

SHEDS – ARCH-RIB (QUONSET), LIGHT COMMERCIAL



GOOD CLASS D



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: Light commercial building with semi-circular (culvert) shaped roofs that curve to the ground to form the sides. These buildings have many uses, such as general material, commodity or equipment storage and repair, and are generally lighter than typical warehouse buildings. Interior modification can turn them into any one of several uses. The better qualities will have some built-in shop or workbench cabinetry and adequate lighting and plumbing.

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

NOT INCLUDED IN COSTS: Sprinklers, furnishings or special utilities for industrial equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
D	Good	\$21.90	Good laminated arch, siding, shingles, pedestrian and overhead doors	Small office or shop area, concrete floor, some extras	Good lighting and outlets, water service, few fixtures	Space heaters
	Average	15.20	Arched frame, shingles and siding, windows, overhead door	Unfinished, concrete or asphalt floor, some partitioning, cabinets	Adequate lighting and water outlets	None
	Low cost	11.35	Arch-rib frame, siding, composition shingles	Unfinished, cheap slab/asphalt	Minimum electrical service	None
DPOLE	Good	20.70	Good laminated arch, metal siding, pedestrian and overhead doors	Small office or shop area, concrete floor, some extras	Good lighting and outlets, water service, few fixtures	Space heaters
	Average	14.25	Pre-engineered arched frame, metal siding, windows, overhead door	Unfinished, concrete or asphalt floor, some partitioning, cabinets	Adequate lighting and water outlets	None
	Low cost	10.60	Light arch-rib frame, metal siding	Unfinished, cheap slab/asphalt	Minimum electrical service	None
S	Good	20.40	Good self-framing quonset panels, pedestrian and overhead doors	Small office or shop area, concrete floor, some extras	Good lighting and outlets, water service, few fixtures	Space heaters
	Average	14.20	Pre-engineered quonset, metal siding, windows, overhead door	Unfinished, concrete or asphalt floor, some partitioning, cabinets	Adequate lighting and water outlets	None
	Low cost	10.70	Light self-framing quonset panels	Unfinished, cheap slab/asphalt	Minimum electrical service	None

SHEDS – ARCH-RIB (QUONSET), LIGHT COMMERCIAL

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 FLOOR STRUCTURE: Adjust for variations in floors as indicated in base square foot costs.

	LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
					1,000	\$2.60	\$3.40	\$4.65	\$6.15
					2,500	2.25	3.00	3.95	5.20
Compacted earth	\$.16	\$.19	\$.24	\$.28	5,000	2.05	2.65	3.50	4.55
Gravel .....	.35	.41	.49	.57	7,500	1.90	2.40	3.25	4.20
Asphalt, including base	1.32	1.67	2.12	2.71	10,000	1.85	2.35	3.10	4.00
Concrete slab	2.20	2.68	3.24	3.95	15,000	1.75	2.25	2.85	3.70
Add for vapor barrier .....	.45	.60	.83	1.13					

SPRINKLERS: Apply to sprinklered area.

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 ..	\$2.90	Package A.C. (short ductwork)	\$6.30	Central refrigeration (zoned)	\$5.50
Electric wall heaters	1.25			package (short ductwork)	4.10
Forced air	3.20			Evaporative coolers	2.50
Hot water	5.85				
Steam (including boiler)	5.05				
without boiler	4.30				
Space heaters, with fan	1.60				
radiant	1.80				
Wall or floor furnace	1.45				
				VENTILATION ONLY	
				Vent. (blowers/ducts)	\$.95

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	.96	13	1.06
9	.98	14	1.08
10	1.00 (base)	16	1.12
11	1.02	18	1.15
12	1.04	20	1.19

4 AVERAGE PERIMETER

Average Floor Area Sq.Ft./Story	75	100	125	150	200	250	300	400	500	600	700	800	900	1000	Average Floor Area Sq. Ft./Story
500	1.18	1.30	1.44	1.58	----	----	----	----	----	----	----	----	----	----	500
750	1.04	1.13	1.22	1.30	1.50	----	----	----	----	----	----	----	----	----	750
1,000	.98	1.04	1.11	1.18	1.30	1.44	----	----	----	----	----	----	----	----	1,000
1,500	.91	.96	1.00	1.04	1.13	1.22	1.30	----	----	----	----	----	----	----	1,500
2,000	.88	.91	.95	.98	1.04	1.11	1.18	1.30	----	----	----	----	----	----	2,000
2,500	.86	.88	.91	.94	.99	1.04	1.10	1.20	----	----	----	----	----	----	2,500
3,000	.84	.87	.89	.91	.96	1.00	1.04	1.13	1.22	----	----	----	----	----	3,000
4,000	----	----	.86	.88	.91	.95	.98	1.04	1.11	1.18	----	----	----	----	4,000
5,000	----	----	.84	.86	.88	.91	.94	.99	1.04	1.10	1.15	----	----	----	5,000
10,000	----	----	----	----	----	.84	.86	.88	.91	.94	.96	.99	1.02	1.04	10,000
12,000	----	----	----	----	----	.83	.84	.87	.89	.91	.93	.96	.98	1.00	12,000
15,000	----	----	----	----	----	.82	.83	.84	.86	.88	.89	.91	.93	.96	15,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

