl composition	One bath per two rooms, built-in kitchen facilities, good electrical	Hot water
	Average	83.21	Good stucco or siding, some brick or stone trim	Plaster or drywall, some carpet, vinyl composition, cheap hardwood	Adequate electrical, common baths, small kitchen areas	Forced air
	Fair	66.94	Stucco or siding, very plain	Drywall, softwood, asphalt tile, few cabinets	Minimum, common baths, sink or lavatory in room	Wall furnace
	Low cost	58.72	Low cost siding or stucco	Drywall, softwood or asphalt tile	Minimum, common baths	Electric wall heater
<b>CD</b>	Utility basement	29.82	Unfinished interior	Unfinished floor and ceiling	Minimum lighting and plumbing	None

For basement apartments, use 75% of the cost of comparable above ground units. For semi-basement apartments, use 85%.

# ROOMING HOUSES

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<p><b>FIREPLACES:</b> For each additional opening using the same chimney, add 30% to 50%. Rooming Houses with basements, add 40% to extend the foundation to the basement level.</p>		<p><b>SPRINKLERS:</b> Apply to area covered by sprinklers.</p> <table border="1"> <thead> <tr> <th>Sq. Ft.</th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td>\$3.54</td> <td>\$4.56</td> <td>\$5.87</td> <td>\$7.55</td> </tr> <tr> <td>5,000</td> <td>3.27</td> <td>4.18</td> <td>5.36</td> <td>6.86</td> </tr> <tr> <td>10,000</td> <td>2.93</td> <td>3.73</td> <td>4.74</td> <td>6.03</td> </tr> <tr> <td>20,000</td> <td>2.63</td> <td>3.32</td> <td>4.20</td> <td>5.30</td> </tr> <tr> <td>30,000</td> <td>2.47</td> <td>3.10</td> <td>3.91</td> <td>4.91</td> </tr> </tbody> </table>					Sq. Ft.	LOW	AVG.	GOOD	EXCL.	3,000	\$3.54	\$4.56	\$5.87	\$7.55	5,000	3.27	4.18	5.36	6.86	10,000	2.93	3.73	4.74	6.03	20,000	2.63	3.32	4.20	5.30	30,000	2.47	3.10	3.91	4.91
Sq. Ft.	LOW	AVG.	GOOD	EXCL.																																
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<p><b>TYPE</b> <span style="float:right"><b>COST RANGE</b></span></p> <p>One-story ..... \$2,630 – \$ 8,510</p> <p>Two-stories ..... 3,370 – 10,195</p> <p>Three-stories ..... 4,110 – 11,880</p>		<p><b>BALCONIES:</b> Balcony cost include the supporting structure decking and rails. Apply costs to the balcony area.</p> <table border="1"> <thead> <tr> <th></th> <th>LOW</th> <th>AVG.</th> <th>GOOD</th> <th>EXCL.</th> </tr> </thead> <tbody> <tr> <td>Concrete .....</td> <td>\$23.75</td> <td>\$30.50</td> <td>\$38.75</td> <td>\$49.75</td> </tr> <tr> <td>Steel .....</td> <td>21.90</td> <td>29.25</td> <td>39.00</td> <td>52.00</td> </tr> <tr> <td>Wood .....</td> <td>20.40</td> <td>27.00</td> <td>35.50</td> <td>46.75</td> </tr> <tr> <td>Add for ornate finishes, balustrades .....</td> <td>20.25</td> <td>24.85</td> <td>30.50</td> <td>37.50</td> </tr> <tr> <td>Add for roofs or awnings</td> <td>10.30</td> <td>13.75</td> <td>18.25</td> <td>24.20</td> </tr> </tbody> </table>						LOW	AVG.	GOOD	EXCL.	Concrete .....	\$23.75	\$30.50	\$38.75	\$49.75	Steel .....	21.90	29.25	39.00	52.00	Wood .....	20.40	27.00	35.50	46.75	Add for ornate finishes, balustrades .....	20.25	24.85	30.50	37.50	Add for roofs or awnings	10.30	13.75	18.25	24.20
	LOW	AVG.	GOOD	EXCL.																																
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<p><b>RESIDENTIAL ELEVATORS:</b> The small residential style two or three passenger elevators found in rooming houses cost \$18,600 to \$37,800 for two stops plus \$2,575 to \$4,000 for each additional stop.</p>																																				

