

The materials listed below are typical of a Class BC house. Variations from these specifications can be found. Substitute materials of equivalent price and quality may be used in place of some of the materials listed below. See the pricing examples and the Adjustments and Additions section for those types of variations which normally require adjustments. Other variations should be considered when determining the final class. **NOTE:** In the single-family sections, the base interior wall height is 8 feet for each floor. For each foot of variation, add to or deduct from that portion of the residence *base cost only*, 2% for all residence exterior masonry walls, including brick and stone veneers, and 1.5% for siding exterior walls. See Page 4 for further discussion and calculation.

**EXTERIOR WALLS: either A or B**

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

**WINDOWS: (12% of wall area)**

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

**ROOF:**

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

**INTERIOR PARTITIONS AND FINISH:**

- 8'-0" high walls
- Skim coat plaster on 1/2" drywall
- Painted, two coats, two sides
- 2" x 4" studs, 16" o.c.
- Hardwood trim
- Panel doors
- Closet shelving

**FLOOR FINISH:**

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

**CEILING:**

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

**EXCAVATION:**

- 11-course basement

**BASEMENT WALLS:**

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

**BASEMENT FLOOR:**

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

**FLOOR CONSTRUCTION:**

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

**HEATING AND AIR CONDITIONING:**

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

**ELECTRIC:**

- 150-Ampere, 110/220-Volt system
- Romex wiring

**PLUMBING:**

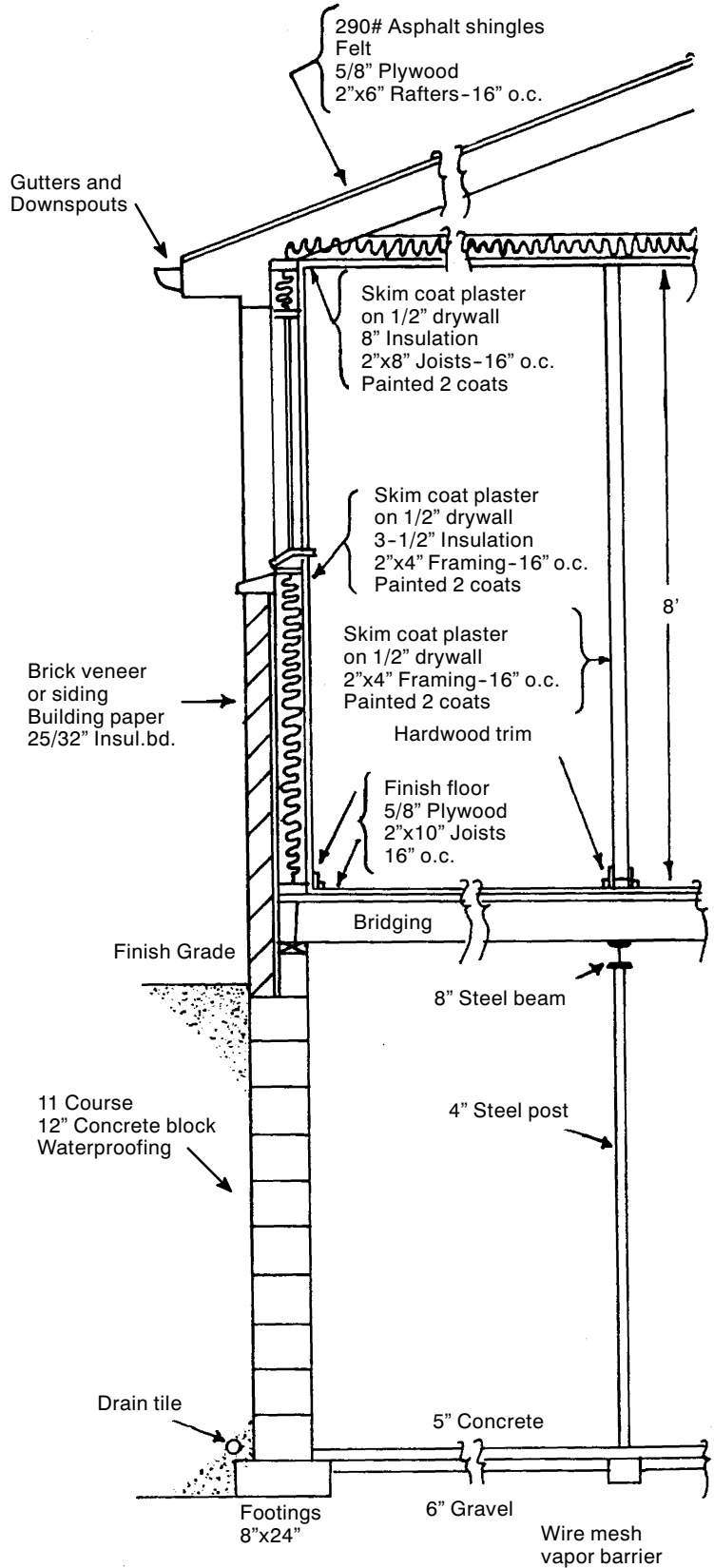
- White fixtures:
  - One lavatory
  - One water closet
  - One bathtub with shower
  - One double-compartment kitchen sink
  - One double-compartment laundry tub
  - One 50-gallon water heater
  - One floor drain

