

APARTMENTS, HOTELS AND CLUBS

SECTION SEG 1 (SEGREGATED COST METHOD)

Apartments, hotels, clubs and other similar multi-unit residential buildings differ in various ways from typical light residential-type construction, and thus are handled in a separate section. If, however, an occupancy of this group is of typical light construction, it should be priced from Section SEG 2. For instance, a duplex or four-family flat with comparatively light foundations and frame, residential heating and no elevators would be priced from Section SEG 2.

Selection of the proper section must be based on the judgment of the assessor. Selection of Section SEG 1 or SEG 2 for debatable buildings will not greatly affect the final answer if the proper segregation and quality are chosen within each section. In general, most buildings over three stories in height, in the debatable category, will be priced from this section.

Garages for apartments and hotels, such as are usually found in large metropolitan apartment buildings or hotels, should be priced from this section. Garages that are typical of those found in residences or garden apartments should be priced from Section SEG 2, while all Class A or B construction is priced from this section.

For mixed occupancies, such as city clubs, hotels, country clubs, etc., the entire area, i.e., halls, gymnasiums, residents' rooms, kitchens, etc., should be priced within that one occupancy. A definite portion of an office building occupied as apartments, or a hotel over a store, should be priced from this section. The store portion of the building should be priced from Section SEG 3.

The costs given below are average costs of various components including contractors' profit and overhead but not architects' fees. They cover the basic construction of the building, including most items usually found in the general contract, but do not include furnishing and fixtures peculiar to a definite tenant, such as bars, kitchen equipment, counters or seating, which are not considered built-in and permanently attached under the general contract. Prices of such items may be found in Section UIP 15.

Swimming pools, jacuzzis, sports courts, built-in appliances, elevators and sprinklers are not included in any of the interior costs in this section.

Frame costs should be adjusted for partial bearing walls as described in Section UIP 1, using a cost proportional to the load which is carried by the frame.

SEGREGATED COSTS

(For explanation of the rating numbers which head the columns, see Introduction to SEG Method.)

EXCAVATION AND SITE PREPARATION

	1	2	3	4
Excavation (per cu. ft.)	\$.20	\$.28	\$.39	\$.53
Fill (per cu. ft. of compacted earth)	.21	.28	.35	.45
Site preparation (per sq. ft. of site)	.17	.22	.29	.39

FOUNDATION – Apply to total floor area including basements, but excluding mezzanines.

Class A	\$2.22	\$2.93	\$3.86	\$5.08
Class B	2.34	3.06	3.99	5.21
Class C, bearing wall	2.11	2.79	3.70	4.89
non-bearing wall	2.00	2.66	3.53	4.68
Class D, masonry veneer	1.91	2.54	3.38	4.49
siding or stucco	1.71	2.25	2.98	3.93
pole-frame construction	1.60	2.09	2.73	3.56
Class S	1.69	2.25	3.00	4.00
Classes C/D/S light perimeter foundation for open-shell-type structures . . . . .	.65	.85	1.09	1.41
Add for perimeter insulation, ground floor area only . . . . .	.06	.10	.18	.29
earth-sheltered structures . . . . .	.09	.17	.29	.46

FOUNDATION ADJUSTMENTS – Apply to base cost used.

- Add 2% for each foot over 10' average story height.
- Deduct 2% for each foot under 10' average story height.
- Deduct .8% (8/10%) for each story over one, above ground, for multistory buildings.
- Add for pilings from Section UIP 1.
- For one-story buildings with light perimeter grade beam foundations or foundations and footings poured monolithically with floor slabs, use 60% of the costs above, for that floor only.
- If foundations are brick or stone instead of concrete, increase costs by 20%. For concrete block, reduce costs by 8%.

FRAME – Apply to total floor area including framed basements, but excluding mezzanines.

	1	2	3	4
Bearing walls, wood or steel				
floor supports only	\$.98	\$ 1.13	\$ 1.32	\$ 1.53
masonry supports only	1.39	1.62	1.88	2.19
Steel, fireproofed, Class A	9.11	11.07	13.43	16.31
Composite concrete-steel, Class B	8.73	10.33	12.21	14.44
Concrete, reinforced, Class B	8.54	10.26	12.34	14.84
Steel, Classes C and D	3.54	4.41	5.51	6.86
Class S	3.29	4.11	5.15	6.45
light pre-engineered frame	2.15	2.65	3.28	4.05
light tubular/pipe frame	1.29	1.68	2.19	2.86
add for fireproofing . . . . .	.58	.87	1.29	1.91
Steel columns, wood beams	2.25	2.96	3.87	5.07
Wood, A-frame construction	2.94	3.52	4.21	5.05
laminated bents and arches	3.32	3.96	4.72	5.63
light arch-rib construction	2.13	2.56	3.09	3.72
mill-type (heavy timber) construction	3.48	4.16	4.97	5.94
heavy timber/log construction, architectural	7.04	8.75	10.89	13.53
post and beam construction	2.45	2.93	3.48	4.15
light pole-type construction	1.38	1.73	2.18	2.75

FRAME ADJUSTMENTS – Apply to base cost used.

- Add 3% for each foot of average story height over 10' base height.
- Deduct 3% for each foot under 10' base height.
- For multistory buildings, add 2% for each story over two, above ground to apply against the total floor area. For partially framed structures, see Section UIP 1.

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FLOOR STRUCTURE – Apply to area of described floor, loft or mezzanine.

	1	2	3	4
Asphalt on ground, including base	\$1.88	\$ 2.38	\$ 2.99	\$ 3.77
Concrete: on ground				
(exclusive of vapor barrier) .	2.60	3.12	3.76	4.53
lift slab	7.58	8.49	9.52	10.66
elevated flat slab and joists	8.55	9.61	10.81	12.17
pan or waffle slab and joists	7.85	8.79	9.83	11.01
precast joists and deck	7.54	8.42	9.39	10.49
precast joists, wood sheathing	5.67	6.38	7.18	8.10
cored plank on bearing walls	6.49	7.29	8.20	9.21
Steel joists: flat slab	9.31	10.65	12.18	13.93
corrugated deck and concrete	7.65	9.03	10.66	12.60
precast deck	8.14	9.22	10.43	11.80
wood sheathing	4.61	5.80	7.28	9.16
light-gauge truss joists	3.96	5.06	6.48	8.28
Wood joists and sheathing	3.89	4.98	6.37	8.14
joists and bridging only	2.95	3.91	5.17	6.84

For treated wood, increase costs by 10% to 20%.

FLOOR EXTRAS – Add to floor structure costs.

Vapor barrier	\$.47	\$.64	\$.86	\$ 1.16
Each inch of sheathing over 1", add	.88	.98	1.10	1.22
Foamed concrete surfacing, 1½" – 2"	.72	.86	1.02	1.23
Floor insulation, add . . . . .	.65	.77	.91	1.08

FLOOR COVER – Apply to area of floor described.