**2**

<b>HEATING AND COOLING</b>					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take the difference between the costs of the two and add to or subtract from the base square foot cost. For other types or system adjustments, see Segregated costs.</p>					
<b>HEATING ONLY</b>		<b>Sq. Ft. Costs</b>	<b>HEATING &amp; COOLING</b>		<b>Sq. Ft. Costs</b>
Electric cable or baseboard ..		\$ 7.23	Package A.C. (short ductwork) ....		\$15.05
Electric wall heaters .....		2.64	Warm and cool air (zoned) .....		21.00
Forced air furnace .....		10.40	Hot/chilled water (zoned) .....		31.25
Hot water, baseboard/convactor radiant floor/ceiling .....		14.30	Heat pump system .....		17.45
Steam (including boiler) .....		15.50	Ind. thru-wall heat pumps .....		7.41
without boiler .....		13.15	Small indiv. heat pumps cost \$1,570 to \$2,140 per ton of rated capacity.		
Wall or floor furnace .....		11.57			
		3.04			
			<b>COOLING ONLY</b>		<b>Sq. Ft. Costs</b>
			Central refrigeration (zoned) ....		\$11.05
			package (short ductwork) ....		7.35
			Central evaporative .....		4.83
			Pkg. refriger. \$1,880 to \$2,350 per ton capacity		
			Evap. coolers . \$225 to \$370 per MCFM capacity		
			<b>VENTILATION ONLY</b>		<b>Sq. Ft. Costs</b>
			Vent. (blowers/ducts) .....		\$2.19

**3**

<b>HEIGHT REFINEMENTS</b>			
<p><b>STORY HEIGHT MULTIPLIERS:</b> Multiply base cost by following multipliers for any variation in average story height.</p>			
Average Wall Height	Square Foot Multiplier	Average Wall Height	Square Foot Multiplier
8	.947	11	1.027
9	.973	12	1.055
10	1.000 (base)		

**4**

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	150	200	250	300	350	400	450	500	550	600	650	700	750	800	
1,000	1.150	1.310	1.370	----	----	----	----	----	----	----	----	----	----	----	1,000
2,000	1.020	1.083	1.143	1.206	1.267	----	----	----	----	----	----	----	----	----	2,000
3,000	.970	1.000	1.042	1.083	1.123	1.165	1.206	----	----	----	----	----	----	----	3,000
4,000	----	.959	.989	1.021	1.052	1.083	1.113	1.143	1.175	1.206	1.237	----	----	----	4,000
5,000	----	----	.959	.984	1.009	1.034	1.059	1.083	1.108	1.133	1.157	1.181	----	----	5,000
7,000	----	----	.924	.942	.959	.977	.994	1.011	1.029	1.047	1.065	1.083	1.101	----	7,000
10,000	----	----	----	----	.922	.935	.947	.959	.972	.984	.997	1.009	1.022	1.034	10,000
12,000	----	----	----	----	.907	.917	.928	.938	.949	.959	.970	.980	.990	1.000	12,000
14,000	----	----	----	----	----	.906	.915	.924	.933	.942	.951	.959	.968	.977	14,000
18,000	----	----	----	----	----	----	.897	.904	.911	.917	.925	.932	.939	.945	18,000
22,000	----	----	----	----	----	----	----	----	.898	.903	.909	.915	.920	.926	22,000
30,000	----	----	----	----	----	----	----	----	----	.885	.889	.894	.898	.902	30,000

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**

## ROW HOUSES/TOWN HOUSES



**GOOD CLASS D**



**AVERAGE CLASS D**

**OCCUPANCY DESCRIPTION:** This occupancy pertains to buildings with more than four one family units. The primary characteristic of this occupancy is each one family unit shares two common walls with two other units, except for the end units. Generally only the front and rear elevations have exposed exterior walls.

