

MULTIPLES AND MOTELS

SECTION SEG 2 (SEGREGATED COST METHOD)

This section should be used to estimate costs of multi-unit residential buildings of similar construction, such as row houses, duplexes, flats, garden apartments and motels, where most components are similar in character. The factors given are averages for one-, two- and three-story buildings. For most residential buildings over three stories high, Section SEG 1 should be used; however, three-story light residential construction may be priced from this section. The assessor will frequently encounter three-story multiple residences where the bottom floor is partially below ground level and partially above. This type of building should be priced as a two-story plus basement.

Motels of one, two or three stories will normally be priced from this section. For more stories, Section SEG 1 will normally be used. All Class A and B residential structures should be priced from Section SEG 1. Foundation costs for an 800 square foot row house and those for a 4,800 square foot row house will vary widely in the ratio of perimeter to square footage of floor area. The amount of

foundation required for a level location compared to that of a site with a steep slope or one requiring stepped footings can vary widely also. For these cases, an alternate set of tables is provided to accurately measure the differences due to size and shape, as well as climate and/or topography. Basement walls are not a part of the foundation, but of the basement, which is computed separately. When basement walls replace part of the foundation, a lower cost rank should be considered, always including the cost for a foundation.

Frame members in multi-unit residential structures usually consist only of the posts and girders supporting the floor structure of the first floor. Costs for "Bearing wall, wood or steel floor supports only" will usually be used. In many new motels and apartments, however, part or all of the building will be framed. The general rule is that when the frame is a separate distinct component, it should be priced as such. When the framing is integral to the wall, the cost of pilasters and bond beams, if applicable, should be added to the wall cost without additional frame cost except for floor supports.

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 cubic foot)	\$.22	\$.29	\$.40	\$.54
Fill (per cu. ft. of compacted earth) . .	.23	.29	.37	.48
Site preparation (per sq. ft. of site) . .	.18	.24	.31	.40

FOUNDATION – Table I gives complete average costs per square foot of floor area. If a more detailed estimate is desired, use Tables II and III as appropriate. For hillside construction and/or pilings, see Section UIP 1.

TABLE I – Apply to total floor area excluding basements.

Concrete Foundations for:

Class C, bearing wall	\$2.26	\$3.43	\$5.21	\$7.91
nonbearing wall	2.17	3.30	5.01	7.61
Class D, masonry veneer	2.07	3.16	4.83	7.38
siding or stucco	1.82	2.79	4.26	6.51
pole-frame construction	1.70	2.57	3.88	5.86
Class S	1.81	2.80	4.32	6.67
Classes C, D and S light perimeter foundation for large, open-shell-type structures . . . . .	.69	1.00	1.45	2.10
Add for perimeter insulation, ground floor area only . . . . .	.06	.14	.25	.41
earth-sheltered structures . . . . .	.09	.19	.36	.59

For two- and three-story buildings, use 60% for each of the upper stories.

Where footings are poured monolithically with a slab floor, use 70% of the normal cost for that story only.

If foundations are brick or stone instead of concrete, increase costs by 20%.

For concrete block, reduce costs by 8%.

Add for pilings from Section UIP 1.

Wood Foundations for:

Class D, treated, masonry veneer . . .	\$1.89	\$2.64	\$3.68	\$5.13
siding or stucco	1.47	2.03	2.81	3.89
Piers with concrete footings . . . . .	.27	.56	1.00	----
Wood blocks or sills . . . . .	.30	.48	.75	----

For two-story buildings, use 40% of the cost for the second story.

FOUNDATIONS (Continued)

TABLE II. ALTERNATE METHOD – Apply to linear feet of bearing walls if Table I is not used. See discussion above.

	1	2	3	4
Class C	\$26.00	\$39.25	\$ 59.25	\$ 89.50
Class D, masonry veneer, conc. treated wood	23.75	36.00	54.75	83.25
Class D, siding or stucco, conc. treated wood	21.50	30.00	41.75	58.00
Class S	20.50	31.50	48.25	74.00
Classes C, D and S, reinforced light-grade beam	17.00	23.25	31.75	43.50
Wood, treated, sills	20.50	31.75	49.25	76.25
Add for perimeter insulation	1.49	2.75	4.59	7.86
earth-sheltered structures	2.16	4.00	6.70	11.20
Add for perimeter radon-control matting	2.01	2.38	2.81	3.35
Add for perimeter raised-floor skirting	5.90	6.90	8.15	9.55

TABLE III. CONCRETE COLUMN FOOTINGS – Apply to total number of columns if Table I is not used.