	1	2	3	4
Access (computer) floor,				
on stanchions	\$13.25	\$15.50	\$18.25	\$21.25
Asphalt tile	1.55	1.80	2.10	2.40
Bamboo, laminated plank	7.15	8.60	10.25	12.25
Block, wood, treated	4.60	5.50	6.55	7.80
Brick, common, in mortar	5.90	7.05	8.35	10.00
Brick pavers, in concrete	7.00	8.30	9.90	11.75
Carpet and pad	1.75	2.75	4.25	6.50
custom carpet and pad	6.35	10.45	16.50	25.85
indoor/outdoor	1.55	1.95	2.50	3.15
Color, concrete . . . . .	.72	.88	1.09	1.35
Cork	3.95	4.60	5.35	6.20
Diato, magnesite, etc.	5.10	5.95	6.90	8.00
Flagstone, random local stone,				
in concrete	9.65	11.30	13.20	15.40
Hardener and sealer, concrete	.54	.73	.99	1.33
*Hardwood	5.80	7.55	9.90	12.95
sports gym floors on resilient				
sleepers	6.60	8.10	9.90	12.10
Linoleum	2.50	2.95	3.60	4.30
Marble or granite	16.75	23.50	32.50	45.00
cast tile	10.75	12.50	14.50	16.75
Melamine laminated tile or sheet	2.20	3.00	4.10	5.55
deluxe	5.25	6.15	7.15	8.35
Plastic tile, interlocking	4.95	5.50	6.05	6.70
Rubber fabric tile	6.70	7.85	9.20	10.80
Rubber tile or sheet	3.05	4.05	5.45	7.25
Seamless plastic, epoxy,				
urethane, neoprene,				
1/32" – 1/16" thin coat	2.80	3.40	4.20	5.05
1/8" – 3/8"	4.30	5.35	6.65	8.30
add for colored chips or glitter	1.15	1.45	1.75	2.15
Slate, grouted	10.45	12.40	14.60	17.35
Softwood	4.55	5.45	6.45	7.65
Synthetic sports surfacing	5.25	6.50	8.00	9.90
Terrazzo (exclusive of base slab)	7.45	9.20	11.35	14.05
tile	13.50	15.75	18.25	21.00
Tile, ceramic or quarry	7.30	9.35	11.85	15.15
custom tile or mosaics	17.00	20.75	24.75	29.75
*Wood over concrete, hardwood	6.60	8.55	11.05	14.30
parquet block, prefinished,				
in mastic	6.35	8.80	12.25	17.05
softwood	5.15	6.15	7.25	8.65
Vinyl composition tile or sheet	1.50	1.85	2.30	2.90
Vinyl sheet	2.30	3.20	4.40	6.05
Vinyl tile	2.40	3.50	5.15	7.60
*Add for custom wood floors . .	4.50	9.35	16.25	26.95
For pictorial artwork, add	7.25	10.00	14.00	19.50

For pool decking, see Section UIP 16.

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CEILING – Apply to area of described ceiling. To convert costs to floor area for high pitched ceilings, use the roof slope multipliers found on Page 8.

	1	2	3	4
Acoustical ceilings, tile or panels:				
metal panels, incl. pads				
and suspension system	\$ 5.05	\$ 6.20	\$ 7.65	\$ 9.40
mineral fiber, fiberglass,				
panels only	1.06	1.51	2.16	3.08
organic fiber, wood or cane,				
panels only	1.38	1.60	1.85	2.15
Embossed metal	4.05	5.50	7.35	9.90
Fiber sports court panel with				
suspension system	3.90	4.75	5.80	7.05
Gypsum board, taped and painted	1.39	1.54	1.71	1.89
spray-on texture	1.33	1.46	1.60	1.75
Mirror faced panels	13.75	15.25	16.50	18.25
Paint or stain,				
bottom of roof or floor . . . . .	.44	.57	.76	.99
Plaster on lath: acoustical	2.70	3.07	3.49	3.96
spray-on, thin coat with				
texture, on lath or drywall	2.04	2.23	2.45	2.70
standard, add 20% for Keene's	2.42	2.73	3.07	3.47
add for metal lath . . . . .	.33	.40	.46	.55
Plaster on masonry soffit:				
acoustical	2.31	2.63	2.99	3.41
spray-on, thincoat with texture	1.65	1.80	1.97	2.15
standard, add 23% for Keene's	2.04	2.30	2.59	2.92
Plaster panels, decorative	9.65	10.60	11.70	12.95
Plastic panels, with suspension				
system, but excluding lighting				
(in electrical cost)	4.60	5.50	6.60	7.85
Plywood (softwood) or				
hardboard panels	2.20	2.55	2.90	3.35
hardwood	3.20	3.85	4.55	5.50
coffered or vaulted panel				
with molding	7.00	9.25	12.75	17.25
custom woods, site built . . .	17.25	20.25	24.00	28.00
Poly laminated panels (FRP)	2.20	2.40	2.65	2.90
insulated panel	3.30	3.70	4.20	4.70
Wood boards or T&G softwood	2.10	2.50	2.90	3.40
hardwood	3.50	4.15	4.80	5.60
carved, decorative	6.00	9.00	13.25	19.50

CEILING EXTRAS – Add to ceiling costs. For special ornamentation, see Section UIP 2.

	1	2	3	4
Ceramic tile, add	\$ 8.90	\$11.55	\$14.85	\$19.25
custom tile, decorative	18.75	22.75	28.00	34.50
Custom papers, stenciling,				
staff, add	8.75	12.00	16.50	22.50
border or coving, only	2.15	2.80	3.70	4.80
Extensive decorating, cust.				
plaster, terra cotta, add	26.25	33.00	41.75	52.75
Wood furring . . . . .	.65	.80	.99	1.23
Metal furring . . . . .	.99	1.25	1.58	2.01
If ceiling structure is required				
which is not part of the roof				
structure, add	1.03	1.30	1.63	2.04
Suspended ceiling, metal				
(suspension system) add . . . . .	.90	1.16	1.47	1.89
fiberglass, (FRP)	1.42	1.73	2.10	2.56
hardwood, decorative	2.50	3.45	4.90	6.90
Ceiling insulation, add . . . . .	.67	.85	1.08	1.38
vinyl faced, exposed . . . . .	.69	.80	.92	1.07
add for underdeck sup. bands	.21	.25	.30	.36
rigid board, faced . . . . .	.95	1.25	1.66	2.20
For ceiling domes, see stained glass, Page 7.				

APARTMENTS, HOTELS AND CLUBS

SECTION SEG 1 (SEGREGATED COST METHOD)

INTERIOR CONSTRUCTION – Apply to total floor area.

Add or deduct 4% for each foot of variation from 10' average story height.