SHEDS – BOAT STORAGE



AVERAGE CLASS D BUILDING



GOOD CLASS D SHED

OCCUPANCY DESCRIPTION: The three-walled shed buildings are designed for dry boat storage and include costs for the storage racks. Structures are typically designed with an open front and only three exterior walls, of either wood frame or steel construction. Floors are either concrete or asphalt. Security lighting can be found in the better qualities.

The four-walled buildings may include a small office and shop area as well as electrical wiring and water service at the better qualities.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. Storage racks (four-walled buildings).

NOT INCLUDED IN COSTS: Special foundations, piers or flotation systems. Boat lifts or hoists.

4-WALL BUILDINGS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
DPOLE	Average	\$19.40	Pole frame and truss, enameled siding	Some partitions, shop area, light floor, average racks	Minimum electrical and water service	None
	Low cost	14.50	Pole frame, light metal siding	Unfinished, asphalt floor, minimum racks	Minimum electrical and water outlets	None
S	Good	27.50	Good metal on heavy steel frame	Small office, concrete floor, good racks	Adequate electrical, some plumbing	None
	Average	20.60	Metal siding on steel frame	Some partitions, shop area, light floor, average racks	Minimum electrical and water service	None
	Low cost	15.45	Low-cost siding, light steel frame	Unfinished, asphalt floor, minimum racks	Minimum electrical and water outlets	None
S SLANT WALL	Good	26.20	Good metal on heavy steel frame	Small office, concrete floor, good racks	Adequate electrical, some plumbing	None
	Average	19.50	Metal on slant frame	Some partitions, average racks	Minimum electrical and water service	None
	Low cost	14.55	Low-cost siding, slant frame	Unfinished, minimum racks	Minimum electrical and water outlets	None

3-WALL SHEDS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
DPOLE	Good	\$20.65	Open front, good metal siding on pole frame and rack	Unfinished, light concrete or asphalt floor, good racks	Security lighting, no plumbing	None
	Average	13.85	Open front, metal or board on light pole frame and rack	Unfinished, asphalt floor, average racks	None	None
	Low cost	9.35	End walls only, low-cost siding and rack framing	Unfinished, asphalt floor or gravel, minimum racks	None	None
S	Good	21.50	Open front, good metal siding on steel rack and frame	Unfinished, light concrete or asphalt floor, good racks	Security lighting, no plumbing	None
	Average	14.60	Open front, metal siding on light frame and rack	Unfinished, asphalt floor, average racks	None	None
	Low cost	9.90	End walls only, low-cost siding, rack framing	Unfinished, asphalt floor or gravel, minimum racks	None	None

For buildings with fewer than four walls, use the total length of the walls to enter the Floor Area/Perimeter tables.

SHEDS – BOAT STORAGE

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	FLOOR STRUCTURE: Adjust for variations in floors as indicated in base square foot costs.					SPRINKLERS: Apply to sprinklered area.				
		LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
					1,000	\$2.60	\$3.40	\$4.65	\$6.15	
					2,500	2.25	3.00	3.95	5.20	
	Compacted earth	\$.16	\$.19	\$.24	\$.28	5,000	2.05	2.65	3.50	4.50
	Gravel .....	.35	.41	.49	.57	7,500	1.90	2.40	3.25	4.20
	Asphalt, including base	1.32	1.67	2.12	2.71	10,000	1.85	2.35	3.10	4.00
	Concrete slab	2.20	2.68	3.24	3.95	15,000	1.75	2.25	2.85	3.70
	Add for vapor barrier .....	.45	.60	.83	1.13	20,000	1.65	2.15	2.75	3.50
						40,000	1.50	1.90	2.45	3.10
<p>BOAT STORAGE RACKS: Costs of storage racks are included in the boat storage buildings and sheds. Costs of racks only are as follows: Sq. Ft. costs: Good . . . \$10.40 – \$11.75; Average . . . \$7.40 – \$8.90; Minimum . . . \$5.25 – \$6.75</p>										