**BUILT-IN UNITS:**

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

CLASS BC





**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	105.47	121.13	108.41	-6.09	-15.88	-19.48	400
450	101.13	115.82	103.88	-5.76	-15.37	-18.79	450
500	97.67	111.56	100.23	-5.48	-14.92	-18.18	500
550	94.83	108.08	97.24	-5.24	-14.53	-17.66	550
600	92.59	105.42	94.86	-5.04	-14.19	-17.19	600
650	90.43	102.70	92.60	-4.85	-13.88	-16.77	650
700	88.81	100.79	90.88	-4.69	-13.59	-16.39	700
750	87.30	98.94	89.28	-4.54	-13.34	-16.05	750
800	85.96	97.31	87.87	-4.40	-13.10	-15.73	800
850	84.68	95.70	86.52	-4.28	-12.88	-15.44	850
900	83.64	94.42	85.42	-4.17	-12.68	-15.17	900
950	82.71	93.29	84.42	-4.06	-12.49	-14.92	950
1000	81.77	92.11	83.43	-3.97	-12.31	-14.68	1000
1050	81.01	91.18	82.61	-3.88	-12.15	-14.46	1050
1100	80.31	90.34	81.86	-3.79	-11.99	-14.26	1100
1150	79.60	89.43	81.11	-3.71	-11.85	-14.06	1150
1200	78.94	88.61	80.42	-3.64	-11.71	-13.88	1200
1250	78.40	87.96	79.83	-3.57	-11.57	-13.71	1250
1300	77.84	87.24	79.24	-3.51	-11.45	-13.54	1300
1350	77.37	86.70	78.75	-3.45	-11.33	-13.38	1350
1400	76.83	85.97	78.16	-3.39	-11.22	-13.23	1400
1450	76.43	85.50	77.74	-3.33	-11.11	-13.09	1450
1500	76.01	84.95	77.28	-3.28	-11.00	-12.96	1500
1550	75.66	84.54	76.91	-3.23	-10.90	-12.83	1550
1600	75.17	83.88	76.40	-3.18	-10.81	-12.70	1600
1650	74.87	83.52	76.07	-3.14	-10.72	-12.58	1650
1700	74.54	83.11	75.71	-3.09	-10.63	-12.46	1700
1750	74.27	82.79	75.41	-3.05	-10.54	-12.35	1750
1800	73.88	82.25	74.99	-3.01	-10.46	-12.25	1800
1850	73.60	81.89	74.70	-2.97	-10.38	-12.14	1850
1900	73.36	81.63	74.45	-2.94	-10.31	-12.04	1900
1950	73.11	81.31	74.17	-2.90	-10.23	-11.95	1950
2000	72.77	80.86	73.82	-2.87	-10.16	-11.86	2000
2050	72.54	80.57	73.57	-2.83	-10.09	-11.77	2050
2100	72.33	80.28	73.33	-2.80	-10.02	-11.68	2100
2150	72.15	80.10	73.13	-2.77	- 9.96	-11.59	2150
2200	71.94	79.84	72.90	-2.74	- 9.89	-11.51	2200
2250	71.68	79.47	72.63	-2.71	- 9.83	-11.43	2250
2300	71.49	79.23	72.43	-2.69	- 9.77	-11.35	2300
2350	71.30	79.01	72.23	-2.66	- 9.72	-11.28	2350
2400	71.14	78.80	72.04	-2.63	- 9.66	-11.21	2400
2450	70.97	78.59	71.86	-2.61	- 9.60	-11.14	2450
2500	70.75	78.28	71.63	-2.58	- 9.55	-11.07	2500
2550	70.60	78.09	71.45	-2.56	- 9.50	-11.00	2550
2600	70.45	77.92	71.29	-2.54	- 9.45	-10.93	2600
2650	70.31	77.74	71.14	-2.51	- 9.40	-10.87	2650
2700	70.14	77.51	70.95	-2.49	- 9.35	-10.81	2700
2750	69.95	77.25	70.75	-2.47	- 9.30	-10.75	2750
2800	69.82	77.09	70.61	-2.45	- 9.25	-10.69	2800
2850	69.69	76.95	70.48	-2.43	- 9.21	-10.63	2850
2900	69.58	76.81	70.34	-2.41	- 9.16	-10.57	2900
2950	69.43	76.62	70.19	-2.39	- 9.12	-10.52	2950
3000	69.32	76.48	70.07	-2.37	- 9.08	-10.46	3000

# SQUARE FOOT COSTS

**CLASS BC  
1+ STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	109.46	123.51	111.06	-6.09	-15.88	-19.48	400
450	104.96	118.02	106.52	-5.76	-15.37	-18.79	450
500	101.37	113.65	102.87	-5.48	-14.92	-18.18	500
550	98.41	110.05	99.86	-5.24	-14.53	-17.66	550
600	96.09	107.30	97.50	-5.04	-14.19	-17.19	600
650	93.85	104.49	95.24	-4.85	-13.88	-16.77	650
700	92.16	102.52	93.52	-4.69	-13.59	-16.39	700
750	90.60	100.61	91.92	-4.54	-13.34	-16.05	750
800	89.21	98.93	90.52	-4.40	-13.10	-15.73	800
850	87.88	97.26	89.18	-4.28	-12.88	-15.44	850
900	86.81	95.94	88.06	-4.17	-12.68	-15.17	900
950	85.83	94.75	87.08	-4.06	-12.49	-14.92	950
1000	84.86	93.54	86.10	-3.97	-12.31	-14.68	1000
1050	84.06	92.58	85.28	-3.88	-12.15	-14.46	1050
1100	83.34	91.71	84.55	-3.79	-11.99	-14.26	1100
1150	82.60	90.77	83.79	-3.71	-11.85	-14.06	1150
1200	81.92	89.90	83.11	-3.64	-11.71	-13.88	1200
1250	81.37	89.24	82.54	-3.57	-11.57	-13.71	1250
1300	80.78	88.51	81.94	-3.51	-11.45	-13.54	1300
1350	80.31	87.93	81.46	-3.45	-11.33	-13.38	1350
1400	79.73	87.18	80.88	-3.39	-11.22	-13.23	1400
1450	79.33	86.69	80.45	-3.33	-11.11	-13.09	1450
1500	78.88	86.13	80.01	-3.28	-11.00	-12.96	1500
1550	78.51	85.70	79.63	-3.23	-10.90	-12.83	1550
1600	78.02	85.01	79.14	-3.18	-10.81	-12.70	1600
1650	77.70	84.64	78.82	-3.14	-10.72	-12.58	1650
1700	77.35	84.20	78.46	-3.09	-10.63	-12.46	1700
1750	77.07	83.88	78.17	-3.05	-10.54	-12.35	1750
1800	76.66	83.31	77.76	-3.01	-10.46	-12.25	1800
1850	76.36	82.95	77.47	-2.97	-10.38	-12.14	1850
1900	76.14	82.68	77.21	-2.94	-10.31	-12.04	1900
1950	75.88	82.34	76.94	-2.90	-10.23	-11.95	1950
2000	75.52	81.86	76.60	-2.87	-10.16	-11.86	2000
2050	75.29	81.57	76.36	-2.83	-10.09	-11.77	2050
2100	75.06	81.27	76.12	-2.80	-10.02	-11.68	2100
2150	74.87	81.07	75.94	-2.77	- 9.96	-11.59	2150
2200	74.67	80.80	75.71	-2.74	- 9.89	-11.51	2200
2250	74.38	80.41	75.44	-2.71	- 9.83	-11.43	2250
2300	74.20	80.18	75.24	-2.69	- 9.77	-11.35	2300
2350	74.00	79.95	75.04	-2.66	- 9.72	-11.28	2350
2400	73.83	79.72	74.86	-2.63	- 9.66	-11.21	2400
2450	73.65	79.51	74.68	-2.61	- 9.60	-11.14	2450
2500	73.43	79.18	74.46	-2.58	- 9.55	-11.07	2500
2550	73.26	78.98	74.29	-2.56	- 9.50	-11.00	2550
2600	73.11	78.80	74.13	-2.54	- 9.45	-10.93	2600
2650	72.96	78.62	73.98	-2.51	- 9.40	-10.87	2650
2700	72.79	78.39	73.80	-2.49	- 9.35	-10.81	2700
2750	72.59	78.10	73.61	-2.47	- 9.30	-10.75	2750
2800	72.46	77.94	73.47	-2.45	- 9.25	-10.69	2800
2850	72.33	77.79	73.34	-2.43	- 9.21	-10.63	2850
2900	72.22	77.65	73.22	-2.41	- 9.16	-10.57	2900
2950	72.06	77.44	73.06	-2.39	- 9.12	-10.52	2950
3000	71.94	77.31	72.94	-2.37	- 9.08	-10.46	3000