Concrete columns	\$62.00	\$99.25	\$158.75	\$253.75
Steel columns	57.50	92.75	149.25	240.75
light pre-engineered frame	34.75	45.75	60.00	78.75
light tubular/pipe frame	27.50	38.50	54.25	76.25
Wood columns	47.25	73.00	113.00	174.75
light pole frame	28.00	39.25	55.00	77.25
Piers, precast footing	13.50	20.50	31.00	47.00
formed in-place	35.75	41.25	47.25	54.50

FRAME – Apply to total floor area excluding basements.

Bearing walls, wood or steel floor supports only	\$.91	\$ 1.05	\$ 1.22	\$ 1.41
masonry supports only	1.29	1.49	1.74	2.02
Steel, Classes C and D	3.33	4.09	5.03	6.20
Class S	3.08	3.80	4.70	5.81
light pre-engineered frame	1.99	2.44	2.99	3.66
light tubular/pipe frame	1.20	1.54	1.99	2.55
add for fireproofing . . . . .	.57	.82	1.19	1.71
Steel columns, wood beams	2.08	2.71	3.54	4.61
Wood, A-frame construction	2.73	3.26	3.90	4.65
laminated bents and arches	3.09	3.67	4.36	5.18
light arch-rib construction	1.95	2.35	2.84	3.42
mill-type (heavy timber) construction	3.22	3.84	4.58	5.46
heavy timber/log construction, architectural	6.48	8.05	9.99	12.37
post and beam construction	2.25	2.68	3.20	3.82
light pole-type construction	1.13	1.48	1.92	2.51

Add 2% for each foot of average story height over 9' base height. Deduct 2% for each foot of average story height under 9' base height.

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FLOOR STRUCTURE – Apply to area of described floor.

	1	2	3	4
Asphalt on ground, including base	\$1.52	\$1.90	\$ 2.38	\$ 2.97
Concrete, on ground (exclusive of vapor barrier)	2.46	2.88	3.38	3.96
plain (unreinforced)	2.19	2.51	2.86	3.26
lift slab	7.30	8.00	8.77	9.61
elevated flat slab and joists	8.15	9.09	10.13	11.30
pan or waffle slab and joists	7.57	8.35	9.20	10.15
precast joists and deck	7.27	8.00	8.81	9.70
precast joists, wood sheathing	5.28	5.91	6.60	7.38
cored plank on bearing walls	6.26	6.90	7.60	8.38
Steel joists, flat slab	8.78	9.97	11.32	12.84
corrugated deck and concrete	7.28	8.49	9.91	11.58
cellular deck and concrete	-----	9.71	11.46	13.52
precast deck	7.89	8.73	9.64	10.66
wood sheathing	4.40	5.48	6.83	8.51
light-gauge truss joists	3.83	4.83	6.08	7.66
Wood, joists and sheathing	3.75	4.73	5.97	7.54
joists and bridging only	2.82	3.68	4.80	6.26

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

FLOOR EXTRAS – Add to floor structure costs.

Vapor barrier	\$.48	\$.65	\$.90	\$ 1.23
Each inch of sheathing over 1", add	.86	.95	1.05	1.14
Foamed concrete surfacing, 1½"– 2"	.73	.87	1.03	1.22
Floor insulation, add	.66	.80	.97	1.19

FLOOR COVER – Apply to area of described floor.