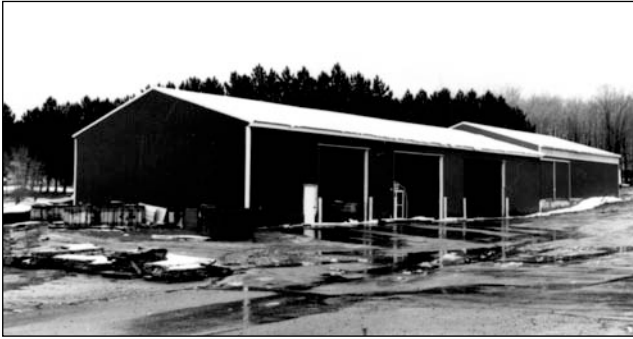
2	HEATING AND COOLING					
<p>These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being assessed is different from that indicated, take 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.	HEATING & COOLING		Sq. Ft.	COOLING ONLY
		Costs			Costs	Costs
Electric cable or baseboard ..	\$2.90		Package A.C. (short ductwork)	\$ 6.30	Central refrigeration (zoned)	\$5.50
Electric wall heaters	1.25				package	4.10
Heaters, vented .....	.90				Central evaporative (with fan) . . .	2.50
Forced air	3.20					
Hot water	5.85					
Steam (including boiler)	5.05					
without boiler	4.30					
Space heaters, with fan	1.60					
radiant	1.80					
Wall or floor furnace	1.45					
					VENTILATION ONLY	
					Vent. (blowers/ducts)	\$.95

3	HEIGHT REFINEMENTS			
<p>STORY HEIGHT MULTIPLIERS: 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	.96		14	1.08
9	.98		16	1.12
10	1.00 (base)		18	1.15
11	1.02		20	1.19
12	1.04		22	1.23
13	1.06		24	1.27

4	Average Floor Area	AVERAGE PERIMETER													Average Floor Area	
	Sq. Ft./Story	75	100	125	150	200	250	300	400	500	600	700	800	900	1000	Sq. Ft./Story
	500	1.18	1.31	1.44	1.57	1.84	----	----	----	----	----	----	----	----	----	500
	750	1.04	1.13	1.22	1.31	1.49	----	----	----	----	----	----	----	----	----	750
	1,000	.98	1.04	1.11	1.18	1.31	1.44	----	----	----	----	----	----	----	----	1,000
	1,500	.91	.96	1.00	1.04	1.13	1.22	1.31	----	----	----	----	----	----	----	1,500
	2,000	.88	.91	.95	.98	1.04	1.11	1.18	1.31	----	----	----	----	----	----	2,000
	2,500	.86	.88	.91	.94	.99	1.04	1.10	1.20	1.31	----	----	----	----	----	2,500
	3,000	.84	.87	.89	.91	.96	1.00	1.04	1.13	1.22	----	----	----	----	----	3,000
	3,500	----	----	.87	.89	.93	.97	1.01	1.08	1.16	1.23	----	----	----	----	3,500
	4,000	----	----	.86	.88	.91	.94	.98	1.04	1.11	1.18	1.24	----	----	----	4,000
	5,000	----	----	.84	.86	.88	.91	.94	.99	1.04	1.10	1.15	1.20	1.26	----	5,000
	10,000	----	----	----	----	----	.84	.86	.89	.91	.94	.96	.99	1.02	1.04	10,000
	25,000	----	----	----	----	----	----	.81	.82	.83	.84	.85	.86	.87	.89	25,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

SHEDS – EQUIPMENT



AVERAGE CLASS S

OCCUPANCY DESCRIPTION: Equipment sheds are designed for the storage and maintenance of equipment. The better qualities will generally have good electrical circuits and/or water service. Those equipment sheds with extensive shop or office areas should be priced from Garages, Service, Repair. For light sheds, see Vol. 1, Agricultural Structures.



AVERAGE CLASS D POLE

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

NOT INCLUDED IN COSTS: Sprinklers or equipment.

4-WALL BUILDINGS

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$28.65	Concrete block, low-cost brick, wood rafters, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	21.70	Concrete block, light roof, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
D	Good	23.70	Heavy wood frame, siding or stucco, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	16.85	Open wood frame, exposed siding or stucco, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
DPOLE	Good	20.45	Good pole frame, color siding, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	14.75	Pre-engineered pole frame, metal siding, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
S	Good	21.90	Good frame, color siding, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	16.00	Pre-engineered frame, metal siding, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
SSLANT WALL	Good	20.40	Good slant frame, color siding, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	14.90	Pre-engineered pole frame, metal siding, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
CDS	Avg. stor. mezzanine	12.95	In building cost	Heavy plywood or plant on wood or light steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost
	Low stor. mezzanine	9.70	In building cost	Light storage on plywood, minimum supports, no soffit	Minimum lighting	Included in building cost

NOTE: Do not use story height or area/perimeter with mezzanine costs.