**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	121.04	138.49	124.81	-6.09	-15.88	-19.48	400
450	116.08	132.35	119.58	-5.76	-15.37	-18.79	450
500	112.10	127.43	115.37	-5.48	-14.92	-18.18	500
550	108.83	123.39	111.92	-5.24	-14.53	-17.66	550
600	106.26	120.32	109.18	-5.04	-14.19	-17.19	600
650	103.78	117.17	106.58	-4.85	-13.88	-16.77	650
700	101.92	114.96	104.59	-4.69	-13.59	-16.39	700
750	100.19	112.81	102.74	-4.54	-13.34	-16.05	750
800	98.66	110.93	101.11	-4.40	-13.10	-15.73	800
850	97.20	109.05	99.56	-4.28	-12.88	-15.44	850
900	95.99	107.58	98.28	-4.17	-12.68	-15.17	900
950	94.91	106.26	97.13	-4.06	-12.49	-14.92	950
1000	93.85	104.88	95.99	-3.97	-12.31	-14.68	1000
1050	92.97	103.81	95.06	-3.88	-12.15	-14.46	1050
1100	92.17	102.83	94.19	-3.79	-11.99	-14.26	1100
1150	91.34	101.78	93.33	-3.71	-11.85	-14.06	1150
1200	90.60	100.81	92.52	-3.64	-11.71	-13.88	1200
1250	89.98	100.07	91.86	-3.57	-11.57	-13.71	1250
1300	89.33	99.23	91.16	-3.51	-11.45	-13.54	1300
1350	88.81	98.60	90.59	-3.45	-11.33	-13.38	1350
1400	88.18	97.76	89.92	-3.39	-11.22	-13.23	1400
1450	87.73	97.21	89.42	-3.33	-11.11	-13.09	1450
1500	87.23	96.57	88.89	-3.28	-11.00	-12.96	1500
1550	86.82	96.10	88.45	-3.23	-10.90	-12.83	1550
1600	86.27	95.34	87.89	-3.18	-10.81	-12.70	1600
1650	85.93	94.92	87.50	-3.14	-10.72	-12.58	1650
1700	85.55	94.42	87.08	-3.09	-10.63	-12.46	1700
1750	85.24	94.05	86.74	-3.05	-10.54	-12.35	1750
1800	84.78	93.43	86.26	-3.01	-10.46	-12.25	1800
1850	84.45	93.00	85.91	-2.97	-10.38	-12.14	1850
1900	84.19	92.70	85.62	-2.94	-10.31	-12.04	1900
1950	83.89	92.32	85.30	-2.90	-10.23	-11.95	1950
2000	83.52	91.80	84.91	-2.87	-10.16	-11.86	2000
2050	83.25	91.47	84.61	-2.83	-10.09	-11.77	2050
2100	83.00	91.14	84.34	-2.80	-10.02	-11.68	2100
2150	82.80	90.91	84.10	-2.77	- 9.96	-11.59	2150
2200	82.56	90.62	83.86	-2.74	- 9.89	-11.51	2200
2250	82.26	90.17	83.52	-2.71	- 9.83	-11.43	2250
2300	82.05	89.91	83.29	-2.69	- 9.77	-11.35	2300
2350	81.84	89.64	83.06	-2.66	- 9.72	-11.28	2350
2400	81.64	89.40	82.85	-2.63	- 9.66	-11.21	2400
2450	81.45	89.15	82.64	-2.61	- 9.60	-11.14	2450
2500	81.19	88.79	82.37	-2.58	- 9.55	-11.07	2500
2550	81.03	88.57	82.17	-2.56	- 9.50	-11.00	2550
2600	80.84	88.36	81.98	-2.54	- 9.45	-10.93	2600
2650	80.69	88.16	81.80	-2.51	- 9.40	-10.87	2650
2700	80.50	87.90	81.59	-2.49	- 9.35	-10.81	2700
2750	80.27	87.59	81.36	-2.47	- 9.30	-10.75	2750
2800	80.14	87.41	81.20	-2.45	- 9.25	-10.69	2800
2850	79.99	87.23	81.04	-2.43	- 9.21	-10.63	2850
2900	79.86	87.06	80.89	-2.41	- 9.16	-10.57	2900
2950	79.69	86.84	80.72	-2.39	- 9.12	-10.52	2950
3000	79.56	86.67	80.58	-2.37	- 9.08	-10.46	3000

# SQUARE FOOT COSTS

**CLASS BC  
1-1/2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	129.99	150.05	134.62	-6.09	-15.88	-19.48	400
450	124.61	143.40	128.92	-5.76	-15.37	-18.79	450
500	120.29	138.07	124.33	-5.48	-14.92	-18.18	500
550	116.76	133.71	120.56	-5.24	-14.53	-17.66	550
600	113.98	130.37	117.56	-5.04	-14.19	-17.19	600
650	111.29	126.96	114.72	-4.85	-13.88	-16.77	650
700	109.28	124.56	112.54	-4.69	-13.59	-16.39	700
750	107.39	122.24	110.53	-4.54	-13.34	-16.05	750
800	105.73	120.20	108.75	-4.40	-13.10	-15.73	800
850	104.14	118.17	107.05	-4.28	-12.88	-15.44	850
900	102.83	116.56	105.65	-4.17	-12.68	-15.17	900
950	101.67	115.13	104.39	-4.06	-12.49	-14.92	950
1000	100.51	113.65	103.15	-3.97	-12.31	-14.68	1000
1050	99.54	112.48	102.11	-3.88	-12.15	-14.46	1050
1100	98.68	111.42	101.17	-3.79	-11.99	-14.26	1100
1150	97.79	110.28	100.21	-3.71	-11.85	-14.06	1150
1200	96.97	109.23	99.33	-3.64	-11.71	-13.88	1200
1250	96.30	108.42	98.59	-3.57	-11.57	-13.71	1250
1300	95.60	107.52	97.85	-3.51	-11.45	-13.54	1300
1350	95.01	106.83	97.21	-3.45	-11.33	-13.38	1350
1400	94.33	105.91	96.49	-3.39	-11.22	-13.23	1400
1450	93.83	105.33	95.94	-3.33	-11.11	-13.09	1450
1500	93.31	104.64	95.36	-3.28	-11.00	-12.96	1500
1550	92.88	104.12	94.87	-3.23	-10.90	-12.83	1550
1600	92.27	103.29	94.25	-3.18	-10.81	-12.70	1600
1650	91.89	102.85	93.82	-3.14	-10.72	-12.58	1650
1700	91.46	102.30	93.36	-3.09	-10.63	-12.46	1700
1750	91.13	101.91	92.98	-3.05	-10.54	-12.35	1750
1800	90.63	101.23	92.47	-3.01	-10.46	-12.25	1800
1850	90.28	100.78	92.08	-2.97	-10.38	-12.14	1850
1900	90.00	100.44	91.76	-2.94	-10.31	-12.04	1900
1950	89.67	100.03	91.40	-2.90	-10.23	-11.95	1950
2000	89.26	99.46	90.96	-2.87	-10.16	-11.86	2000
2050	88.97	99.09	90.64	-2.83	-10.09	-11.77	2050
2100	88.69	98.74	90.33	-2.80	-10.02	-11.68	2100
2150	88.47	98.50	90.08	-2.77	- 9.96	-11.59	2150
2200	88.21	98.17	89.80	-2.74	- 9.89	-11.51	2200
2250	87.88	97.71	89.45	-2.71	- 9.83	-11.43	2250
2300	87.64	97.41	89.18	-2.69	- 9.77	-11.35	2300
2350	87.42	97.13	88.94	-2.66	- 9.72	-11.28	2350
2400	87.21	96.87	88.70	-2.63	- 9.66	-11.21	2400
2450	87.00	96.60	88.46	-2.61	- 9.60	-11.14	2450
2500	86.71	96.20	88.16	-2.58	- 9.55	-11.07	2500
2550	86.52	95.97	87.95	-2.56	- 9.50	-11.00	2550
2600	86.33	95.74	87.75	-2.54	- 9.45	-10.93	2600
2650	86.16	95.52	87.54	-2.51	- 9.40	-10.87	2650
2700	85.94	95.23	87.31	-2.49	- 9.35	-10.81	2700
2750	85.71	94.90	87.06	-2.47	- 9.30	-10.75	2750
2800	85.56	94.70	86.87	-2.45	- 9.25	-10.69	2800
2850	85.40	94.52	86.70	-2.43	- 9.21	-10.63	2850
2900	85.25	94.32	86.53	-2.41	- 9.16	-10.57	2900
2950	85.07	94.10	86.34	-2.39	- 9.12	-10.52	2950
3000	84.93	93.92	86.17	-2.37	- 9.08	-10.46	3000