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

**NOT INCLUDED IN COSTS:** Sprinklers, exterior balconies, built-in appliances or fireplaces. Garage or carport costs are located on the Garages – Residential cost page.

### SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
<b>C</b>	Excellent	\$157.79	Face brick, stone, best windows, sloping roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air (zoned)
	Good	116.07	Brick, some trim or good stucco, good roof, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	83.82	Brick, stucco or block, little trim, built-up roof or asphalt shingles	Gypsum board and paint, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, standard fixtures	Forced air
	Fair	72.13	Block or brick, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Electric baseboard
	Low cost	60.12	Block or cheap brick, low-cost roof and sash	Gypsum board and paint, asphalt tile, low-cost cabinets	Minimum, low cost fixtures	Wall furnace
<b>D</b> Masonry Veneer	Excellent	154.39	Best brick veneer, good stone trim, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air (zoned)
	Good	113.59	Brick veneer, good roof, some ornamentation, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	81.98	Brick veneer, built-up or asphalt shingle roof, little trim	Plaster or gypsum board, hardwood, vinyl composition, low-cost carpet	Adequate lighting and plumbing, standard fixtures	Forced air
	Fair	70.55	Brick veneer, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Electric baseboard
	Low cost	58.76	Brick veneer, minimum roof, sash	Drywall and paint, asphalt tile	Minimum, low cost fixtures	Wall furnace
<b>D</b>	Excellent	148.19	Best stucco, or siding, brick or stone trim, heavy roof, tile, slate, metal	Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet	Best lighting and plumbing, one bath per bedroom	Warm and cool air (zoned)
	Good	109.11	Good stucco or siding, brick trim, good roof, good fenestration	Plaster or gypsum board, paint, hardwood, vinyl composition, carpet	Good lighting and plumbing, one bath per two bedrooms	Package A.C.
	Average	78.73	Stucco or siding, little trim, built up or asphalt shingle roof	Plaster or gypsum board, hardwood, vinyl composition, carpet	Adequate lighting and plumbing, standard fixtures	Forced air
	Fair	67.77	Siding or stucco, standard sash	Drywall, carpet, vinyl composition	Standard fixtures	Electric baseboard
	Low cost	56.38	Low-cost siding, roof, sash	Drywall and paint, asphalt tile	Minimum, low cost fixtures	Wall furnace
<b>CDS*</b>	Finished basement	33.48	Finished interior, stairwell, partitioned walls, game room	Gypsum or acoustic tile ceiling, vinyl composition floor, carpet	Good lighting/plumbing, half bath, laundry room	None
	Semi-fin. basement	24.24	Painted, block or concrete walls	Finished ceiling, concrete slab	Adequate outlets, laundry	None
	Unfinished basement	18.81	Unfinished wall, open stairs	Unfinished ceiling, slab, storage only	Minimum lighting/drains	None

Costs given above are for end row houses and basements having one common wall. Deduct 6% for inside units (having two common walls). Costs are for two-story dwelling units. For one-story row houses, add 4%. For three-story, deduct 1%. For senior citizen complexes, add 4%. \*Basement costs are for end units with one common wall. For inside basements (having two common walls), deduct 7%.

# ROW HOUSES/TOWN HOUSES

**REFINEMENTS:** On this page are adjustments to the base costs from the previous page. Follow steps 1 through 5 to obtain final costs.