Access (computer) floor, on stanchions	\$13.00	\$15.00	\$17.75	\$21.00
Asphalt tile	1.50	1.80	2.05	2.40
Bamboo, laminated plank	6.95	8.35	10.10	12.15
Block, wood, treated	4.55	5.40	6.50	7.70
Brick, common, in mortar	5.80	6.90	8.30	9.95
Brick pavers, in concrete	6.90	8.20	9.75	11.65
Carpet and pad	1.38	2.32	3.83	6.43
custom carpet and pad	6.05	9.99	16.20	25.11
indoor/outdoor	1.48	1.89	2.43	3.13
Color, concrete	.70	.87	1.09	1.36
Cork	3.85	4.50	5.25	6.10
Diatomaceous earth, magnesite, etc.	4.95	5.80	6.75	7.90
Flagstone, random local stone, in concrete	9.45	11.05	12.95	15.40
Hardener and sealer, concrete	.53	.71	.97	1.32
*Hardwood	5.60	7.40	9.70	12.80
sports-gym floors on resilient sleepers	6.30	7.80	9.60	11.85
Linoleum	2.40	2.85	3.50	4.25
Marble or granite	17.00	23.50	32.50	44.75
cast tile	10.00	11.85	13.95	16.45
Melamine laminated tile or sheet	2.05	2.80	3.90	5.40
deluxe	5.10	6.00	7.05	8.30
Plastic tile, interlocking	4.85	5.40	6.00	6.70
Rubber fabric tile	6.55	7.65	9.00	10.65
Rubber tile or sheet	2.90	3.95	5.35	7.30
Seamless plastic, epoxy, urethane, neoprene, 1/32"–1/16" thincoat	2.75	3.35	4.10	5.00
1/8"– 3/8"	4.20	5.30	6.60	8.25
add for colored chips or glitter	1.15	1.40	1.75	2.10
Slate, grouted	10.25	12.25	14.50	17.25
Softwood	4.45	5.30	6.35	7.65
Synthetic sports surfacing	5.10	6.30	7.85	9.75
Terrazzo (exclusive of base slab)	7.30	9.05	11.30	14.05
tile	13.50	15.50	17.75	20.50
Tile, ceramic or quarry	7.15	9.15	11.60	14.85
custom tile	17.00	20.50	24.50	29.50

FLOOR COVER (Continued)

	1	2	3	4
*Wood over concrete, hardwood	\$ 6.50	\$ 8.35	\$10.85	\$14.05
parquet block, prefin., in mastic softwood	6.20	8.65	12.10	16.85
softwood	5.10	6.05	7.25	8.65
Vinyl composition tile or sheet	1.44	1.84	2.32	2.92
Vinyl sheet	2.25	3.15	4.30	5.95
Vinyl tile	2.40	3.50	5.15	7.55
For pictorial artwork, add	7.00	9.75	13.75	19.25
*Add for custom wood floors	4.50	8.90	15.95	26.45

CEILING – Apply to area of ceiling described. To convert costs to floor area for high-pitched ceilings, use the roof-slope multipliers found on Page 7.

Acoustical ceilings, tile or panels:				
metal panels, incl. pads and suspension system	\$ 4.80	\$ 5.85	\$ 7.15	\$ 8.70
min. fiber, fiberglass, panels only	1.00	1.43	2.02	2.86
organic fiber, wood or cane, panels only	1.30	1.51	1.75	2.04
Embossed metal	3.60	4.95	6.80	9.35
Fiber sports court panel with suspension system	3.65	4.50	5.50	6.75
Fiberboard panels	1.05	1.19	1.36	1.54
Gypsum board, taped and painted spray-on texture	1.32	1.47	1.64	1.84
standard, add 20% for Keene's	1.26	1.39	1.54	1.71
add for metal lath	1.98	2.17	2.39	2.62
Mirror-faced panels	13.00	14.25	16.00	17.75
Paint or stain, bottom of roof or floor	.41	.54	.72	.96
Plaster on lath: acoustical spray-on, thincoat w/ texture on lath or drywall	2.74	3.09	3.48	3.92
standard, add 20% for Keene's	1.98	2.17	2.39	2.62
add for metal lath	2.39	2.69	3.03	3.42
Plaster on masonry soffit: acoustical spray-on, thincoat with texture standard, add 23% for Keene's	.33	.38	.43	.50
standard, add 23% for Keene's	2.35	2.65	2.97	3.34
Plaster panels, decorative	1.59	1.73	1.88	2.04
Plastic panels, with suspension system, but excluding lighting (in electrical cost)	2.00	2.25	2.53	2.84
Plywood (softwood) or hardboard panels	8.65	9.55	10.55	11.60
hardwood	4.25	5.20	6.25	7.55
coffered or vaulted panels with molding	2.05	2.40	2.75	3.20
custom woods, site-built	3.00	3.65	4.45	5.35
Poly laminated panels (FRP) insulated panel	6.50	9.00	12.25	16.75
Wood, boards or T&G, softwood	17.00	20.00	23.50	27.50
hardwood	2.05	2.30	2.55	2.85
carved, decorative	3.15	3.45	3.85	4.25
Wood, decorative	2.00	2.40	2.80	3.35
carved, decorative	3.30	3.90	4.65	5.50
carved, decorative	5.80	8.50	12.40	18.35