**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	148.93	172.02	153.28	-6.09	-15.88	-19.48	400
450	142.77	164.40	146.76	-5.76	-15.37	-18.79	450
500	137.82	158.29	141.54	-5.48	-14.92	-18.18	500
550	133.75	153.29	137.26	-5.24	-14.53	-17.66	550
600	130.55	149.46	133.84	-5.04	-14.19	-17.19	600
650	127.47	145.54	130.62	-4.85	-13.88	-16.77	650
700	125.16	142.81	128.13	-4.69	-13.59	-16.39	700
750	122.99	140.13	125.83	-4.54	-13.34	-16.05	750
800	121.09	137.79	123.81	-4.40	-13.10	-15.73	800
850	119.27	135.47	121.88	-4.28	-12.88	-15.44	850
900	117.77	133.63	120.28	-4.17	-12.68	-15.17	900
950	116.42	131.98	118.84	-4.06	-12.49	-14.92	950
1000	115.10	130.29	117.44	-3.97	-12.31	-14.68	1000
1050	114.00	128.95	116.26	-3.88	-12.15	-14.46	1050
1100	113.00	127.72	115.18	-3.79	-11.99	-14.26	1100
1150	111.97	126.43	114.09	-3.71	-11.85	-14.06	1150
1200	111.03	125.24	113.09	-3.64	-11.71	-13.88	1200
1250	110.25	124.30	112.26	-3.57	-11.57	-13.71	1250
1300	109.45	123.27	111.39	-3.51	-11.45	-13.54	1300
1350	108.78	122.47	110.68	-3.45	-11.33	-13.38	1350
1400	108.00	121.43	109.84	-3.39	-11.22	-13.23	1400
1450	107.44	120.74	109.23	-3.33	-11.11	-13.09	1450
1500	106.82	119.97	108.56	-3.28	-11.00	-12.96	1500
1550	106.33	119.38	108.01	-3.23	-10.90	-12.83	1550
1600	105.64	118.42	107.29	-3.18	-10.81	-12.70	1600
1650	105.19	117.91	106.81	-3.14	-10.72	-12.58	1650
1700	104.71	117.29	106.29	-3.09	-10.63	-12.46	1700
1750	104.32	116.83	105.85	-3.05	-10.54	-12.35	1750
1800	103.76	116.05	105.27	-3.01	-10.46	-12.25	1800
1850	103.35	115.54	104.82	-2.97	-10.38	-12.14	1850
1900	103.02	115.16	104.46	-2.94	-10.31	-12.04	1900
1950	102.65	114.68	104.05	-2.90	-10.23	-11.95	1950
2000	102.18	114.02	103.56	-2.87	-10.16	-11.86	2000
2050	101.84	113.61	103.19	-2.83	-10.09	-11.77	2050
2100	101.52	113.21	102.85	-2.80	-10.02	-11.68	2100
2150	101.26	112.91	102.56	-2.77	- 9.96	-11.59	2150
2200	100.97	112.55	102.23	-2.74	- 9.89	-11.51	2200
2250	100.60	112.00	101.83	-2.71	- 9.83	-11.43	2250
2300	100.32	111.67	101.54	-2.69	- 9.77	-11.35	2300
2350	100.07	111.35	101.25	-2.66	- 9.72	-11.28	2350
2400	99.81	111.05	100.97	-2.63	- 9.66	-11.21	2400
2450	99.58	110.75	100.71	-2.61	- 9.60	-11.14	2450
2500	99.26	110.29	100.37	-2.58	- 9.55	-11.07	2500
2550	99.03	110.02	100.12	-2.56	- 9.50	-11.00	2550
2600	98.82	109.75	99.90	-2.54	- 9.45	-10.93	2600
2650	98.60	109.50	99.66	-2.51	- 9.40	-10.87	2650
2700	98.36	109.18	99.40	-2.49	- 9.35	-10.81	2700
2750	98.10	108.80	99.11	-2.47	- 9.30	-10.75	2750
2800	97.90	108.58	98.91	-2.45	- 9.25	-10.69	2800
2850	97.73	108.36	98.70	-2.43	- 9.21	-10.63	2850
2900	97.56	108.14	98.51	-2.41	- 9.16	-10.57	2900
2950	97.36	107.87	98.29	-2.39	- 9.12	-10.52	2950
3000	97.20	107.67	98.10	-2.37	- 9.08	-10.46	3000



# SQUARE FOOT COSTS

**CLASS BC  
2 STORY**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	163.44	190.53	168.97	-6.09	-15.88	-19.48	400
450	156.67	182.08	161.80	-5.76	-15.37	-18.79	450
500	151.23	175.31	156.04	-5.48	-14.92	-18.18	500
550	146.77	169.76	151.31	-5.24	-14.53	-17.66	550
600	143.27	165.54	147.56	-5.04	-14.19	-17.19	600
650	139.89	161.20	143.99	-4.85	-13.88	-16.77	650
700	137.35	158.17	141.25	-4.69	-13.59	-16.39	700
750	134.98	155.21	138.72	-4.54	-13.34	-16.05	750
800	132.88	152.61	136.49	-4.40	-13.10	-15.73	800
850	130.88	150.04	134.36	-4.28	-12.88	-15.44	850
900	129.24	148.00	132.60	-4.17	-12.68	-15.17	900
950	127.76	146.19	131.01	-4.06	-12.49	-14.92	950
1000	126.30	144.30	129.46	-3.97	-12.31	-14.68	1000
1050	125.09	142.82	128.16	-3.88	-12.15	-14.46	1050
1100	124.00	141.46	126.97	-3.79	-11.99	-14.26	1100
1150	122.88	140.02	125.78	-3.71	-11.85	-14.06	1150
1200	121.85	138.70	124.68	-3.64	-11.71	-13.88	1200
1250	121.00	137.68	123.75	-3.57	-11.57	-13.71	1250
1300	120.12	136.53	122.80	-3.51	-11.45	-13.54	1300
1350	119.39	135.65	122.01	-3.45	-11.33	-13.38	1350
1400	118.52	134.49	121.10	-3.39	-11.22	-13.23	1400
1450	117.90	133.73	120.41	-3.33	-11.11	-13.09	1450
1500	117.23	132.87	119.68	-3.28	-11.00	-12.96	1500
1550	116.68	132.21	119.07	-3.23	-10.90	-12.83	1550
1600	115.92	131.15	118.28	-3.18	-10.81	-12.70	1600
1650	115.44	130.57	117.76	-3.14	-10.72	-12.58	1650
1700	114.90	129.91	117.17	-3.09	-10.63	-12.46	1700
1750	114.47	129.40	116.70	-3.05	-10.54	-12.35	1750
1800	113.87	128.53	116.06	-3.01	-10.46	-12.25	1800
1850	113.41	127.97	115.57	-2.97	-10.38	-12.14	1850
1900	113.05	127.54	115.16	-2.94	-10.31	-12.04	1900
1950	112.65	127.02	114.72	-2.90	-10.23	-11.95	1950
2000	112.13	126.30	114.17	-2.87	-10.16	-11.86	2000
2050	111.76	125.83	113.77	-2.83	-10.09	-11.77	2050
2100	111.41	125.38	113.39	-2.80	-10.02	-11.68	2100
2150	111.13	125.06	113.06	-2.77	- 9.96	-11.59	2150
2200	110.81	124.66	112.71	-2.74	- 9.89	-11.51	2200
2250	110.39	124.06	112.26	-2.71	- 9.83	-11.43	2250
2300	110.09	123.69	111.93	-2.69	- 9.77	-11.35	2300
2350	109.81	123.33	111.61	-2.66	- 9.72	-11.28	2350
2400	109.54	122.98	111.32	-2.63	- 9.66	-11.21	2400
2450	109.27	122.66	111.03	-2.61	- 9.60	-11.14	2450
2500	108.92	122.15	110.65	-2.58	- 9.55	-11.07	2500
2550	108.67	121.85	110.38	-2.56	- 9.50	-11.00	2550
2600	108.44	121.56	110.13	-2.54	- 9.45	-10.93	2600
2650	108.21	121.27	109.87	-2.51	- 9.40	-10.87	2650
2700	107.95	120.93	109.58	-2.49	- 9.35	-10.81	2700
2750	107.65	120.50	109.27	-2.47	- 9.30	-10.75	2750
2800	107.45	120.25	109.04	-2.45	- 9.25	-10.69	2800
2850	107.25	120.01	108.81	-2.43	- 9.21	-10.63	2850
2900	107.06	119.77	108.60	-2.41	- 9.16	-10.57	2900
2950	106.83	119.47	108.35	-2.39	- 9.12	-10.52	2950
3000	106.66	119.26	108.16	-2.37	- 9.08	-10.46	3000