FRAME INTERIOR PARTITIONS

	1	2	3	4
Apartments, 1 room average . . .	\$14.63	\$17.44	\$20.77	\$24.75
2 rooms	13.92	16.60	19.80	23.63
3 rooms	13.24	15.82	18.89	22.56
4 rooms	12.61	15.07	18.02	21.55
5 rooms and over	11.99	14.36	17.18	20.57
luxury	15.99	21.77	29.62	40.32
City clubs	19.15	22.02	25.32	29.12
Clubhouses	11.28	14.25	18.00	22.74
senior centers	19.54	26.13	34.95	46.74
Country clubs	17.29	21.03	25.58	31.10
Dormitories	18.85	21.70	24.97	28.74
Fraternity houses	15.88	18.15	20.74	23.69
Group care homes, lower qualities	18.29	22.51	27.69	34.07
higher qualities	22.48	29.60	38.96	51.29
Health clubs	15.91	18.95	22.58	26.92
Homes for the elderly	20.23	23.27	26.75	30.77
Hotels, full-service	23.02	25.86	29.05	32.63
limited-service	18.02	20.17	22.61	25.31
Mortuaries	15.54	19.26	23.87	29.59
Recreational (pool) enclosures . .	2.30	5.89	11.24	19.18
Rectories	14.66	17.48	20.85	24.86
Rooming houses	13.81	15.71	17.86	20.32

MASONRY INTERIOR PARTITIONS

Apartments, 1 room	\$15.87	\$18.76	\$22.17	\$26.19
2 rooms	15.16	17.93	21.20	25.07
3 rooms	14.43	17.09	20.26	24.00
4 rooms	13.75	16.31	19.36	22.97
5 rooms and over	13.10	15.57	18.49	21.97
luxury	17.27	23.22	31.22	41.97
City clubs	20.52	23.45	26.81	30.64
Clubhouses	12.34	15.44	19.33	24.19
senior centers	20.91	27.62	36.62	48.47
Country clubs	18.62	22.45	27.06	32.63
Dormitories	20.21	23.12	26.46	30.26
Fraternity houses	17.16	19.49	22.13	25.14
Group care homes, lower qualities	19.65	23.96	29.22	35.63
higher qualities	23.93	31.20	40.68	53.04
Health clubs	17.18	20.32	24.02	28.40
Homes for the elderly	21.63	24.72	28.26	32.31
Hotels, full-service	24.48	27.36	30.58	34.19
limited-service	19.37	21.57	24.02	26.75
Mortuaries	16.80	20.64	25.34	31.13
Recreational (pool) enclosures	2.75	6.52	12.16	20.55
Rectories	15.91	18.81	22.24	26.30
Rooming houses	15.04	17.00	19.21	21.71

MEZZANINES – Apply to open mezzanine area. (Cost of miscellaneous items such as rails, stairs, etc.)

	\$2.05	\$2.40	\$2.85	\$3.35
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PLUMBING – Apply Table I to total floor area. Use Table II or Section UIP 3 for more detailed costs.

TABLE I – Typical cost ranges

	1	2	3	4
Apartments, 1 room, 1 bath avg.	\$4.47	\$5.93	\$ 7.88	\$10.45
2 rooms, 1 bath	4.14	5.45	7.17	9.45
3 rooms, 1 bath	3.80	4.97	6.52	8.56
4 rooms, 1 bath	3.51	4.57	5.95	7.74
5 rooms, 1 bath	3.23	4.18	5.41	7.01
3 rooms, 1-1/2 baths	4.44	5.79	7.52	9.79
4 rooms, 1-1/2 baths	4.11	5.29	6.81	8.77
5 rooms, 1-1/2 baths	3.76	4.85	6.25	8.05
4 rooms, 2 baths	4.66	6.01	7.73	9.97
5 rooms, 2 baths	4.28	5.49	7.04	9.02
6 rooms, 2 baths	3.92	5.01	6.38	8.15
5 rooms, 2-1/2 baths	4.79	6.12	7.81	9.99
6 rooms, 2-1/2 baths	3.51	4.82	6.62	9.09
luxury	6.79	8.05	9.56	11.34
City clubs	6.60	8.11	9.96	12.23
Clubhouses	2.72	4.27	6.71	10.55
senior centers	4.24	6.13	8.86	12.79
Country clubs	5.56	7.47	10.05	13.52
Dormitories	5.10	7.15	10.03	14.06
Fraternities	4.30	5.70	7.56	10.01
Group care homes	5.04	7.02	9.78	13.62
Health clubs	3.32	5.48	8.70	13.49
Homes for the elderly	5.02	6.69	8.92	11.90
Hotels, full-service	7.11	8.77	10.81	13.34
limited-service, individual baths	5.56	6.70	8.06	9.72
common baths	4.02	4.75	-----	-----
Mortuaries	2.84	3.70	4.81	6.25
Recreational (pool) enclosures	.76	3.21	6.85	12.24
Rectories	3.64	5.13	7.21	10.14
Rooming houses	3.56	4.65	6.08	7.95
common baths	2.82	4.06	-----	-----

TABLE II. ALTERNATE METHOD – Apply to total number of fixtures. Do not use Table I.

Residential occupancies	\$560	\$ 800	\$1,125	\$1,600
Hotels	825	1,125	1,525	2,075
Miscellaneous occupancies	725	1,150	1,800	2,750
Cost per tap or drain without fixture	360	455	585	745
residential drains and hydrants	100	145	210	295

SPRINKLERS – Apply to sprinklered area. Costs include all piping and connections to main for light hazard occupancies but do not include tanks. For double sprinkler systems with heads both above and below a ceiling, use sprinklered area and 1.6 times the listed cost. Small, intricate installations can cost twice the averages shown.

1,500 square feet	\$2.53	\$3.28	\$4.22	\$5.48
3,000	2.27	2.92	3.74	4.81
5,000	2.09	2.67	3.42	4.37
10,000	1.88	2.39	3.03	3.83
15,000	1.76	2.23	2.82	3.55
20,000	1.68	2.12	2.67	3.37
30,000	1.58	1.98	2.49	3.11
40,000	1.52	1.89	2.37	2.95
50,000	1.46	1.83	2.28	2.83
75,000	1.38	1.71	2.11	2.62
100,000	1.31	1.62	2.01	2.49
125,000	1.26	1.56	1.94	2.39
150,000	1.23	1.52	1.87	2.30
200,000	1.18	1.44	1.78	2.18
300,000	1.10	1.35	1.65	2.02
400,000	1.06	1.29	1.57	1.91
500,000	1.02	1.24	1.51	1.84

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HEATING, COOLING, AND VENTILATING – Apply to total floor area.

Add or deduct 3% for each foot of variation in average story height from 10' base. Costs are given for gas-fired heating systems. Modify costs as follows:

Oil-fired + 7% Coal, stoker + 7% Coal, hand-fired - 2%

	1	2	3	4
Heating Only				
Electric, cable or baseboard	\$ 2.60	\$ 3.30	\$ 4.20	\$ 5.30
radiant panels	2.35	2.85	3.50	4.25
Electric wall heaters	1.09	1.31	1.58	1.90
Forced air	3.15	4.25	5.75	7.80
Hot water, baseboard or radiators	4.85	6.30	8.25	10.75
radiant floor	4.90	6.60	8.90	11.95
Radiant heat, gas, suspended	1.34	1.72	2.20	2.81
Space heaters, gas, with fan	1.07	1.41	1.87	2.47
Steam radiator, with boiler	4.50	5.70	7.25	9.25
without boiler	3.80	5.05	6.70	8.85
Wall or floor furnace	1.22	1.47	1.78	2.15
Heating and Cooling				
Zoned A.C., hot and chilled water	\$11.50	\$14.40	\$18.05	\$22.65
warm and cooled air	7.05	9.10	11.80	15.25
Package heating and cooling,				
short ducts	5.05	6.55	8.45	10.95
Heat pump system	5.60	7.45	9.85	13.10
add for ground-loop heat source	1.15	1.45	1.80	2.30
Individual thruwall heat pumps	2.50	3.25	4.25	5.55
Cooling Only				
Evaporative coolers	\$ 2.15	\$ 2.50	\$ 2.90	\$ 3.40
Refrigerated air conditioning				
only, zoned system	4.45	5.35	6.45	7.80
package unit, short ducts	3.15	3.70	4.30	5.05
Ventilation only,				
with ducts and blowers . . . . .	.84	1.03	1.27	1.56
ELECTRICAL AND LIGHTING – Apply to total floor area.				
Few Outlets:				
Nonmetallic	\$ 2.68	\$ 3.10	\$ 3.60	\$ 4.16
Armored cable (BX)	3.16	3.64	4.20	4.85
Flexible conduit	3.70	4.26	4.91	5.65
Rigid conduit	4.35	4.99	5.74	6.60
Average Number of Outlets:				
Nonmetallic	3.89	4.59	5.40	6.37
Armored cable (BX)	4.55	5.36	6.29	7.39
Flexible conduit	5.32	6.25	7.33	8.59
Rigid conduit	6.23	7.28	8.53	9.98
Many Outlets:				
Nonmetallic	5.64	6.78	8.13	9.76
Armored cable (BX)	6.58	7.88	9.42	11.28
Flexible conduit	7.66	9.14	10.91	13.04
Rigid conduit	8.92	10.63	12.65	15.07
Unfinished Areas:				
Nonmetallic	1.10	1.33	1.61	1.95
Armored cable (BX)	1.31	1.58	1.90	2.30
Flexible conduit	1.55	1.87	2.25	2.72
Rigid conduit	1.85	2.22	2.67	3.21