3-WALL SHEDS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$23.35	Open front, block or low-cost brick, wood rafters	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	17.70	Open front, concrete block, light wood rafters	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
D	Good	21.40	Open front, light frame and rafters, siding or stucco	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	15.90	Open front, exposed frame, siding or stucco	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
DPOLE	Good	18.25	Open front, good metal and pole frame	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	13.80	Open front, enameled siding on wood pole frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
S	Good	19.60	Open front, good metal and steel frame	Unfinished concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	15.00	Open front, enameled siding on steel frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters
SSLANT WALL	Good	18.15	Open front, good metal and steel slant frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters
	Average	14.00	Open front, enameled siding on steel slant frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters

For buildings with fewer than four walls, use the total length of the walls to enter the Floor Area/Perimeter tables.

SHEDS – EQUIPMENT

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 FLOOR STRUCTURE: Adjust for variations in floors as indicated in base square foot costs.

	FLOOR STRUCTURE				SPRINKLERS: Apply to sprinklered area.				
	LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Compacted earth	\$.16	\$.19	\$.24	\$.28	1,000	\$2.60	\$3.40	\$4.65	\$6.15
Gravel .....	.35	.41	.49	.57	2,500	2.25	3.00	3.95	5.20
Asphalt, including base	1.32	1.67	2.12	2.71	5,000	2.05	2.65	3.50	4.55
Concrete slab	2.20	2.68	3.24	3.95	7,500	1.90	2.40	3.25	4.20
Add for vapor barrier .....	.45	.60	.83	1.13	10,000	1.85	2.35	3.10	4.00
					15,000	1.75	2.25	2.85	3.70

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 ..		\$2.90	Package A.C. (short ductwork)		\$ 6.30	Central refrigeration (zoned)		\$5.50
Electric wall heaters		1.25				package (short ductwork)		4.10
Forced air		3.20				Evaporative coolers		2.50
Hot water		5.85						
Steam (including boiler)		5.05						
without boiler		4.30						
Space heaters, with fan		1.60						
radiant		1.80						
Wall or floor furnace		1.45						
						VENTILATION ONLY		
						Vent. (blowers/ducts)		\$.95

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	.96	13	1.06
9	.98	14	1.08
10	1.00 (base)	16	1.12
11	1.02	18	1.15
12	1.04	20	1.19

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	75	100	125	150	200	250	300	400	500	600	700	800	900	1000	
500	1.18	1.30	1.44	1.58	----	----	----	----	----	----	----	----	----	----	500
750	1.04	1.13	1.22	1.30	1.50	----	----	----	----	----	----	----	----	----	750
1,000	.98	1.04	1.11	1.18	1.30	1.44	----	----	----	----	----	----	----	----	1,000
1,500	.91	.96	1.00	1.04	1.13	1.22	1.30	----	----	----	----	----	----	----	1,500
2,000	.88	.91	.95	.98	1.04	1.11	1.18	1.30	----	----	----	----	----	----	2,000
2,500	.86	.88	.91	.94	.99	1.04	1.10	1.20	----	----	----	----	----	----	2,500
3,000	.84	.87	.89	.91	.96	1.00	1.04	1.13	1.22	----	----	----	----	----	3,000
4,000	----	----	.86	.88	.91	.95	.98	1.04	1.11	1.18	----	----	----	----	4,000
5,000	----	----	.84	.86	.88	.91	.94	.99	1.04	1.10	1.15	----	----	----	5,000
10,000	----	----	----	----	----	.84	.86	.88	.91	.94	.96	.99	1.02	1.04	10,000
12,000	----	----	----	----	----	.83	.84	.87	.89	.91	.93	.96	.98	1.00	12,000
15,000	----	----	----	----	----	.82	.83	.84	.86	.88	.89	.91	.93	.96	15,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

SHEDS – LUMBER YARD



AVERAGE CLASS D



GOOD CLASS D

OCCUPANCY DESCRIPTION:

VERTICAL STORAGE – These buildings are designed for vertical lumber storage and include costs for the storage racks. These structures are typically designed with four exterior walls of either wood frame or steel construction. Floors are either concrete or wood at the better qualities and dirt at the lower qualities. Electrical wiring and open fixtures can be found in the better qualities. Commonly, no plumbing or heating is found.

HORIZONTAL STORAGE – The buildings are designed for horizontal lumber storage and include costs for the storage racks. They are generally designed with an open front and only three exterior

walls. These wood-framed structures have wood, metal or plaster (stucco) exterior wall finishes. Floors are unfinished, with the quantity of the racks varying with the quality of the structure. Commonly, no plumbing or heating is found.

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

NOT INCLUDED IN COSTS: Sprinklers, office or restroom facilities, or material-handling equipment.