**SQUARE FOOT COSTS**

Ground Area	FRAME		MASONRY	LOWER LEVEL FINISH ADJUSTMENTS				Ground Area
	Siding	Brick Veneer	Block Walls	20% Finish	40% Finish	60% Finish	80% Finish	
400	133.05	156.46	136.25	-16.43	-11.19	-5.54	0.00	400
450	127.49	149.51	130.43	-15.76	-10.73	-5.33	0.00	450
500	123.04	143.96	125.74	-15.23	-10.36	-5.14	0.00	500
550	119.38	139.40	121.89	-14.80	-10.06	-4.99	0.00	550
600	116.50	135.93	118.83	-14.50	-9.86	-4.90	0.00	600
650	113.72	132.37	115.92	-14.12	-9.60	-4.76	0.00	650
700	111.63	129.87	113.70	-13.92	-9.46	-4.70	0.00	700
750	109.69	127.45	111.64	-13.69	-9.30	-4.61	0.00	750
800	107.97	125.31	109.81	-13.47	-9.16	-4.54	0.00	800
850	106.31	123.20	108.10	-13.25	-8.99	-4.45	0.00	850
900	104.97	121.53	106.65	-12.93	-8.88	-4.41	0.00	900
950	103.76	120.03	105.36	-12.86	-8.79	-4.36	0.00	950
1000	102.56	118.50	104.10	-12.77	-8.67	-4.30	0.00	1000
1050	101.56	117.28	103.03	-12.66	-8.59	-4.25	0.00	1050
1100	100.66	116.17	102.06	-12.55	-8.51	-4.22	0.00	1100
1150	99.73	114.98	101.08	-12.41	-8.42	-4.17	0.00	1150
1200	98.89	113.90	100.18	-12.29	-8.34	-4.13	0.00	1200
1250	98.20	113.05	99.43	-12.21	-8.28	-4.11	0.00	1250
1300	97.46	112.12	98.66	-12.10	-8.21	-4.07	0.00	1300
1350	96.87	111.38	98.00	-12.04	-8.16	-4.05	0.00	1350
1400	96.16	110.43	97.26	-11.92	-8.07	-4.00	0.00	1400
1450	95.64	109.81	96.70	-11.85	-8.04	-3.99	0.00	1450
1500	95.09	109.10	96.11	-11.78	-7.98	-3.96	0.00	1500
1550	94.62	108.56	95.60	-11.73	-7.95	-3.94	0.00	1550
1600	94.00	107.70	94.96	-11.59	-7.86	-3.90	0.00	1600
1650	93.60	107.23	94.53	-11.56	-7.84	-3.88	0.00	1650
1700	93.17	106.67	94.05	-11.50	-7.79	-3.86	0.00	1700
1750	92.81	106.26	93.67	-11.46	-7.77	-3.85	0.00	1750
1800	92.31	105.54	93.14	-11.36	-7.70	-3.82	0.00	1800
1850	91.94	105.08	92.74	-11.30	-7.65	-3.80	0.00	1850
1900	91.64	104.74	92.41	-11.28	-7.63	-3.79	0.00	1900
1950	91.30	104.31	92.04	-11.23	-7.60	-3.77	0.00	1950
2000	90.87	103.70	91.60	-11.13	-7.54	-3.74	0.00	2000
2050	90.57	103.32	91.26	-11.10	-7.51	-3.72	0.00	2050
2100	90.28	102.95	90.95	-11.05	-7.48	-3.71	0.00	2100
2150	90.05	102.69	90.69	-11.03	-7.48	-3.71	0.00	2150
2200	89.78	102.36	90.30	-11.00	-7.44	-3.69	0.00	2200
2250	89.43	101.87	90.03	-10.92	-7.40	-3.66	0.00	2250
2300	89.19	101.57	89.77	-10.89	-7.37	-3.66	0.00	2300
2350	88.96	101.27	89.50	-10.86	-7.35	-3.65	0.00	2350
2400	88.72	100.99	89.26	-10.83	-7.32	-3.63	0.00	2400
2450	88.51	100.72	89.01	-10.80	-7.30	-3.63	0.00	2450
2500	88.21	100.31	88.71	-10.72	-7.26	-3.60	0.00	2500
2550	88.02	100.06	88.48	-10.71	-7.24	-3.60	0.00	2550
2600	87.82	99.83	88.27	-10.67	-7.23	-3.58	0.00	2600
2650	87.63	99.59	88.06	-10.66	-7.21	-3.57	0.00	2650
2700	87.41	99.30	87.84	-10.61	-7.18	-3.57	0.00	2700
2750	87.17	98.94	87.57	-10.55	-7.15	-3.54	0.00	2750
2800	87.00	98.74	87.38	-10.54	-7.13	-3.54	0.00	2800
2850	86.84	98.54	87.21	-10.52	-7.11	-3.52	0.00	2850
2900	86.68	98.36	87.03	-10.49	-7.10	-3.52	0.00	2900
2950	86.49	98.10	86.83	-10.46	-7.07	-3.51	0.00	2950
3000	86.34	97.92	86.66	-10.44	-7.07	-3.50	0.00	3000