Typical Costs for Some Occupancies

	1	2	3	4
Apartments, Classes A and B	\$ 4.17	\$ 5.87	\$ 8.27	\$11.66
Classes C, D and S	2.93	4.30	6.31	9.27
luxury	6.97	9.22	12.19	16.10
City clubs	5.20	6.94	9.26	12.35
Clubhouses	3.96	5.93	8.89	13.32
senior centers	6.55	9.81	14.71	22.04
Country clubs	5.83	8.14	11.36	15.87
Dormitories, Classes A and B	5.79	8.17	11.56	16.34
Classes C, D and S	4.09	6.19	9.36	14.17
Fraternity houses	4.07	5.31	6.94	9.08
Group care homes	3.89	5.75	8.50	12.56
Health clubs	4.54	6.53	9.38	13.49
Homes for the elderly,				
Classes A and B	5.15	6.90	9.23	12.35
Classes C, D and S	4.17	5.80	8.05	11.19
Hotels, full-service,				
Classes A and B	6.12	8.37	11.45	15.68
Classes C and D	5.70	7.55	9.99	13.22
limited-service	4.39	5.74	7.52	9.86
Mortuaries	5.13	6.69	8.72	11.37
Recreational (pool) enclosures	2.19	2.93	3.92	5.24
Rectories	3.03	4.61	7.01	10.67
Rooming houses	2.92	4.28	6.27	9.20

EXTERIOR WALL – Apply to total wall area.

Concrete or Masonry Walls

Adobe or hollow clay block, 6"	\$14.86	\$16.47	\$18.25	\$20.23
8"	16.01	17.81	19.81	22.04
12"	18.19	20.21	22.45	24.94
14"	20.11	22.35	24.85	27.62
Adobe block, grouted or cavity,				
22" – 24"	23.20	25.83	28.75	32.01
30" – 32"	25.06	27.83	30.91	34.33
Block, concrete, 6"	12.98	14.38	15.92	17.63
8"	13.96	15.47	17.13	18.98
12"	15.91	17.61	19.50	21.59
16"	17.89	19.79	21.90	24.23
for each addl. 4" of block, add	1.95	2.15	2.35	2.65
Block, grouted or cavity,				
10" – 12"	15.05	16.63	18.38	20.31
*Add for ornamented face block . . . . .	.95	1.45	2.15	3.25
Brick, block backup, 8"	16.79	18.60	20.63	22.86
12"	18.81	20.87	23.13	25.66
16"	20.86	23.13	25.67	28.48
Brick, common, 8"	18.79	20.80	23.03	25.51
12"	22.68	25.07	27.71	30.64
16"	26.58	29.35	32.42	35.79
for each addl. 4" of brick, add	3.90	4.30	4.75	5.15
Brick, grouted or cavity,				
reinforced, 9" – 10"	20.56	22.74	25.15	27.81
block backup, 9" – 10"	18.62	20.60	22.79	25.21
block backup, 12" – 14"	20.56	22.72	25.10	27.74
Brick, 6" SCR modular	14.30	15.95	17.80	19.86
8"	15.86	17.60	19.54	21.68
*Add for face brick	2.10	2.30	2.55	2.75
Concrete, reinforced, formed, 4"	14.61	16.23	18.02	20.01
6"	15.65	17.36	19.26	21.36
8"	16.86	18.66	20.65	22.85
12"	19.03	21.03	23.24	25.70
for each additional 4" of				
concrete, add	2.20	2.40	2.65	2.85

*NOTE: The additional cost for face block or brick is the difference between the cost of face block or brick and standard block or common brick in place as part of a wall. For the cost of ornamented face or synthetic masonry veneer, see Wall Ornamentation.

APARTMENTS, HOTELS AND CLUBS

SECTION SEG 1 (SEGREGATED COST METHOD)

EXTERIOR WALL (continued)

Concrete or Masonry Walls (continued)

	1	2	3	4
precast panels, 2"	\$12.11	\$13.44	\$14.92	\$ 16.56
4"	12.88	14.29	15.84	17.57
6"	14.12	15.65	17.34	19.21
8"	15.64	17.26	19.04	21.01
12"	18.34	20.11	22.04	24.17
tilt-up panels, 4"	12.18	13.61	15.19	16.97
6"	13.07	14.62	16.36	18.30
8"	14.08	15.77	17.66	19.78
10"	15.20	17.03	19.07	21.37
add for insulated sandwich . .	1.10	1.40	1.70	2.15
Glass block, white or aqua	33.00	35.00	36.75	39.00
colors or reflective	44.00	46.25	48.50	51.00
Local stone, block backup, ashlar veneer, 12"	29.50	33.25	38.00	43.00
rubble or rustic, 12" veneer, . .	24.25	27.50	31.25	35.75
for each 4" var. in thickness . .	1.95	2.15	2.35	2.65
Local fieldstone, in mortar, 12" . .	19.50	22.50	26.25	30.25
for each 4" variation in thickness	1.75	2.05	2.40	2.80
Local stone, rough cut, solid, 12"	32.25	38.75	47.00	56.75
granite	33.75	42.25	53.25	66.75
limestone	36.00	43.50	52.25	63.00
for each 6" variation in thickness	14.25	17.00	20.00	24.00
Rammed earth, soil cement, 24"	15.95	18.30	21.05	24.20
pneumatic build-up, formed one side	25.00	28.00	31.25	35.25
for each 6" var. in thickness . .	.90	1.05	1.20	1.45
Tile, structural clay, 6"	13.92	15.53	17.34	19.35
10"	16.29	18.14	20.21	22.51