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

Ceramic tile, add	\$ 8.80	\$11.25	\$14.30	\$18.20
custom tile, decorative	18.00	21.75	26.75	32.50
Custom papers, stenciling, staff, add border or coving, only	8.75	11.50	15.75	21.25
Extensive decorating, cust. plaster, terra cotta, add	2.10	2.70	3.45	4.45
Wood furring	26.00	32.25	40.00	49.75
carved, decorative	.63	.77	.95	1.17

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CEILING EXTRAS (Continued)	1	2	3	4
Metal furring	\$.96	\$1.21	\$1.52	\$1.92
If ceiling structure is required which is not part of the roof or floor structure, add	.98	1.24	1.56	1.97
Suspended ceiling, metal (suspension system), add	.86	1.10	1.41	1.81
fiberglass, (FRP)	1.34	1.64	2.01	2.45
hardwood, decorative	2.40	3.20	4.25	5.65
Ceiling insulation, add	.67	.91	1.23	1.67
vinyl faced, exposed	.69	.80	.94	1.08
add for underdeck supporting bands	.21	.25	.30	.37
rigid board, faced	.95	1.25	1.66	2.20

For ceiling domes, see stained glass, Page 5.

INTERIOR CONSTRUCTION – Apply to total floor area. Costs do not include fireplaces or built-in appliances. Add or deduct 5% for each foot of variation from 8' average story height (9' for Multiples and Motels, 10' for Lodges).

Frame Interior Partitions

Bed and breakfast inns	\$13.73	\$16.01	\$18.65	\$21.74
Guest cottages (cabins)	7.75	10.03	12.98	16.79
Lodges	14.31	19.46	26.47	36.01
Motels	14.13	17.63	22.00	27.45
guest rooms only	13.78	16.78	20.46	24.92
office-apartment	14.97	16.77	18.78	21.04
extended stay	13.18	14.95	16.96	19.23
Multiple residences	13.74	17.45	22.17	28.17
senior citizen	14.46	17.33	20.79	24.93
assisted living	19.39	21.33	23.48	25.83
retirement community complex	27.50	30.99	34.92	39.34
Row/town houses (including party walls)	12.09	14.62	17.69	21.41
senior citizen	12.71	15.11	17.95	21.33

Masonry Interior Partitions

Bed and breakfast inns	\$14.58	\$16.93	\$19.66	\$22.83
Guest cottages (cabins)	8.42	10.80	13.85	17.76
Lodges	15.17	20.50	27.69	37.41
Motels	14.99	18.62	23.13	28.74
guest rooms only	14.63	17.76	21.55	26.14
office-apartment	15.83	17.70	19.80	22.13
extended stay	14.02	15.85	17.93	20.27
Multiple residences	14.59	18.45	23.31	29.46
senior citizen	15.31	18.31	21.88	26.15
assisted living	20.43	22.44	24.65	27.08
retirement community complex	28.79	32.32	36.30	40.76
Row/town houses (including party walls)	12.91	15.53	18.69	22.50
senior citizen	13.55	16.03	18.95	22.42

MEZZANINES – Apply to open mezzanine area.

(Cost of miscellaneous items such as rails, stairs, etc.)	\$2.10	\$2.50	\$2.90	\$3.45
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PLUMBING – Apply to total floor area.

Guest cottages (cabins)	\$5.66	\$7.02	\$8.72	\$10.81
Lodges, individual baths	4.23	5.80	7.94	10.86
common baths	2.74	3.68	-----	-----
Motels	5.17	6.85	9.05	11.98
guest rooms only	5.61	6.89	8.48	10.43
office-apartment	1.79	3.40	5.81	9.43
extended stay	5.71	6.62	7.67	8.88
Multiple residences	3.62	4.94	6.73	9.18
senior citizen	4.24	5.18	6.34	7.75
assisted living	5.48	6.86	8.59	10.75
retirement community complex	5.86	7.47	9.51	12.12
Row/town houses	3.10	4.62	6.89	10.20
senior citizen	3.21	4.55	6.43	9.10

Cost per fixture – Basement plumbing only. See Section UIP 3 for individual fixture costs.