# SQUARE FOOT COSTS

**CLASS BC  
TRI-LEVEL**

Ground Area	FRAME		MASONRY	BASEMENT ADJUSTMENTS			Ground Area
	Siding	Brick Veneer	Block Walls	Wood Basement	Crawl Space Only	Slab on Grade only	
400	130.22	149.64	132.63	-3.04	-7.94	-9.74	400
450	124.70	143.00	126.96	-2.88	-7.68	-9.39	450
500	120.30	137.69	122.41	-2.74	-7.46	-9.09	500
550	116.67	133.34	118.67	-2.62	-7.27	-8.83	550
600	113.80	130.01	115.69	-2.52	-7.09	-8.59	600
650	111.04	126.61	112.85	-2.43	-6.94	-8.39	650
700	108.97	124.23	110.70	-2.34	-6.80	-8.20	700
750	107.02	121.89	108.68	-2.27	-6.67	-8.02	750
800	105.32	119.86	106.90	-2.20	-6.55	-7.86	800
850	103.68	117.84	105.22	-2.14	-6.44	-7.72	850
900	102.34	116.24	103.83	-2.08	-6.34	-7.58	900
950	101.13	114.81	102.57	-2.03	-6.24	-7.46	950
1000	99.93	113.33	101.33	-1.98	-6.16	-7.34	1000
1050	98.94	112.16	100.29	-1.94	-6.07	-7.23	1050
1100	98.04	111.11	99.36	-1.90	-6.00	-7.13	1100
1150	97.12	109.98	98.41	-1.86	-5.92	-7.03	1150
1200	96.28	108.93	97.54	-1.82	-5.85	-6.94	1200
1250	95.57	108.12	96.79	-1.79	-5.79	-6.85	1250
1300	94.85	107.24	96.04	-1.75	-5.72	-6.77	1300
1350	94.25	106.54	95.41	-1.72	-5.66	-6.69	1350
1400	93.54	105.63	94.68	-1.69	-5.61	-6.62	1400
1450	93.03	105.03	94.14	-1.67	-5.55	-6.55	1450
1500	92.47	104.36	93.56	-1.64	-5.50	-6.48	1500
1550	92.01	103.83	93.07	-1.62	-5.45	-6.41	1550
1600	91.40	103.00	92.45	-1.59	-5.40	-6.35	1600
1650	90.99	102.56	92.02	-1.57	-5.36	-6.29	1650
1700	90.55	102.02	91.56	-1.55	-5.31	-6.23	1700
1750	90.19	101.63	91.18	-1.53	-5.27	-6.18	1750
1800	89.69	100.95	90.67	-1.51	-5.23	-6.12	1800
1850	89.32	100.50	90.28	-1.49	-5.19	-6.07	1850
1900	89.02	100.17	89.95	-1.47	-5.15	-6.02	1900
1950	88.68	99.76	89.60	-1.45	-5.12	-5.97	1950
2000	88.25	99.19	89.17	-1.43	-5.08	-5.93	2000
2050	87.95	98.83	88.85	-1.42	-5.05	-5.88	2050
2100	87.66	98.48	88.53	-1.40	-5.01	-5.84	2100
2150	87.43	98.22	88.29	-1.39	-4.98	-5.80	2150
2200	87.15	97.91	87.99	-1.37	-4.95	-5.76	2200
2250	86.80	97.43	87.64	-1.36	-4.92	-5.72	2250
2300	86.56	97.15	87.38	-1.34	-4.89	-5.68	2300
2350	86.32	96.87	87.13	-1.33	-4.86	-5.64	2350
2400	86.10	96.60	86.88	-1.32	-4.83	-5.60	2400
2450	85.87	96.34	86.66	-1.30	-4.80	-5.57	2450
2500	85.58	95.94	86.36	-1.29	-4.77	-5.53	2500
2550	85.37	95.71	86.15	-1.28	-4.75	-5.50	2550
2600	85.18	95.48	85.94	-1.27	-4.72	-5.47	2600
2650	85.00	95.26	85.73	-1.26	-4.70	-5.43	2650
2700	84.77	94.97	85.51	-1.25	-4.67	-5.40	2700
2750	84.52	94.64	85.24	-1.24	-4.65	-5.37	2750
2800	84.35	94.44	85.07	-1.23	-4.63	-5.34	2800
2850	84.19	94.26	84.89	-1.22	-4.60	-5.31	2850
2900	84.03	94.07	84.72	-1.21	-4.58	-5.29	2900
2950	83.84	93.83	84.52	-1.20	-4.56	-5.26	2950
3000	83.69	93.67	84.36	-1.19	-4.54	-5.23	3000

**ADJUSTMENTS AND ADDITIONS**

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

	Number of Stories							
	1	1+	1-1/4	1-1/2	1-3/4	2	Bi	Tri
<b>HEATING SYSTEMS</b>								
Forced-warm-air, without return ducts, deduct . . . . .	-.95	-.95	-1.21	-1.43	-1.68	- 1.90	- 1.90	-1.43
Forced-hot-water/steam, add . . . . .	1.47	1.47	1.86	2.20	2.58	2.93	2.93	2.20
Electric wall heaters, baseboard type, deduct . . . . .	-.42	-.42	-.53	-.62	-.74	-.83	-.83	-.62
Electric, ceiling radiant, deduct . . . . .	-.21	-.21	-.27	-.31	-.37	-.42	-.42	-.31
Electric wall heaters, deduct . . . . .	-3.42	-3.42	-4.32	-5.13	-6.03	- 6.84	- 6.84	-5.13
Radiant (in-floor), add . . . . .	1.59	1.59	2.00	2.38	2.79	3.17	3.17	2.38
<b>HEATING AND COOLING, COMBINED SYSTEMS</b>								
Forced air, A/C using heating ducts, add . . . . .	1.85	1.85	2.34	2.78	3.26	3.70	3.70	2.78
Heat pump with supplemental heat, add . . . . .	1.87	1.87	2.37	2.81	3.31	3.75	3.75	2.81
Air conditioning only with separate ducts, add . . . . .	6.07	6.07	7.67	9.11	10.70	12.14	12.14	9.11
No heating, deduct . . . . .	-5.03	-5.03	-6.36	-7.54	-8.86	-10.06	-10.06	-7.54

Wood-burning unit added on to furnace: Add \$2,150 to final cost of home. Includes materials and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

**OVERHANGS**

Add per square foot as follows:

Stories	Full Story	3/4	1/2
Siding and block . . . . .	\$43.95	\$32.65	\$18.65
Brick veneer . . . . .	49.80	36.45	20.50

**MASONRY TRIM**

Brick or equal, per sq. ft. of wall area . . . . .	\$ 8.80
Brick, 4' high, per lin. ft. . . . .	35.00
Brick, full 1-story, per lin. ft. . . . .	70.25
Brick, full 2-story, per lin. ft. . . . .	149.25
Stone or equal, per sq. ft. of wall area . . . . .	11.20

**MICHIGAN BASEMENT**

Michigan basements can frequently be estimated by using 1/2 of the crawl space deduction. Deduct for no concrete floor: \$2.76 per square foot of basement area.