VERTICAL STORAGE BUILDINGS (4 WALLS)

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
D	Good	\$23.30	Good wood or stucco on wood frame, four walls	Unfinished, concrete or wood floor, good racks	Conduit, open fixtures, no plumbing	None
	Average	16.40	Wood or stucco on wood frame, four walls	Unfinished, light concrete or wood floor, average racks	Minimum electric, no plumbing	None
	Low cost	11.60	Low-cost board siding, light frame, four walls	Unfinished, asphalt or wood floor, minimum racks	None	None
DPOLE	Good	20.70	Good metal panels on steel frame, four walls	Unfinished, concrete or wood floor, good racks	Conduit, open fixtures, no plumbing	None
	Average	14.40	Metal on pole frame, four walls, vertical storage	Unfinished, light concrete or wood floor, average racks	Minimum electric, no plumbing	None
	Low cost	10.65	Metal on pole frame, four walls, vertical storage	Unfinished, asphalt or wood floor, minimum racks	None	None
S	Good	22.30	Good metal panels on steel frame, four walls	Unfinished, concrete or wood floor, good racks	Conduit, open fixtures, no plumbing	None
	Average	15.75	Steel siding on steel frame, four walls	Unfinished, light concrete or wood floor, average racks	Minimum electric, no plumbing	None
	Low cost	11.15	Low-cost steel siding, light frame, four walls	Unfinished, asphalt or wood floor, minimum racks	None	None

HORIZONTAL STORAGE SHEDS (3 WALLS)

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
D	Good	\$19.55	Open front, some doors, good wood or stucco on wood frame	Unfinished, light concrete or asphalt floor, good racks	Few lights on front	None
	Average	13.30	Open front, good wood or stucco on wood frame	Unfinished, asphalt floor, average racks	None	None
	Low cost	9.10	Open front, low-cost board siding, light exposed frame	Unfinished, asphalt or dirt floor, minimum racks	None	None
DPOLE	Good	16.60	Open front, some doors, good steel siding on pole frame	Unfinished, light concrete or asphalt floor, good racks	Few lights on front	None
	Average	11.30	Open front, metal on pole frame	Unfinished, asphalt floor, average racks	None	None
	Low cost	7.70	Open front, metal on pole frame	Unfinished, asphalt or dirt floor, minimum racks	None	None
S	Good	18.65	Open front, some doors, good steel siding on steel frame	Unfinished, light concrete or asphalt floor, good racks	Few lights on front	None
	Average	12.70	Open front, steel siding, steel frame	Unfinished, asphalt floor, average racks	None	None
	Low cost	8.65	Open front, low-cost steel siding, light frame	Unfinished, asphalt or dirt floor, minimum racks	None	None

For buildings with fewer than four walls, use the total length of the walls to enter the Floor Area/Perimeter tables.

SHEDS – LUMBER YARD

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

FLOOR STRUCTURE: Adjust for variations in floors as indicated in base square foot costs.					SPRINKLERS: Apply to sprinklered area.				
					Sq. Ft.	LOW	AVG.	GOOD	EXCL.
					1,000	\$2.60	\$3.40	\$4.65	\$6.15
	LOW	AVG.	GOOD	EXCL.	2,500	2.25	3.00	3.95	5.20
Compacted earth	\$.16	\$.19	\$.24	\$.28	5,000	2.05	2.65	3.50	4.55
Gravel .....	.35	.41	.49	.57	7,500	1.90	2.40	3.25	4.20
Asphalt, including base	1.32	1.67	2.12	2.71	10,000	1.85	2.35	3.10	4.00
Concrete slab	2.20	2.68	3.24	3.95	15,000	1.75	2.25	2.85	3.70
Add for vapor barrier .....	.45	.60	.83	1.13	20,000	1.65	2.15	2.75	3.50
LUMBER STORAGE RACKS: Costs of storage racks are included in the lumber storage buildings and sheds. Costs of racks only are as follows: Sq. Ft. Costs: Good . . . \$2.10 – \$2.80; Average . . . \$1.50 – \$2.05; Minimum . . . \$1.05 – \$1.45									

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
Electric cable or baseboard ..		\$2.90	Package A.C. (short ductwork)	\$ 6.30	Central refrigeration (zoned)
Electric wall heaters	1.25				\$5.50
Forced air	3.20				package (short ductwork)
Hot water	5.85				2.50
Steam (including boiler)	5.05				Evaporative coolers
without boiler	4.30				
Space heaters, with fan	1.60				
radiant	1.80				VENTILATION ONLY
Wall or floor furnace	1.45				Vent. (blowers/ducts)
					\$.95

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	.96	14	1.08
9	.98	16	1.12
10	1.00 (base)	18	1.15
11	1.02	20	1.19
12	1.04	22	1.23
13	1.06	24	1.27

