

# FARM LABOR HOUSING



**OCCUPANCY DESCRIPTION:** These buildings provide minimum living facilities for families. The construction is usually box frame with plywood or board and batten exterior finish. Concrete or board floors, no partitions and minimum cabinetry are included in the

costs. Minimum lighting and electrical outlets and kitchen sink with cold water service will normally be found.

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

**NOT INCLUDED IN COSTS:** Heat, sprinklers, kitchen equipment or recreational equipment.

## TRANSIENT LABOR CABINS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING
<b>D</b>	Average	\$21.60	Box frame, plywood, board and batten or metal siding	Slab or board floor, no partitions, minimum cabinetry	One or two lights and outlets, sink with cold water

## LABOR DORMITORIES (BUNK HOUSES)

<b>C</b>	Good	\$33.80	Cheap brick, stucco on block, good fenestration, insulated	Concrete floor, gypsum or plywood partitions, individual rms.	Lighting and outlet in each room, common shower room
	Average	26.40	Block, adequate fenestration	Concrete floor, common rooms	Adequate lighting, plumbing in common restroom
	Low cost	20.65	Low-cost block, minimum fenestration	Unfinished, no partitions	Minimum lighting and water service
<b>D</b>	Good	31.20	Stucco or siding on studs, good fenestration, insulated	Concrete floor, gypsum or plywood partitions, individual rms.	Lighting and outlet in each room, common shower room
	Average	23.10	Plywood or siding on box frame or wide-spaced studs	Concrete floor, common rooms	Adequate lighting, plumbing in common restroom
	Low cost	17.20	Box frame, plywood or board and batten	Light slab, unfinished interior	Minimum droplights, water service
<b>S</b>	Good	30.30	Steel panels and frame, good fenestration, insulated	Concrete floor, gypsum or plywood partitions, individual rms.	Lighting and outlet in each room, common shower room
	Average	22.80	Steel panels and frame, sheathing	Concrete floor, common rooms	Adequate lighting, minimum plumbing
<b>CDS</b>	Utility basement	13.85	Unfinished block or concrete walls, waterproofed, concrete slab	Unfinished storage and utility, open stairs or outside entry	Minimum light fixtures and outlets, floor drain
	Unfinished cellar	5.30	Excavated dirt walls	Unfinished, dirt floor, post and pier flooring supports	None

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

**1**

<p><b>KITCHENS:</b> For units having kitchens or built-in kitchen units, add the following:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Excellent (stove, refrigerator, sink &amp; cabinet unit) ..</td> <td style="text-align: right;">\$3,840</td> </tr> <tr> <td>Good .....</td> <td style="text-align: right;">2,825</td> </tr> <tr> <td>Average (cabinets and sink) .....</td> <td style="text-align: right;">2,085</td> </tr> <tr> <td>Low cost .....</td> <td style="text-align: right;">1,535</td> </tr> </table>	Excellent (stove, refrigerator, sink & cabinet unit) ..	\$3,840	Good .....	2,825	Average (cabinets and sink) .....	2,085	Low cost .....	1,535	<p><b>ADDITIONAL EQUIPMENT</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Water heater .....</td> <td style="text-align: right;">\$750</td> </tr> <tr> <td>Exhaust fan .....</td> <td style="text-align: right;">340</td> </tr> </table>	Water heater .....	\$750	Exhaust fan .....	340
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Exhaust fan .....	340												

**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.</p>	
Electric cable or baseboard .....	\$2.80
Electric wall heaters (inc. FWA) .....	1.20
Forced air, ducted .....	3.10
heaters or furnace, vented .....	.90
Hot water, baseboard/convactor .....	5.65
radiant floor or ceiling .....	5.85
Space heaters, with fan .....	1.55
radiant .....	1.75
Steam .....	4.85
Wall or floor furnace .....	1.40
Package heating and cooling .....	6.05
Ventilation, blower and ducts .....	.90
fans only .....	.40

**3**

<b>HEIGHT REFINEMENTS</b>	
<b>STORY HEIGHT MULTIPLIERS</b>	
<p>Multiply base cost by following multiplier for any variation in average story height.</p>	
Average Wall Height	Square Foot Multiplier
7	.982
8	1.000
9	1.019
10	1.038
11	1.058
12	1.077
13	1.099
14	1.118

**4**

Average Floor Area, Sq. Ft./Story	AVERAGE PERIMETER												Average Floor Area, Sq. Ft./Story	
	60	100	150	200	250	300	350	400	500	600	700	800		
<b>200</b>	1.54	2.04	----	----	----	----	----	----	----	----	----	----	----	<b>200</b>
<b>300</b>	1.29	1.62	2.04	----	----	----	----	----	----	----	----	----	----	<b>300</b>
<b>500</b>	1.09	1.29	1.54	1.79	----	----	----	----	----	----	----	----	----	<b>500</b>
<b>750</b>	1.02	1.12	1.29	1.46	----	----	----	----	----	----	----	----	----	<b>750</b>
<b>1,000</b>	----	1.04	1.17	1.29	1.42	1.54	----	----	----	----	----	----	----	<b>1,000</b>
<b>1,500</b>	----	.96	1.04	1.12	1.21	1.29	1.37	----	----	----	----	----	----	<b>1,500</b>
<b>2,000</b>	----	----	.98	1.04	1.10	1.17	1.23	1.29	----	----	----	----	----	<b>2,000</b>
<b>2,500</b>	----	----	.94	.99	1.04	1.09	1.14	1.19	----	----	----	----	----	<b>2,500</b>
<b>3,000</b>	----	----	----	.96	1.00	1.04	1.08	1.12	1.21	----	----	----	----	<b>3,000</b>
<b>4,000</b>	----	----	----	.92	.95	.98	1.01	1.04	1.10	1.17	----	----	----	<b>4,000</b>
<b>5,000</b>	----	----	----	----	.92	.94	.97	.99	1.04	1.09	1.14	----	----	<b>5,000</b>
<b>6,000</b>	----	----	----	----	----	.92	.94	.96	1.00	1.04	1.08	1.12	----	<b>6,000</b>

**5**

**USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.**