**PLUMBING, SEWER AND WATER**

Average cost per fixture . . . . .	\$1,120
Extra bath, three fixtures . . . . .	3,525
Two fixtures . . . . .	2,350
Water softener, automatic . . . . .	1,205
Manual . . . . .	800
Solar water heating system with panels . . . . .	5,100
No plumbing, deduct . . . . .	6,375
Extra toilet . . . . .	1,105
Extra sink . . . . .	710
Separate shower (ceramic tile) . . . . .	1,390
Ceramic tile floor . . . . .	705
Ceramic tile wainscotting . . . . .	1,175
Ceramic tile tub alcove . . . . .	390
Bathroom vent fan . . . . .	180

**WATER AND WASTE DISPOSAL**

City water and sewer connections . . . . .	\$2,975
Water well 200 ft. . . . .	5,700
Septic system, 1,000 gallons . . . . .	3,550
2,000 gallons . . . . .	5,650

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

**BASEMENT FINISH**

Costs per square foot of floor area:	
Recreation room . . . . .	\$ 13.50
Finished living area . . . . .	19.75
Walk-out, hillside, cost of door . . . . .	1,025

**BUILT-INS**

Appliance allowance, (if not itemized) . . . . .	\$2,610
Cooktop, countertop, four burners . . . . .	705
Dishwasher, built-in . . . . .	790
Garbage disposal . . . . .	285
Heater, bathroom, without fan . . . . .	190
With fan . . . . .	240
Hot tub, with whirlpool, built-in . . . . .	5,280
Hood, range, unvented . . . . .	280
Vented . . . . .	465
Intercom system, master station . . . . .	585
Satellite . . . . .	110
Whirlpool tub (Jacuzzi) . . . . .	6,085
Whirlpool tub when it replaces regular bathtub . . . . .	4,710
Oven, single, built-in . . . . .	1,235
Microwave . . . . .	690
Range, drop in, with standard oven . . . . .	1,070
With self cleaning oven . . . . .	1,535
Sauna with heater and controls . . . . .	7,750
Trash compactor . . . . .	650
Vacuum, central system . . . . .	1,660

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

# ADJUSTMENTS AND ADDITIONS

CLASS BC

**FIREPLACES**

Inside chimney, 1-story .....	\$4,100
1-1/2- and 2-story .....	4,800
add for 2nd fireplace, same stack .....	3,200
Two-sided fireplace .....	5,800
Outside chimney, 1-story .....	4,925
1-1/2- and 2-story .....	5,875
Prefabricated, 1-story .....	3,630
Add if 2-story .....	645
Heat-circulating device .....	675
Raised hearth .....	315
Wood burning stove, free standing (permanent type) .....	2,000
Direct-vented (no chimney) gas fireplace .....	2,000

**PORCHES AND DECKS: COMPONENT GUIDE**

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

**CONCRETE FLOOR  
with 42" foundation**

**WOOD FLOOR  
with 42" foundation**

Sym- bol	CPP	CCP	CSEP	CGEP	WPP	WCP	WSEP	WGEP	Sym- bol
	PLATFORM PORCH	COVERED PORCH	SCREEN- ENCLOSED PORCH	GLASS- ENCLOSED PORCH	PLATFORM PORCH	COVERED PORCH	SCREEN- ENCLOSED PORCH	GLASS- ENCLOSED PORCH	
<b>Size for Rates</b>									<b>Size for Rates</b>
<b>12</b>	39.05	80.45	99.05	154.55	39.25	80.75	99.30	154.80	<b>12</b>
<b>25</b>	29.05	58.45	71.80	111.75	29.25	58.65	72.05	112.05	<b>25</b>
<b>50</b>	20.45	41.15	50.10	76.75	20.70	41.40	50.35	77.00	<b>50</b>
<b>75</b>	17.60	35.45	42.90	65.10	17.85	35.70	43.15	65.35	<b>75</b>
<b>100</b>	16.20	32.55	39.25	59.25	16.50	32.80	39.50	59.50	<b>100</b>
<b>125</b>	14.35	29.05	34.75	51.75	14.60	29.25	35.00	52.00	<b>125</b>
<b>150</b>	13.35	27.15	32.35	47.90	13.60	27.35	32.60	48.15	<b>150</b>
<b>175</b>	12.65	25.80	30.65	45.10	12.90	26.05	30.90	45.40	<b>175</b>
<b>200</b>	11.95	24.45	28.90	42.25	12.20	24.70	29.15	42.50	<b>200</b>
<b>250</b>	11.05	22.80	26.85	38.80	11.30	23.05	27.05	39.10	<b>250</b>
<b>300</b>	10.55	21.70	25.45	36.55	10.75	21.95	25.70	36.75	<b>300</b>
<b>350</b>	10.10	20.85	24.40	34.85	10.35	21.10	24.65	35.10	<b>350</b>
<b>400</b>	9.80	20.35	23.75	33.75	10.05	20.60	24.00	33.95	<b>400</b>
<b>450</b>	9.35	19.55	22.75	32.00	9.65	19.80	22.95	32.25	<b>450</b>
<b>500</b>	8.90	18.80	21.70	30.35	9.15	19.05	21.95	30.60	<b>500</b>
<b>550</b>	8.60	18.10	20.85	29.00	8.80	18.35	21.10	29.25	<b>550</b>
<b>600</b>	8.40	17.75	20.35	28.15	8.65	17.95	20.60	28.40	<b>600</b>
<b>650</b>	8.30	17.60	20.20	27.90	8.55	17.85	20.45	28.15	<b>650</b>
<b>700</b>	8.25	17.55	20.10	27.75	8.50	17.80	20.35	27.95	<b>700</b>

**ADD                      DEDUCT**

**WOOD DECKS**

Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION	For 2-story porches, add 22% for open porches and 60% for enclosed porches. Wood decks include posts on minimal footings, joists, girder, railings, decking, and up to four risers. For additional risers add \$45.00 each. For wood decks with roofs, subtract the platform porch rate from the covered porch rate (at the appropriate size for rates) and add the difference to the appropriate wood deck rate.	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
	<b>12</b>	25.90		-17.75	24.20	19.00	
<b>25</b>	19.00	-12.80	15.90	12.55	23.90	<b>25</b>	
<b>50</b>	13.05	- 8.50	11.55	9.10	17.30	<b>50</b>	
<b>75</b>	11.05	- 7.10	10.05	7.95	15.15	<b>75</b>	
<b>100</b>	10.10	- 6.40	9.35	7.45	14.05	<b>100</b>	
<b>125</b>	8.80	- 5.40	8.75	6.95	13.15	<b>125</b>	
<b>150</b>	8.15	- 4.95	8.40	6.65	12.65	<b>150</b>	
<b>175</b>	7.70	- 4.60	8.15	6.50	12.30	<b>175</b>	
<b>200</b>	7.15	- 4.25	7.95	6.35	11.95	<b>200</b>	
<b>250</b>	6.55	- 3.80	7.70	6.15	11.55	<b>250</b>	
<b>300</b>	6.20	- 3.50	7.50	5.95	11.30	<b>300</b>	
<b>350</b>	5.85	- 3.30	7.30	5.80	11.05	<b>350</b>	
<b>400</b>	5.65	- 3.15	7.25	5.75	10.95	<b>400</b>	
<b>450</b>	5.35	- 2.90	7.15	5.70	10.75	<b>450</b>	
<b>500</b>	5.05	- 2.75	7.10	5.65	10.65	<b>500</b>	
<b>550</b>	4.85	- 2.60	6.95	5.55	10.50	<b>550</b>	
<b>600</b>	4.70	- 2.45	6.95	5.55	10.45	<b>600</b>	
<b>650</b>	4.65	- 2.40	6.90	5.50	10.45	<b>650</b>	
<b>700</b>	4.65	- 2.40	6.90	5.45	10.40	<b>700</b>	