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	75	100	125	150	200	250	300	400	500	600	700	800	900	1000	
500	1.18	1.31	1.44	1.57	1.84	---	---	---	---	---	---	---	---	---	500
750	1.04	1.13	1.22	1.31	1.49	---	---	---	---	---	---	---	---	---	750
1,000	.98	1.04	1.11	1.18	1.31	1.44	---	---	---	---	---	---	---	---	1,000
1,500	.91	.96	1.00	1.04	1.13	1.22	1.31	---	---	---	---	---	---	---	1,500
2,000	.88	.91	.95	.98	1.04	1.11	1.18	1.31	---	---	---	---	---	---	2,000
2,500	.86	.88	.91	.94	.99	1.04	1.10	1.20	1.31	---	---	---	---	---	2,500
3,000	.84	.87	.89	.91	.96	1.00	1.04	1.13	1.22	---	---	---	---	---	3,000
3,500	---	---	.87	.89	.93	.97	1.01	1.08	1.16	1.23	---	---	---	---	3,500
4,000	---	---	.86	.88	.91	.94	.98	1.04	1.11	1.18	1.24	---	---	---	4,000
5,000	---	---	.84	.86	.88	.91	.94	.99	1.04	1.10	1.15	1.20	1.26	---	5,000
10,000	---	---	---	---	---	.84	.86	.89	.91	.94	.96	.99	1.02	1.04	10,000
25,000	---	---	---	---	---	---	.81	.82	.83	.84	.85	.86	.87	.89	25,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

SHEDS – OFFICE STRUCTURES



LOW-COST CLASS D

OCCUPANCY DESCRIPTION: These structures are small rural office rooms, typically servicing bulk oil plants, grain elevator facilities, cement plants, etc. The lower qualities are bare office structures with minimum lighting and no plumbing, while the better qualities include finished floors and ceilings and adequate fluorescent lighting and plumbing.

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

NOT INCLUDED IN COSTS: Sprinklers or office equipment.

SQUARE FOOT COST TABLE

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Good	\$56.70	Block, concrete, structural clay tile, light roof structure	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Wall furnace
	Average	41.70	Masonry bearing walls, light rafters, very plain	Low-cost partitions, acoustic tile, vinyl comp. tile, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters
D	Good	54.35	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Wall furnace
	Average	39.30	Light stucco or siding on wood studs, very plain	Low-cost partitions, acoustic tile, vinyl comp. tile, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters
	Low cost	27.45	Wood, metal or cheap stucco on studs, metal or composition roof	Bare office space, low-cost paneling, asphalt tile	Few open fixtures, no plumbing	None
DPOLE	Average	37.45	Metal panels, sheathing on pole frame or studs	Low-cost partitions, acoustic tile, VCT, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters
	Low cost	26.15	Metal panels, sheathing on pole frame	Bare office space, low-cost paneling, asphalt tile	Few open fixtures, no plumbing	None
S	Average	37.40	Steel panels, sheathing, on steel studs or self-framing	Low-cost partitions, acoustic tile, vinyl comp. tile, minimal counter and shelving	Minimum fluorescent lighting and plumbing	Electric wall heaters
	Low cost	26.25	Metal panels, sheathing on steel frame	Bare office space, low-cost paneling, asphalt tile	Few open fixtures, no plumbing	None

SHEDS – OFFICE STRUCTURES

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

SPRINKLERS: Apply to sprinklered area.					
Sq. Ft.	LOW	AVG.	GOOD	EXCL.	
1,000	\$2.60	\$3.40	\$4.65	\$6.15	
2,500	2.25	3.00	3.95	5.20	
5,000	2.05	2.65	3.50	4.55	
7,500	1.90	2.40	3.25	4.20	
10,000	1.85	2.35	3.10	4.00	
15,000	1.75	2.25	2.85	3.70	

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 . . .	\$2.90	Package A.C. (short ductwork)	\$6.30	Central refrigeration (zoned)	\$5.50
Electric wall heaters	1.25			package (short ductwork)	4.10
Forced air	3.20			Evaporative coolers	2.50
Hot water	5.85				
Steam (including boiler)	5.05				
without boiler	4.30				
Space heaters, with fan	1.60				
radiant	1.80				
Wall or floor furnace	1.45				
				VENTILATION ONLY	
				Vent. (blowers/ducts)	\$.95