	1	2	3	4
Motels	\$545	\$680	\$840	\$1,050
Residential occupancies	510	645	810	1,020
Drains and hydrants	95	140	205	295

SPRINKLERS – Apply to sprinklered area. Costs include all piping and meters to main but do not include tanks and pumps. Simple residential installations will cost \$1.65 to \$2.65 per square foot. For double sprinkler systems with heads both above and below a ceiling, use sprinklered area and 1.6 times the listed cost.

1,500 square feet	\$2.30	\$2.96	\$3.81	\$4.90
3,000	2.07	2.65	3.38	4.31
5,000	1.92	2.44	3.09	3.92
10,000	1.73	2.17	2.73	3.45
15,000	1.63	2.04	2.56	3.20
20,000	1.56	1.94	2.43	3.03
30,000	1.48	1.82	2.26	2.80
40,000	1.40	1.74	2.15	2.67
50,000	1.36	1.68	2.07	2.56
75,000	1.27	1.57	1.92	2.38
100,000	1.22	1.49	1.84	2.25
125,000	1.18	1.43	1.77	2.15
150,000	1.16	1.40	1.72	2.08
200,000	1.10	1.34	1.63	1.98

ELECTRICAL AND LIGHTING – Apply to total floor area.

Few Outlets:

Nonmetallic	\$1.93	\$2.27	\$2.67	\$3.13
Armored cable (BX)	2.30	2.70	3.16	3.70
Flexible conduit	2.75	3.22	3.75	4.37
Rigid conduit	3.28	3.82	4.45	5.17

Average Number of Outlets:

Nonmetallic	\$2.94	\$3.50	\$4.17	\$4.96
Armored cable (BX)	3.49	4.15	4.94	5.86
Flexible conduit	4.14	4.91	5.83	6.92
Rigid conduit	4.90	5.82	6.90	8.19

Many Outlets:

Nonmetallic	\$4.47	\$5.39	\$6.50	\$7.84
Armored cable (BX)	5.27	6.36	7.68	9.27
Flexible conduit	6.21	7.51	9.07	10.96
Rigid conduit	7.32	8.86	10.71	12.96

Unfinished Areas:

Nonmetallic	\$.93	\$1.18	\$1.50	\$1.91
Armored cable (BX)	1.16	1.45	1.80	2.26
Flexible conduit	1.43	1.76	2.16	2.67
Rigid conduit	1.77	2.15	2.59	3.14

Typical costs for some occupancies: See Page 8 for Chandeliers.

Guest cottages (cabins)	\$3.38	\$5.11	\$7.69	\$11.55
Lodges	2.60	5.62	10.14	16.91
Motels	3.73	5.48	8.05	11.82
guest rooms only	3.92	5.69	8.27	12.01
office-apartment	2.15	3.42	5.32	8.18
extended stay	4.50	5.61	6.98	8.68
Multiple residences	2.74	3.86	5.42	7.61
senior citizen	3.99	5.22	6.83	8.94
assisted living	4.43	5.96	8.04	10.82
retirement community complex	4.60	6.37	8.82	12.23
Row/town houses	2.18	3.27	4.91	7.39
senior citizen	2.67	3.69	5.11	7.07

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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 8' base. For high-vaulted ceilings, use wall height plus 1/2 the height from eaves to ridge to determine effective height.

Costs are given for gas-fired heating systems. Add or deduct as follows for other fuels:

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

Heating Only	1	2	3	4
Electric, cable or baseboard	\$2.15	\$2.65	\$3.30	\$4.05
radiant panels	1.95	2.35	2.80	3.35
Electric wall heaters	1.02	1.21	1.44	1.71
Forced air	2.45	3.05	3.85	4.80
Hot water, baseboard or convectors	4.25	5.30	6.55	8.15
radiant floor	4.25	5.45	7.00	8.95
Radiant heat, gas, suspended	1.25	1.60	2.05	2.60
Space heaters, gas, with fan . . . . .	.99	1.32	1.77	2.37
Steam radiator, with boiler	3.75	4.55	5.50	6.70
without boiler	3.00	3.75	4.65	5.80
Wall or floor furnace	1.16	1.35	1.57	1.83
Add for wood-burning furnace (supplemental exterior source, add 55%) . . . . .	.76	.94	1.16	1.40