**1**

<b>BUILT-IN APPLIANCES:</b> For individual listing, see Segregated costs, Section SEG 2.					<b>SPRINKLERS:</b> Apply to area covered by sprinklers.				
	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>	<b>Sq. Ft.</b>	<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
Allowance (if not itemized) . . . . .	\$1,540	\$3,475	\$6,400	\$10,700	3,000	\$3.11	\$3.97	\$5.06	\$6.45
					5,000	2.88	3.65	4.63	5.86
					10,000	2.60	3.27	4.10	5.15
					20,000	2.35	2.92	3.64	4.53
					30,000	2.21	2.74	3.39	4.20
					50,000	2.05	2.52	3.11	3.82
					75,000	1.93	2.37	2.89	3.54
					100,000	1.85	2.26	2.75	3.36
<b>FIREPLACES:</b> For each additional opening using the same chimney, add 30% to 50%. Multiplies with basements, add 40% to extend the foundation to the basement level.					<b>BALCONIES:</b> Balcony cost include the supporting structure, decking and rails. Apply costs to the balcony area.				
<b>TYPE</b>					<b>COST RANGE</b>				
One-story . . . . .				\$2,630 – \$8,510					
Two-stories . . . . .				3,370 – 10,195					
Three-stories . . . . .				4,110 – 11,880					
<b>CARPORTS:</b> For complete listing of built-in, attached or detached garages, see Garages – Residential cost pages.									
						<b>LOW</b>	<b>AVG.</b>	<b>GOOD</b>	<b>EXCL.</b>
					Concrete . . . . .	\$22.35	\$28.50	\$36.25	\$46.00
					Steel . . . . .	21.85	29.25	38.75	52.00
					Wood . . . . .	18.15	23.95	31.75	42.00
					Add for ornate finishes, balustrades . . .	18.90	23.30	28.75	35.50
					Add for roofs or awnings . . . . .	10.50	13.95	18.55	24.60

**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.

<b>HEATING ONLY</b>	<b>Sq. Ft. Costs</b>	<b>HEATING &amp; COOLING</b>	<b>Sq. Ft. Costs</b>	<b>COOLING ONLY</b>	<b>Sq. Ft. Costs</b>
Electric cable or baseboard . .	\$5.08	Package A.C. (short ductwork) . . . .	\$10.35	Central refrigeration (zoned) . . . .	\$9.14
Electric wall heaters . . . . .	2.19	Warm and cool air (zoned) . . . . .	13.15	package (short ductwork) . . . . .	6.05
Forced air furnace . . . . .	5.90	Hot/chilled water (zoned) . . . . .	19.15	Central evaporative . . . . .	3.76
Hot water, baseboard/convactor	9.97	Heat pump system . . . . .	11.45	Pkg. refrig. . . . \$1,600 to \$2,060 per ton capacity	
radiant floor/ceiling . . . . .	10.85	Ind. thru-wall heat pumps . . . . .	6.20	Evap. coolers. \$205 to \$310 per MCFM capacity	
Space heaters, with fan . . . . .	2.83				
radiant . . . . .	3.18				
Steam (including boiler) . . . . .	8.32				
without boiler . . . . .	7.19				
Wall or floor furnace . . . . .	2.36				
		Small indiv. heat pumps cost \$1,430 to \$1,950 per ton of rated capacity.		<b>VENTILATION ONLY</b>	
				Vent. (blowers/ducts) . . . . .	\$1.55

**3**

**HEIGHT REFINEMENTS**

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

<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>	<b>Average Wall Height</b>	<b>Square Foot Multiplier</b>
7	.97	10	1.06
8	1.00 (base)	11	1.09
9	1.03	12	1.12

**4**

**AVERAGE FLOOR AREA PER UNIT**

<b>Multiplier</b>			<b>Multiplier</b>		
<b>Sq. Ft.</b>	<b>Houses</b>	<b>Basements</b>	<b>Sq. Ft.</b>	<b>Houses</b>	<b>Basements</b>
600	1.103	1.230	1,800	.972	.941
700	1.084	1.185	2,000	.960	.917
800	1.067	1.147	2,200	.949	.895
900	1.053	1.114	2,400	.940	.877
1,000	1.040	1.086	2,800	.923	.845
1,100	1.029	1.061	3,200	.909	.818
1,200	1.018	1.039	3,600	.897	.795
1,400	1.000	1.000	4,000	.886	.774
1,500	.992	.983	4,400	.877	----
1,600	.985	.969	4,800	.868	----

**5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**