3

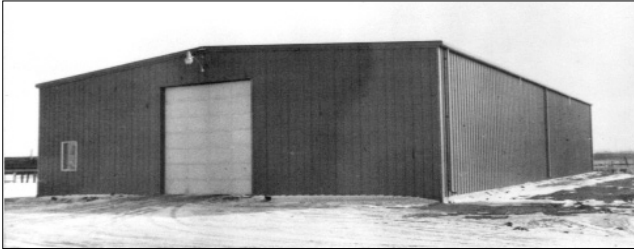
HEIGHT REFINEMENTS				
STORY HEIGHT MULTIPLIERS: Multiply base cost by following multipliers for any variation in average story height.				
Average Wall Height	Square Foot Multiplier		Average Wall Height	Square Foot Multiplier
8	.96		13	1.06
9	.98		14	1.08
10	1.00 (base)		16	1.12
11	1.02		18	1.15
12	1.04		20	1.19

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story	
	75	100	125	150	200	250	300	400	500	600	700	800	900	1000		
500	1.19	1.31	1.45	1.59	----	----	----	----	----	----	----	----	----	----	----	500
750	1.05	1.14	1.23	1.31	1.51	----	----	----	----	----	----	----	----	----	----	750
1,000	----	1.05	1.12	1.19	1.31	1.45	----	----	----	----	----	----	----	----	----	1,000
1,500	----	----	1.01	1.05	1.14	1.23	1.31	----	----	----	----	----	----	----	----	1,500
2,000	----	----	.96	.99	1.05	1.12	1.19	1.31	----	----	----	----	----	----	----	2,000
2,500	----	----	.92	.95	1.00	1.05	1.11	1.21	1.31	----	----	----	----	----	----	2,500
3,000	----	----	----	.92	.97	1.01	1.05	1.14	1.23	----	----	----	----	----	----	3,000
4,000	----	----	----	.89	.92	.96	.99	1.05	1.12	1.19	----	----	----	----	----	4,000
5,000	----	----	----	----	.89	.92	.95	1.00	1.05	1.11	1.16	----	----	----	----	5,000
10,000	----	----	----	----	----	.85	.87	.89	.92	.95	.97	1.00	1.03	1.05	----	10,000
12,000	----	----	----	----	----	.84	.85	.88	.90	.92	.94	.97	.99	1.01	----	12,000
15,000	----	----	----	----	----	----	.84	.85	.87	.89	.90	.92	.94	.97	----	15,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

SHEDS – UTILITY



4-WALL LOW-COST CLASS S



3-WALL LOW-COST CLASS S

OCCUPANCY DESCRIPTION: Utility sheds are multipurpose structures that are usually lighter than typical industrial or warehouse buildings and form a large family of low-cost utilitarian buildings which may use similar structural shells. A general-purpose shell may be built with three walls having no fenestration and used as a material shed or shelter. The better-quality enclosed buildings will have some electrical and water service for secure waterproof storage.

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

NOT INCLUDED IN COSTS: Sprinklers.

SQUARE FOOT COST TABLE

4-WALL BUILDING

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Very good	\$26.95	Brick or block, heavy rafters, barred windows	Sealed walls and heavy slab material storage	Rigid conduit, sparkproof fixtures, no plumbing	None
	Good	24.25	Concrete block, low-cost brick, wood rafters, overhead doors	Small office area, light floor, few extras	Good lighting, water service, few fixtures	None
	Average	18.15	Concrete block, light roof, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None
D	Very good	23.15	Stucco, wood/metal siding on heavy studs, barred windows	Wainscot, heavy slab, material storage	Rigid conduit, sparkproof fixtures, no plumbing	None
	Good	19.45	Heavy wood frame, siding or stucco, overhead doors	Small office area, light floor, few extras	Good lighting, water service, few fixtures	None
	Average	13.75	Open wood frame, exposed siding or stucco, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None
	Low cost	9.75	Wood frame, board siding	Unfinished, cheap slab/asphalt	Minimum electric service	None
DPOLE	Good	16.50	Good pole frame, color siding, overhead doors, some trim	Small office area, light floor, few extras	Good lighting, water service, few fixtures	None
	Average	11.65	Pre-engineered pole frame, metal siding, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None
	Low cost	8.25	Light pole frame, metal siding	Unfinished, cheap slab/asphalt	Minimum electric service	None
S	Very good	22.65	Steel panels, sheathing, on heavy steel studs	Heavy slab, sealed walls	Rigid conduit, sparkproof fixtures, no plumbing	None
	Good	18.00	Good frame, color siding, overhead doors, some trim	Small office area, light floor, few extras	Good lighting, water service, few fixtures	None
	Average	12.95	Pre-engineered frame, metal siding, windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None
	Low cost	9.35	Light steel frame, siding	Unfinished, cheap slab/asphalt	Minimum electric service	None
SSLANT WALL	Good	16.60	Good slant frame, color siding, overhead doors, some trim	Small office area, light floor, few extras	Good lighting, water service, few fixtures	None
	Average	11.95	Pre-engineered frame, metal siding, end windows	Unfinished, concrete or asphalt floor, some partitioning	Adequate lighting and water outlets	None
	Low cost	8.65	Light steel slant frame, siding	Unfinished, cheap slab/asphalt	Minimum electric service	None