Concrete or Masonry Wall Extras

Add for stay-in-place forming . .	\$.79	\$ 1.04	\$ 1.38	\$ 1.80
Add for glazed block/tile, per side	4.29	4.79	5.28	5.89
Add for pilasters . . . . .	.83	1.00	1.21	1.46
Add for bond beams . . . . .	.87	1.04	1.24	1.50
Add for synth. plaster on rigid insulation (EIFS)	3.50	4.30	5.15	6.25
deluxe, textured or aggregate	5.70	6.80	8.10	9.65
Add for thin masonry on rigid insul.	8.40	9.40	10.50	11.75
Add for clay tile backup in lieu of block	1.50	1.75	2.05	2.40
Add for earth-sheltered waterproof.	.65	.99	1.52	2.31
Add for insulation . . . . .	.54	.77	1.09	1.55
earth-sheltered structures . .	.95	1.35	1.93	2.75

Curtain Walls

Brick or tile panels	\$17.50	\$21.00	\$24.75	\$ 29.50
Concrete & glass panels, precast glass fiber reinforced, molded	21.25	24.50	28.00	32.25
Metal and glass panels (ordinary)	18.25	22.25	27.00	33.00
Stainless steel or bronze and glass	23.75	27.75	32.75	38.50
Stone panels, local stone	33.75	39.00	45.00	52.25
limestone or slate	30.50	33.50	36.75	40.75
granite	31.75	34.75	38.25	42.00
marble	33.50	38.00	43.00	48.75
composite or aggregate panels	32.00	36.25	41.25	46.75
Structural glazed atrium (incl. sup.)	21.75	27.00	33.25	41.00
Steel studs and stucco	52.75	70.75	94.50	126.50
synthetic plaster on rigid insulation (EIFS)	12.65	14.75	17.20	20.10
deluxe, textured or aggregate	14.30	16.95	20.15	23.95
wood or aggregate board siding	16.50	19.45	23.05	27.25
Add for insulation, insul. areas only	12.65	15.45	18.90	23.10
	.69	1.02	1.50	2.20

EXTERIOR WALL (continued)

Pre-Engineered Walls

	1	2	3	4
Sandwich panels, alum. or steel, both sides	\$13.70	\$15.80	\$18.15	\$20.90
cement fiber or Shotcrete, two sides	10.30	12.45	15.00	18.15
fiberglass panels, two sides . .	13.40	15.90	18.80	22.30
glass exterior, metal interior . .	15.40	17.70	20.35	23.40
add for stainless steel or textured (Galbestos)	2.20	2.60	3.05	3.60
add for poly laminated (FRP) interior . . . . .	.55	.68	.85	1.04
deduct for gypsum or hardboard interior . . . . .	.94	1.02	1.11	1.21

Single-Wall Construction

Aluminum or steel, on steel frame	\$ 5.35	\$ 6.46	\$ 7.80	\$ 9.42
on wood frame	4.86	5.90	7.16	8.69
add for porcelain enamel finish	1.95	2.25	2.65	3.15
add for stainless steel or textured (Galbestos)	2.20	2.60	3.05	3.60
Cement fiber (Transite), on steel frame	6.00	7.28	8.83	10.73
sheet siding, on wood frame siding or shingles, on wood frame	5.51	6.72	8.20	10.00
Fiberglass panels, on steel frame	5.91	7.16	8.67	10.51
on wood frame	5.32	6.57	8.10	9.98
Glass panels	4.84	6.01	7.46	9.25
projected greenhouse	15.75	19.75	25.25	32.00
Log, up to 10" diameter	33.00	36.75	41.25	46.00
deluxe, hand hewn or oversized	13.10	17.00	22.05	28.60
Plywood, boards or siding, on steel frame	19.25	23.65	29.45	36.30
on wood frame	5.40	6.44	7.70	9.15
Stucco, on baled straw	4.92	5.89	7.04	8.43
Stucco, on wood frame	10.80	12.95	15.55	18.70
Synthetic plaster on rigid insulation (EIFS), on steel frame	5.47	6.33	7.32	8.47
Wood shingles, on wood frame	7.66	9.03	10.66	12.57
Add for exterior sheathing, per layer	5.73	6.68	7.77	9.04
Add for interior sheathing or liner, finished . . . . .	.80	.91	1.04	1.19
poly laminated panel (FRP) . .	1.39	1.63	1.91	2.24
Add for stud wall backing	1.95	2.25	2.70	3.20
Add for insulation . . . . .	.51	.62	.74	.89
vinyl faced, exposed . . . . .	.48	.58	.70	.86
rigid board, faced . . . . .	.64	.72	.79	.89
Add for air infiltration wrap . . .	.84	1.09	1.42	1.86
	.14	.19	.23	.30

Wood or Steel Stud Walls

Aluminum or steel siding, horiz.	\$10.96	\$12.68	\$14.69	\$17.01
sheet panels	9.90	11.57	13.52	15.80
Asphalt siding	9.56	11.00	12.67	14.59
Cement fiber siding or shingles, horizontal	10.51	12.07	13.87	15.94
sheet, embossed	10.02	11.50	13.19	15.14
Hardboard siding or shingles, horizontal	10.41	11.94	13.70	15.71
sheet, embossed	9.92	11.36	13.01	14.89
Plywood, textured	9.80	11.23	12.88	14.77
deluxe, redwood, cedar, etc.	10.93	12.56	14.44	16.60
Shingles or shakes, wood	11.07	12.83	14.86	17.23
Stucco	10.86	12.58	14.58	16.90
Synthetic plaster on rigid insulation (EIFS)	12.75	14.82	17.23	20.03
deluxe, textured or aggregate	15.00	17.47	20.34	23.67
Vinyl siding	10.85	12.55	14.52	16.80

APARTMENTS, HOTELS AND CLUBS

SECTION SEG 1 (SEGREGATED COST METHOD)

EXTERIOR WALL (continued)

Wood or Steel Stud Walls (continued)

	1	2	3	4
Wood siding	\$10.60	\$12.18	\$13.97	\$16.04
deluxe, redwood, cedar, etc.	11.62	13.49	15.65	18.17
log, veneer siding	11.85	14.65	18.05	22.30
deluxe, half round, full corners	18.50	20.75	23.00	25.75
Veneer, face block or concrete brick	13.55	15.55	17.90	20.50
common brick	13.75	15.85	18.25	21.05
face brick	15.75	18.05	20.65	23.65
mortarless brick	15.85	18.00	20.45	23.25
stone, ashlar veneer	24.20	27.90	32.20	37.15
rubble or rustic	19.25	22.30	25.85	30.00
synthetic veneer or panel	13.75	16.65	20.20	24.50
thin veneer on rigid insulation	16.50	19.00	21.75	25.05
Add for sheathing	.65	.79	.96	1.17
Add for insulation	.46	.56	.68	.84
Add for air infiltration wrap	.17	.21	.25	.32
Add for double stud walls	1.00	1.21	1.45	1.75
Add for wood stressskin sand. pan.	3.10	3.65	4.25	5.00

BASEMENT WALLS – Apply to basement wall area.