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

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	31.20	32.65	39.65	35.30	36.30	42.90	5.90	240
308	27.80	29.00	34.85	31.20	32.20	37.50	5.30	308
352	26.30	27.25	32.35	29.25	30.10	34.85	5.00	352
400	24.80	25.75	30.10	27.50	28.40	32.50	4.70	400
440	23.80	24.60	28.70	26.30	27.05	30.90	4.60	440
480	22.90	23.70	27.35	25.10	26.05	29.30	4.40	480
528	22.00	22.70	26.05	24.10	24.75	27.95	4.30	528
576	21.10	21.70	24.85	23.15	23.85	26.65	4.20	576
600	20.70	21.20	24.30	22.75	23.40	26.05	4.15	600
624	20.30	20.80	23.75	22.25	22.90	25.45	4.05	624
800	18.30	18.55	20.95	19.65	20.20	22.20	3.55	800
1020	16.25	16.70	18.25	17.55	18.15	19.45	3.40	1020
<b>Common wall deduction for attached garage</b>								
1/2-wall	575	850	1,100	725	975	1,200	----	1/2-wall
1-wall	1,150	1,675	2,150	1,425	1,950	2,450	----	1-wall
1-1/2-wall	1,725	2,525	3,275	2,150	2,925	3,650	----	1-1/2-wall
2-wall	2,300	3,350	4,325	2,850	3,900	4,900	----	2-wall

No concrete floor, deduct . . . . . \$3.35  
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated doors, add per square foot of door:  
 Single . . . . . \$1.81      Double . . . . . \$1.56  
 Door opener, add – radio controlled . . . . . 425  
 Mechanical . . . . . 400  
 For basement garage, add to residence:  
 1-car . . . . . \$1,825      2-car . . . . . \$2,575  
 1-1/2-car . . . . . 2,200      3-car . . . . . 4,550  
 For pole construction deduct 25% from 18" Foundation, siding rate.  
 For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for square footage only).  
 For storage area above garage, add \$4.50 per square foot (stairway, floorboards, electrical, 6-foot headroom).

**BALCONIES (Airing)**

Costs per square foot of floor area:  
 Wood floors . . . . . \$23.50  
 Cement composition floor . . . . . 27.00  
 Add for roof . . . . . 6.25

**BREEZEWAYS**

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

	Finished Interior	Unfinished Interior
Framed wall, solid . . . . .	\$33.25	\$27.75
Knee wall w/ glass and screen panel . . . . .	48.00	39.50
Screen only . . . . .	18.75	15.50

**CARPORTS**

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

Aluminum, corrugated . . . . .	\$ 8.50
Composition shingles . . . . .	8.75
Built-up tar and gravel . . . . .	9.00
Wood shingles . . . . .	10.00
Fiberglass . . . . .	7.50

**DRIVES, WALKS AND PATIOS**

Crushed rock . . . . .	\$ 1.29
Asphalt paving . . . . .	1.86
Asphalt paving w/sealer . . . . .	2.08
Concrete paving 3-1/2" . . . . .	4.04
4" . . . . .	4.23
4" reinforced . . . . .	5.31
5" reinforced . . . . .	5.70
Brick on 2" sand base . . . . .	11.28
Flagstone on 2" sand base . . . . .	13.55
Patio blocks on 2" sand base . . . . .	9.80

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

# ADJUSTMENTS AND ADDITIONS

**CLASS BC**

**SOLAR ROOMS/GREENHOUSES**

The following costs are for stock lean-to greenhouses with double-glazed tempered glass. Costs are based on an average ceiling height of 8 feet. Costs include foundation, vents, electrical, and concrete floor, but do not include floor finish or heating.

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

Curved- and straight-eave lean-to: Gable ends are not included and must be added from table below.

Floor Area	50	75	100	150	200	300
On 16" base wall	\$115.75	\$107.25	\$101.50	\$89.75	\$83.75	\$77.00
Without base wall	128.50	119.00	104.75	93.75	87.75	80.25

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

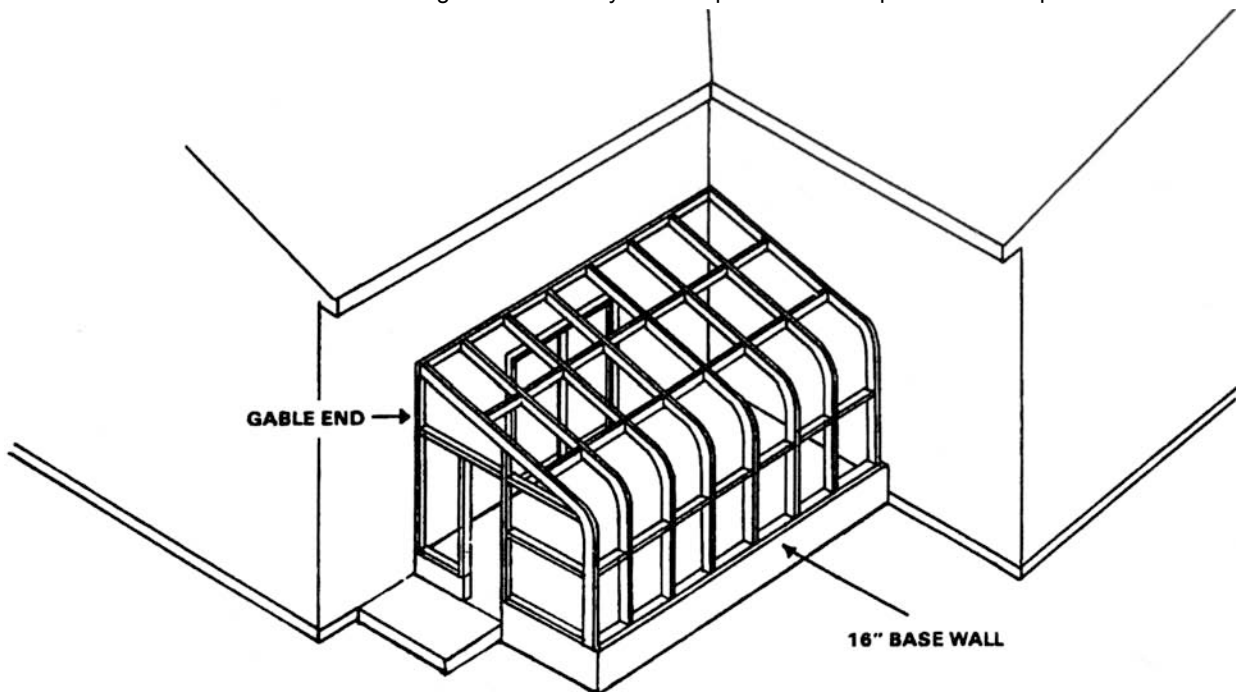
Professional labor	(base)	Tempered glass	(base)	Double glazed	(base)
Amateur workmanship	-20%	Not tempered	-15%	Single glazed	-25%
Custom Installation	+20%	Tinted glass	+12%	Triple glazed	+15%
				Extra tall bays	+17%

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

Gable End	Width of Gable				
	up to 3'	4' to 5'	6' to 8'	9' to 10'	11' to 13'
On 16" base wall	\$475	\$830	\$1,175	\$1,650	\$2,150
Without base wall	535	890	1,325	1,825	2,550
Extra tall gable: +30%.					

Shades per bay: + \$385; Shade motors: + \$310; Heaters: + \$505; Venting fans: + \$665; Built-in windows, 3 sq.ft., double-glazed: + \$120; Doors with screens, 68" x 60": + \$385.

**IMPORTANT NOTE:** Some solar rooms and greenhouses may be exempt from taxation pursuant to the provisions of **MCL 211.7h**.



**SOLAR ROOM/GREENHOUSE  
CURVED-EAVE LEAN-TO**