3-WALL SHED

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT
C	Average	\$14.25	Open one side, block, steel or wood truss, average cover	Unfinished, light concrete or asphalt floor	Few lights on front	None
	Low cost	10.90	Open front, block, light shed cover	Unfinished, asphalt floor	None	None
D	Average	11.20	Open one side, wood or stucco on open wood frame	Unfinished, light concrete or asphalt floor	Few lights on front	None
	Low cost	7.85	Open front, board siding/frame	Unfinished, asphalt floor	None	None
DPOLE	Average	8.95	Open one side, good metal on pole frame	Unfinished, light concrete or asphalt floor	Few lights on front	None
	Low cost	6.20	Open front, metal on pole frame	Unfinished, asphalt floor	None	None
S	Average	10.15	Open one side, good metal on steel frame	Unfinished, light concrete or asphalt floor	Few lights on front	None
	Low cost	7.30	Open front, steel frame/siding	Unfinished, asphalt floor	None	None
SSLANT WALL	Average	9.40	Open one side, good metal on slant steel frame	Unfinished, light concrete or asphalt floor	Few lights on front	None
	Low cost	6.75	Open front, steel frame/siding	Unfinished, asphalt floor	None	None

For buildings with fewer than four walls, use the total length of the walls to enter the Floor Area/Perimeter tables.

SHEDS – UTILITY

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

FLOOR STRUCTURE: Adjust for variations in floors as indicated in base square foot costs.					SPRINKLERS: Apply to sprinklered area.				
	LOW	AVG.	GOOD	EXCL.	Sq. Ft.	LOW	AVG.	GOOD	EXCL.
Compacted earth	\$.16	\$.19	\$.24	\$.28	1,000	\$2.60	\$3.40	\$4.65	\$6.15
Gravel .....	.35	.41	.49	.57	2,500	2.25	3.00	3.95	5.20
Asphalt, including base	1.32	1.67	2.12	2.71	5,000	2.05	2.65	3.50	4.55
Concrete slab	2.20	2.68	3.24	3.95	7,500	1.90	2.40	3.25	4.20
Add for vapor barrier .....	.45	.60	.83	1.13	10,000	1.85	2.35	3.10	4.00
					15,000	1.75	2.25	2.85	3.70

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 ..	\$2.90	Package A.C. (short ductwork)	\$6.30	Central refrigeration (zoned)	\$5.50
Electric wall heaters	1.25			package (short ductwork)	4.10
Forced air	3.20			Evaporative coolers	2.50
Hot water	5.85				
Steam (including boiler)	5.05				
without boiler	4.30				
Space heaters, with fan	1.60				
radiant	1.80				
Wall or floor furnace	1.45				
				VENTILATION ONLY	
				Vent. (blowers/ducts)	\$.95

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	.96	13	1.06
9	.98	14	1.08
10	1.00 (base)	16	1.12
11	1.02	18	1.15
12	1.04	20	1.19

4

Average Floor Area Sq.Ft./Story	AVERAGE PERIMETER														Average Floor Area Sq. Ft./Story
	75	100	125	150	200	250	300	400	500	600	700	800	900	1000	
500	1.19	1.31	1.45	1.59	---	---	---	---	---	---	---	---	---	---	500
750	1.05	1.14	1.23	1.31	1.51	---	---	---	---	---	---	---	---	---	750
1,000	---	1.05	1.12	1.19	1.31	1.45	---	---	---	---	---	---	---	---	1,000
1,500	---	---	1.01	1.05	1.14	1.23	1.31	---	---	---	---	---	---	---	1,500
2,000	---	---	.96	.99	1.05	1.12	1.19	1.31	---	---	---	---	---	---	2,000
2,500	---	---	.92	.95	1.00	1.05	1.11	1.21	1.31	---	---	---	---	---	2,500
3,000	---	---	---	.92	.97	1.01	1.05	1.14	1.23	---	---	---	---	---	3,000
4,000	---	---	---	.89	.92	.96	.99	1.05	1.12	1.19	---	---	---	---	4,000
5,000	---	---	---	---	.89	.92	.95	1.00	1.05	1.11	1.16	---	---	---	5,000
10,000	---	---	---	---	---	.85	.87	.89	.92	.95	.97	1.00	1.03	1.05	10,000
12,000	---	---	---	---	---	.84	.85	.88	.90	.92	.94	.97	.99	1.01	12,000
15,000	---	---	---	---	---	---	.84	.85	.87	.89	.90	.92	.94	.97	15,000

5 USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.