Heating and Cooling	1	2	3	4
Zoned A.C., hot and chilled water warm and cooled air	\$9.05	\$10.70	\$12.70	\$15.05
Package heating and cooling, short ducts	4.05	5.20	6.70	8.60
Heat-pump system	4.50	5.75	7.40	9.45
add for ground-loop heat source	1.05	1.30	1.75	2.20
Individual thru-wall heat pumps	1.55	2.95	3.95	5.30

Cooling Only	1	2	3	4
Evaporative coolers	\$1.90	\$2.20	\$2.55	\$2.95
Refrigerated air conditioning only, zoned system	4.00	4.90	6.05	7.40
package unit, short ducts	2.75	3.30	3.95	4.75
Ventilation only, with ducts & blowers . . . . .	.74	.88	1.05	1.25
simple exhaust fan & air inlets only . . . . .	.32	.41	.53	.68
Add for air-to-air heat-exchange system (utilizing heating ducts) . . . . .	.76	.93	1.13	1.37

EXTERIOR WALL – Apply to total wall area.

Concrete or Masonry Walls

Adobe or hollow clay block, 6"	\$14.69	\$16.23	\$17.95	\$19.84
8"	15.79	17.52	19.44	21.58
12"	17.96	19.90	22.05	24.43
14"	19.85	22.00	24.39	27.02
Adobe block, grouted or cavity,				
22"– 24"	22.89	25.41	28.22	31.34
30"– 32"	24.73	27.40	30.36	33.63
Block, concrete, 6"	12.80	14.15	15.65	17.30
8"	13.75	15.20	16.80	18.58
12"	15.68	17.32	19.14	21.14
16"	17.64	19.46	21.49	23.72
for each additional 4" of block, add	1.95	2.15	2.40	2.60
Block, grouted or cavity, 10"–12"	14.87	16.39	18.08	19.94
*Add for ornamented face block . . . . .	.95	1.45	2.15	3.25
Brick, block back-up, 8"	16.61	18.35	20.27	22.40
12"	18.54	20.48	22.60	24.96
16"	20.50	22.62	24.96	27.54
Brick common, 8"	18.55	20.50	22.65	25.02
12"	22.32	24.66	27.24	30.08
16"	26.11	28.84	31.84	35.15
for each additional 4" of brick, add	3.80	4.15	4.60	5.10

EXTERIOR WALL (Continued)

Concrete or Masonry Walls (Continued)

	1	2	3	4
Brick, grouted or cavity, reinforced,				
9"–10"	\$20.34	\$22.41	\$24.70	\$27.23
block backup, 9"–10"	18.41	20.31	22.42	24.74
block backup, 12"–14"	20.33	22.41	24.70	27.23
Brick, 6" SCR modular	14.10	15.69	17.45	19.42
8"	15.67	17.34	19.19	21.24
*Add for face brick	2.10	2.30	2.55	2.75
Concrete, reinforced, formed, 4"	14.41	15.96	17.68	19.58
6"	15.44	17.09	18.91	20.93
8"	16.56	18.31	20.24	22.38
12"	18.77	20.71	22.85	25.22
for each additional 4" of concrete,				
add	2.20	2.45	2.65	2.85
precast panels, 2"	11.94	13.23	14.64	16.22
4"	12.70	14.04	15.53	17.17
6"	13.93	15.39	17.00	18.78
8"	15.42	16.98	18.69	20.58
12"	18.06	19.77	21.66	23.73
tilt-up panels, 4"	11.97	13.33	14.83	16.51
6"	12.83	14.31	15.96	17.81
8"	13.81	15.42	17.23	19.23
10"	14.93	16.66	18.62	20.79
add for insulated sandwich	1.10	1.35	1.65	2.10
Glass block, white or aqua	31.75	34.00	36.50	39.25
colors or reflective	42.75	45.25	48.00	51.00
Local stone, block backup,				
ashlar veneer, 12"	29.50	33.25	37.25	41.75
rubble or rustic, veneer, 12"	23.75	27.00	30.75	34.75
for each 4" variation in thickness	1.95	2.15	2.40	2.60
Local fieldstone, in mortar, 12"	19.50	22.50	26.00	30.00
for each 4" variation in thickness	1.80	2.05	2.40	2.75
Local stone, rough cut, solid, 12"	31.50	38.50	47.00	57.50
granite	33.25	42.00	53.25	67.50
limestone	35.75	43.25	52.50	63.75
for each 6" variation in thickness	14.25	17.00	20.25	24.00
Rammed earth, soil cement, 24"	15.75	18.00	21.00	24.25
pneumatic build-up, formed one side	24.50	27.75	31.50	35.75
for each 6" variation in thickness . . . . .	.90	1.10	1.25	1.45
Tile, structural clay, 6"	13.72	15.27	16.99	18.91
10"	16.07	17.85	19.83	22.02