Concrete block, reinforced, 6"	\$ 7.10	\$ 8.00	\$ 8.95	\$10.10
8"	7.90	8.95	10.10	11.45
12"	9.80	11.05	12.45	14.05
for each additional 4" of block, add	1.95	2.15	2.35	2.65
Concrete, reinforced, 6"	8.45	9.55	10.85	12.20
8"	9.65	10.85	12.20	13.75
12"	11.85	13.20	14.75	16.50
16"	13.95	15.55	17.35	19.30
for each additional 4" of concrete, add	2.20	2.40	2.65	2.85
Masonry, brick, 8"	12.05	13.50	15.15	16.95
stone, 12"	16.75	19.25	22.25	25.50
for each 4" variation in thickness	3.90	4.30	4.75	5.15
Wood, treated	6.60	8.20	10.20	12.65
Add for stay-in-place forming	.39	.58	.88	1.32
Add for waterproofing	.65	.81	1.03	1.30
earth-sheltered structures	.99	1.45	2.13	3.14
Add for insulation	.48	.70	1.03	1.52
earth-sheltered structures	.96	1.39	2.01	2.92

For specific earth-sheltered waterproofing, see Section UIP 1.

STAINED GLASS – Apply to art glass for window, dome or skylight area. These costs vary greatly and the following typical cost ranges should be used with caution. See Section UIP 6 for detail. For residential straight seams or simple bevel, deduct 50% from Low Cost. For ceiling domes, use low-cost range for plastic, average for stock glass and high-cost for custom stained glass.

Low cost, plain, min. work or detailed bevel-etched	\$ 47.25	\$ 63.75	\$ 86.25	\$116.50
Average, simple figures and scenes	118.75	164.25	227.00	313.50
High cost, highly detailed work (incl. domes)	297.00	423.75	605.00	863.50

WALL ORNAMENTATION – Apply to ornamented area.

	1	2	3	4
Brick, split face, Rom. or Norm.	\$ 7.20	\$ 8.30	\$ 9.65	\$ 11.10
face, standard size	7.85	9.15	10.60	12.30
mortarless brick	8.30	9.50	10.90	12.50
select common	7.00	8.10	9.40	10.90
used	7.70	8.85	10.20	11.70
simulated veneer or panel, 1/4" – 3/8"	6.20	7.55	9.15	11.05
thin veneer on rigid insulation	8.40	9.40	10.50	11.75
add for pictorial carved artwork	100.75	116.25	131.75	150.75
Cement fiber siding	2.00	2.35	2.85	3.45
Concrete, ornamental cast stone	16.00	19.00	22.75	27.25
Concrete block, imitation flagstone	6.35	7.45	8.65	10.10
solar screen	6.90	8.05	9.45	11.05
ornamented face, slump, fluted, split or ground	6.80	7.85	9.10	10.50
glazed one side, add	4.30	4.80	5.30	5.90
Cut stone, carved	67.00	97.00	140.50	203.50
Glass block, white or aqua	26.50	29.25	32.00	35.25
colors or solar reflective	36.25	39.50	43.25	47.25
Granite, ashlar or panel	33.00	38.25	44.25	51.25
Limestone, ashlar or panel	24.25	28.25	33.50	39.25
Local stone, ashlar veneer or panel	21.25	24.75	29.00	33.75
rubble or rustic	15.75	18.75	22.25	26.50
imitation precast stone	6.80	8.75	11.20	14.40
Marble, panels	27.25	32.00	37.25	43.50
Metal panels, screens, louvers	12.00	15.50	19.75	25.25
preformed wall panels	2.05	3.65	6.05	9.65
add for curved panels	.65	.95	1.25	1.75
Ornamental doorways	39.50	82.00	145.75	242.00
State, panels	23.50	27.00	31.00	35.75
Stucco	2.65	2.95	3.30	3.70
on masonry	2.05	2.30	2.65	3.05
add for synth. on rigid insulation (EIFS)	1.60	2.05	2.65	3.35
*built-up (EIFS) panel relief	3.40	4.40	5.70	7.35
Terra cotta	18.50	21.75	25.75	30.50
Tile, ceramic	9.35	10.65	12.15	13.85
*mosaics	13.40	16.25	19.65	23.75
hand-painted tiles	68.75	96.00	134.00	187.00
Vinyl siding	2.20	2.60	3.10	3.65
Vitrolite (structural glass)	15.25	17.50	20.75	24.25
Wood, plywood	1.70	2.15	2.75	3.50
shingles	2.40	2.85	3.40	4.05
siding	2.20	2.75	3.35	4.20
ornamented molding or trim	6.45	9.00	12.70	17.90
add for treated wood	.35	.42	.50	.59
*For pictorial artwork, add	7.45	10.20	14.30	19.80

EXTERIOR AND BASEMENT STAIRS – Per riser. For fire escapes, see Section UIP 5.

Concrete	\$121.00	\$168.25	\$233.25	\$324.50
Steel pans or prefab.				
concrete on steel	134.25	182.50	248.50	338.75
Steel or aluminum grating	156.25	206.75	275.00	365.25
Wood	45.00	70.75	110.25	172.75

EXTERIOR BALCONIES – Apply to balcony area.

Concrete	\$15.50	\$19.50	\$24.75	\$31.25
Steel	14.50	19.50	25.75	34.75
Wood	12.75	16.75	22.00	29.25
Add for ornate finishes, balustrades	13.25	16.00	19.50	24.00

APARTMENTS, HOTELS AND CLUBS

SECTION SEG 1 (SEGREGATED COST METHOD)

ROOF STRUCTURE – Apply to roof area.

	1	2	3	4
Concrete joists, slab	\$ 7.67	\$ 8.69	\$ 9.85	\$11.15
lift slab	7.00	7.83	8.77	9.81
pan or waffle slab and joists	7.10	7.98	8.97	10.08
precast joists and deck	6.70	7.56	8.51	9.60
precast joists, wood deck . . .	5.36	6.00	6.71	7.51
cored plank on bearing walls	5.95	6.69	7.51	8.44
thin shell	11.55	13.80	16.55	19.80
Concrete dome, cast-in-place . .	24.75	27.50	30.25	33.50
thin shell	16.50	18.75	21.25	24.25
Fabric roof, air supported	26.50	28.50	31.00	33.75
tension supported	29.50	33.00	36.75	41.25
add for thermal liner	2.55	3.15	3.85	4.75
Steel joists, concrete slab	8.64	9.85	11.23	12.82
gypsum on formboard	4.71	5.82	7.21	8.91
precast deck	7.50	8.49	9.60	10.87
steel deck	4.91	6.23	7.89	10.01
steel deck, gypsum or concrete	6.19	7.70	9.58	11.92
wood or composition deck . . .	4.04	5.10	6.46	8.17
light-gauge truss joists . . .	3.48	4.46	5.72	7.34
Open steel system for corr. metal	1.97	2.88	4.22	6.19
light purlin supports only . . .	.91	1.19	1.55	2.01
Steel space frame and				
sheathing (three dimensional)	14.00	18.25	23.50	30.25
architectural (excl. glazing) . .	22.00	33.50	50.50	77.00
Metal dome and cover	19.50	22.25	25.25	28.50
glazed or translucent panels	42.75	52.25	63.75	78.00
Wood joists, wood or comp. deck	3.39	4.36	5.60	7.19
exp. rafters, 2" T&G sheathing	4.85	6.03	7.48	9.30
prefab. panels (excl. girders)	1.31	1.61	1.96	2.40
stressskin sandwich panels				
(exclusive of purlins)	4.75	6.05	7.75	9.90
add for snow roof,				
furred sheathing layer	1.35	1.47	1.60	1.74
Open wood system for corr. metal	1.19	2.07	3.39	5.38
light purlin supports only for				
metal, wood or fiberglass . . .	.56	.73	.94	1.21
Wood dome and deck	14.00	17.00	20.25	24.75
Add for complex roof, turrets,				
ornate trim	70%	55%	45%	35%
For treated wood, increase costs by 10% to 20%.				

ROOF COVER – Apply to roof area.

Aluminum or steel, corrugated,				
crimped or tile panels,				
preformed, light, to 26 gauge	\$ 1.36	\$ 1.74	\$ 2.20	\$ 2.81
heavy, under 26 gauge	2.85	3.25	3.70	4.20
formed seam, flat or standing	3.60	4.40	5.40	6.65
batten seam	4.20	5.05	6.20	7.55
sandwich panels, pre-eng . . .	5.70	7.15	8.85	11.05
shingles	2.75	3.30	3.95	4.75
thatch	11.55	12.70	13.90	15.30
add for interior metal liner . .	1.25	1.45	1.65	1.85
plastic	1.15	1.30	1.55	1.75
add for porcelain enamel finish	1.95	2.25	2.65	3.15
add for stainless steel or				
textured (Galbestos)	2.20	2.60	3.05	3.60
Asphalt, corrugated	1.10	1.25	1.45	1.65
Atrium skylight, frame and glazing	22.25	29.75	39.25	52.25
Built-up composition	1.26	1.58	1.98	2.48
Cement fiber shingles	2.80	3.45	4.25	5.15
corrugated or sheet (Transite)	2.60	3.65	5.15	7.25
Composition, roll, mineral surface	.69	.81	.97	1.14
Comp. shingles, light, to 235#	1.16	1.30	1.46	1.65
heavy, over 235# or laminated	1.50	1.85	2.35	2.95
Copper, flat or standing seam . .	7.45	8.70	10.10	11.85
batten seam	8.05	9.35	10.90	12.70
shingles	7.25	7.85	8.55	9.25

ROOF COVER – Apply to roof area.

	1	2	3	4
Elastomeric or modified bitumen,				
single-ply	\$2.10	\$ 2.75	\$ 3.65	\$ 4.80
reinforced sheet or spray,				
fluid coat	3.85	4.45	5.10	5.90
Fiberglass, corrugated or sheet, light	1.40	1.85	2.55	3.45
heavy, (FRP), over 8 oz.	2.60	3.25	4.05	5.10
Slate	5.15	6.15	7.30	8.70
red	9.90	11.90	14.25	17.05
Terne, flat or standing seam . . .	7.30	8.45	9.85	11.40
batten seam	7.90	9.20	10.60	12.25
Tile, clay	4.70	5.95	7.50	9.45
concrete	3.45	4.00	4.70	5.40
plastic or rubber	3.10	3.50	4.00	4.60
add for cust. coloring or glazing	.85	1.05	1.30	1.65
Wood, shakes	2.50	2.85	3.25	3.75
shingles	2.30	2.65	3.10	3.50
fiber shingles	1.55	1.80	2.15	2.55
add for fire-resistant finish . .	.35	.42	.50	.59
Add for roof insulation . . . . .	.63	.95	1.42	2.15
earth-sheltered structures	1.04	1.60	2.37	3.58
Add for earth-sheltered waterproof...	.94	1.38	1.98	2.86

NOTE: For underroof insulation supporting structures, see Ceiling Extras on Page 3. For earthen roof cover, see Fill costs on Page 1. See Section UIP 16 for top dressing, sod and/or sprinklers. For specific earth-sheltered waterproofing, see Section UIP 1.

ROOF MODIFIERS – Use the following multipliers for sloping roofs to convert the unit costs to costs per square foot of horizontal roofed area.

Rise	Run	Multiplier	Rise	Run	Multiplier
6'	12'	1.12	12'	12'	1.42
8'	12'	1.20	18'	12'	1.80

TRUSSES AND GIRDERS – Apply to area supported.

Steel trusses or longspan girders	\$1.75	\$2.19	\$2.75	\$3.44
Timber trusses	1.94	2.42	3.04	3.81
Glued, laminated trusses or girders	1.79	2.22	2.74	3.39

CANOPIES OR MARQUEES – Apply to horizontal area. For light false mansard structures, deduct 50%. For greater detail, see Section UIP 4 or 6. Patio covers, see Section UIP 16.

Wood frame	\$16.25	\$20.00	\$24.75	\$30.50
Steel frame	20.25	25.25	31.75	39.50

DORMERS – See Section UIP 4, Roofs; for solar rooms and greenhouses, see Section UIP 14.

ARCHITECTURAL COLUMNS – See Section UIP 6.

ELEVATORS – Apply to total area served, or use detailed costs from Section UIP 8.

	1	2	3	4
Apartments, Classes A and B . . .	\$2.00	\$2.62	\$3.42	\$4.47
Class C	1.44	1.78	2.20	2.72
Classes D and S	1.33	1.62	1.98	2.41
City clubs, Classes A and B	-----	2.56	3.33	-----
Class C	-----	1.69	2.16	-----
Dormitories, Classes A and B . . .	1.90	2.51	3.30	4.36
Classes C, D and S	-----	1.64	2.09	2.67
Homes for the Elderly,				
Classes A and B	1.85	2.44	3.23	-----
Classes C, D and S	1.23	1.60	2.06	-----
Hotels, Classes A and B,				
full-service	2.20	2.98	4.05	5.49
limited-service	2.06	2.43	2.87	3.39
Classes C and D, full-service	1.49	1.95	2.55	3.34
limited-service . . . . .	.83	1.12	1.52	2.06

APARTMENTS, HOTELS AND CLUBS

SECTION SEG 1 (SEGREGATED COST METHOD)

BUILT-IN CONSTRUCTION – Apply to each item.

	1	2	3	4
Appliance allowance (if not itemized)				
apartments, standard	\$ 825	\$ 1,325	\$ 2,135	\$ 3,510
owner occupied	1,150	1,975	3,375	5,725
elderly or senior citizen	825	1,050	1,330	1,700
Single unit (self-contained) kitchen	2,500	3,175	4,025	5,050
Garbage disposer	155	205	275	360
deluxe, heavy duty	360	425	495	590
Range and oven combination	570	765	1,030	1,380
residential, commercial quality	5,100	6,000	7,025	8,250
custom, double wide	8,900	12,950	18,900	27,550
microwave combination	1,375	1,625	1,925	2,275
Range top	280	410	610	1,055
component top, per component	365	520	735	1,030
steamer	1,325	1,350	1,375	1,400
induction top	1,300	1,450	1,650	1,875
custom tops	1,950	2,775	3,975	5,675
Oven	525	750	1,125	1,700
custom double wall oven	2,300	2,600	2,975	5,125
microwave combination	1,300	1,475	1,700	2,600
warming oven	540	570	600	890
Oven, microwave	325	435	605	865
Exhaust fan and hood	130	230	385	615
custom, stainless steel,copper	1,875	2,550	3,450	8,375
Cookware racks	350	515	755	1,080
Dishwasher	455	590	760	975
deluxe, built-in	1,025	1,350	1,800	2,400
individual drawers, built-in, each	900	975	1,050	1,125
Trash compactor, single family	460	535	625	725
Radio-intercom, base system	335	430	565	735
add per satellite	75	90	105	125
Audio/video entry system	2,225	3,075	4,250	5,850
each extra monitor station	625	745	890	1,060
Refrigerator or freezer	430	815	1,405	2,295
deluxe, built-in, each	2,300	3,000	3,850	6,475
individual drawers, built-in, each	2,500	3,225	4,050	5,100
Mixer/blender				
(food center, processor)	405	525	675	870
deluxe, built-in	1,725	2,050	2,450	2,950
Can opener, built-in	90	120	150	190
Coffee maker, built-in	430	470	515	560
Toaster, built-in	145	175	200	240
Towel/food wrap dispenser, built-in	155	185	210	245
Wok or deep fryer, built-in	635	705	790	880
deluxe	1,700	1,950	2,250	2,600
Kitchen hot-food heat lamps, each	295	335	385	430
Motorized pantries, 1' to 3'	3,625	4,300	5,125	6,100
Wine captains, undercounter	770	835	900	1,190
standing units	1,900	2,175	2,550	2,975
Ice machines, residential	475	570	685	815
deluxe, to 50# per day	1,250	1,375	1,550	1,700
Bathroom heater, electric	95	140	205	295
mirror defog heaters	80	110	135	160
Hair dryer, wall mounted	165	205	250	300
Heated towel rack	600	950	1,450	2,300
Exhaust fan	95	130	180	240
Bathroom scale, built-in	160	185	200	225
Vacuum cleaner system, 3 inlets	1,300	1,425	1,600	1,775
add for extra inlets	145	175	210	250
Ironing center	480	580	685	815
Clothes washer, single-family	465	590	740	930
deluxe	1,025	1,150	1,300	1,450
pedestals	140	160	190	215
dryer	405	495	615	755
deluxe	700	750	800	875
combination unit	890	1,085	1,325	1,945
Water softener	1,050	1,400	1,825	2,425
complete filtration system	2,700	3,625	4,775	6,325

BUILT-INS (continued)

	1	2	3	4
Closet carousels	\$ 2,675	\$ 3,250	\$ 3,900	\$ 4,675
Safe, built-in, small wall or floor	345	525	795	1,195
deluxe	1,250	2,100	3,400	5,325
Residential security systems				
(wireless)	680	1,235	2,090	3,335
hard-wired	1,900	2,650	3,700	5,150
Home automation systems	2,150	2,750	3,450	4,350
custom (incl. security system)	8,125	11,275	15,650	21,600
Trash compactor, apart. or hotel	4,025	9,500	17,825	30,500
Gas incinerator	760	870	995	1,140
House phone, located at entrance	430	500	595	690
add per door release	135	145	155	175
Intercom, master station,				
20 to 30 stations	855	1,100	1,425	1,845
add per intercom outlet or				
remote station	105	115	130	145
add per door release	140	150	160	175
Television security, closed circuit:				
one camera and one monitor,				
base system	1,375	3,025	5,450	9,075
each extra camera	1,350	2,000	2,975	4,400
each extra monitor	380	475	600	750
video tape recorder	2,125	3,175	4,675	6,875
Home entertainment, audio-video systems:				
built-in and/or				
including cabinets	9,500	19,750	35,750	59,500
complete home (including				
security & automation system)	39,000	54,250	75,750	106,000
Home theater, (screening room) wall and sound treatments, stage,				
screen, seating, audio and projection equipment:				
prefab. package units,				
complete	26,500	36,750	50,250	68,750
custom-built theater				
and decor	175,250	209,000	249,500	297,250
Built-in aquarium				
(excl. fish and plants, etc.)	3,800	6,975	11,350	18,625
Bowling alley, reconditioned, with				
automatic pinsetter,				
(new, add 30%)	18,250	22,750	28,500	35,250
Golf course simulator, complete station,				
including projection				
equipment	38,000	44,250	51,250	59,750
Racquetball court, prefab., comp.	30,500	34,750	39,750	45,000
add for spectator viewing,				
window/wall	9,000	17,000	29,500	47,500
Shooting range, indoor,				
per station, complete	9,750	11,000	12,750	14,500
Soda fountain, complete unit,				
per linear foot	1,100	1,275	1,425	1,625
Wine vaults, modular room,				
15 to 75 sq. ft.	2,150	3,500	5,475	8,425
Sauna rooms, 15 to 100 sq. ft.	2,400	3,800	5,875	8,975
*Chandeliers, high-value	6,750	10,500	16,500	25,500
add for winch,				
200- to 300-lb. capacity	1,150	1,300	1,450	1,650
For lobby, room and kitchen equipment, telephone systems, see				
Section UIP 15.				
For complete kitchen units, see Section UIP 2. Commercial				
washer/dryers, see Section UIP 15.				

APARTMENTS, HOTELS AND CLUBS

SECTION SEG 1 (SEGREGATED COST METHOD)

FIREPLACES – Cost per fireplace. For each additional opening using the same chimney, add 30% to 50% (custom, 20% to 40%). Buildings with basements, add 40% (custom, 25%) to extend the foundation to the basement level. “Steel, with flue” is the prefabricated hanging or free-standing-type fireplace or stove.

	1	2	3	4
One-story	\$1,750	\$2,600	\$ 3,850	\$ 5,700
add per additional story				
of chimney flue	475	635	850	1,135
Steel, with flue	950	1,325	1,900	2,675
pellet or corn cob stoves ..	1,875	2,325	2,850	3,575
add per additional story				
of chimney stack	210	320	475	715
direct vent	700	1,160	1,945	3,265
Custom or oversized, one-story	6,500	8,750	11,250	14,750
masonry heaters, soapstone, etc.	6,000	9,750	15,500	24,500
add per additional story				
of chimney flue	1,225	1,400	1,625	1,875
steel, direct vent	2,725	3,475	4,450	5,700
Add for Heatilator type	265	355	470	630
Add for raised hearth	155	245	380	585
Add for log lighter	80	115	150	210

*** Mantels, special designs or antique reproductions, add:**

Cast stone (bonded limestone)	\$3,025	\$4,350	\$ 6,275	\$ 9,000
Custom marble, granite or onyx	5,525	8,575	13,275	20,600
Ornate wood, carved	3,025	3,400	3,825	4,325
Precast plaster	1,550	2,075	2,800	3,800

***NOTE:** Fixtures classified by age or beauty as having antique or historical value, or designed by name artists, must be valued as art objects by fine arts specialists; costs can easily run seven to ten times the listed costs for chandeliers and two to four times for mantels.

NUMBER OF STORIES MULTIPLIER

To allow for the cost of hoisting materials, increased labor costs and miscellaneous costs due to high-rise construction, multiply the total Segregated Costs of aboveground portions of the building by 100% plus .25% (1/4%) for each story over three.

Example: Twenty-three-story building: Multiplier = 1.050

ATRIUM H.V.A.C.

To price the heating and cooling of large atrium areas, simply refine the appropriate square foot system cost to be applied to the ground floor area by 100% plus 3% for each foot over the 10-foot average story height adjustment found on Page 3.

Example: Seven-story building, atrium height of 74': Multiplier=2.92

COMPLETION OF BUILDING VALUATION

Contractors' overhead and profit, sales taxes, permit fees and insurance during construction are included in the costs above. Interest on interim construction financing is also included, but not financing costs, real estate taxes or brokers' commissions.

Architects' fees are not included and should be added from Appendix C.

Depreciation suggestions are given in Appendix A.

County multipliers which bring the basic costs up to date for each locality are found in Appendix D.