Concrete or Masonry Wall Extras

Add for stay-in-place forming	\$.75	\$.99	\$ 1.34	\$ 1.79
Add for glazed block or tile, each side	4.20	4.70	5.25	5.90
Add for pilasters . . . . .	.79	.96	1.18	1.44
Add for bond beams . . . . .	.85	1.03	1.23	1.48
Add for synth. plaster on rigid insulation (EIFS)	3.40	4.15	5.10	6.20
deluxe, textured or aggregate	5.60	6.70	8.00	9.50
Add for thin masonry, on rigid insul.	8.40	9.45	10.60	11.85
Add for clay tile backup in lieu of block	1.45	1.75	2.05	2.45
Add for earth-sheltered waterproofing . . . . .	.64	1.03	1.60	2.48
Add for insulation . . . . .	.53	.76	1.09	1.57
earth-sheltered structures . . . . .	.94	1.38	2.05	3.02
Add for insulated glazing . . . . .	.53	1.53	3.05	5.29
Add for impact-resistant glazing	1.03	1.22	1.44	1.71
For special stonework, see Section UIP 6.				

*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 on Page 6.

MULTIPLES AND MOTELS

SECTION SEG 2 (SEGREGATED COST METHOD)

EXTERIOR WALL (Continued)

Curtain Walls	1	2	3	4
Brick or tile panels	\$17.50	\$20.75	\$24.50	\$ 29.25
Concrete and glass panels, precast glass fiber reinforced, molded .	21.25 18.00	24.50 22.25	28.00 26.75	32.50 32.75
Metal and glass panels (ordinary)	23.50	27.50	32.75	38.25
Stainless steel or bronze and glass	33.75	39.00	45.00	52.00
Stone panels, local stone	30.50	33.75	37.25	41.00
granite	33.50	38.00	43.25	48.75
limestone or slate	31.50	34.75	38.25	42.00
marble	31.75	36.25	41.00	46.75
composite or aggregate panels	21.50	26.75	33.00	40.75
Structural glazed atrium (incl. sup.)	51.75	69.00	92.25	123.50
Steel studs and stucco	12.15	14.25	16.80	19.70
synthetic plaster on rig. ins. (EIFS)	14.05	16.80	20.10	24.05
deluxe, textured or aggregate .	16.20	19.30	22.95	27.25
wood or aggregate board siding	12.40	15.25	18.70	22.95
Add for insulation, insulated area only	.68	1.00	1.47	2.16
Pre-engineered Walls				
Sandwich panels, alum. or steel, both sides	\$13.50	\$15.50	\$17.80	\$20.50
cement fiber or shotcrete, 2 sides	10.00	12.05	14.60	17.60
fiberglass panels, two sides . .	13.25	15.65	18.50	21.85
glass exterior, metal interior . .	15.10	17.40	20.00	22.95
add for stainless steel or textured (Galbestos)	2.15	2.60	3.10	3.65
add for poly laminated (FRP) interior	.55	.70	.85	1.10
deduct for gypsum or hrdbd. int.	.95	1.10	1.15	1.25
Prefabricated building panels:				
aluminum or steel & glass panels	19.00	20.75	22.75	24.75
add for porcelain enamel finish	1.90	2.25	2.70	3.20
add for block backup	3.85	4.30	4.85	5.50
stucco on steel panel	23.00	25.00	27.50	30.25
ven., block or brick, on stl. panel	24.25	27.00	30.25	33.75
stone, rubble or rustic	30.25	33.00	36.25	39.50
Single-wall Construction				
Aluminum or steel, on steel frame	\$ 5.28	\$ 6.38	\$ 7.71	\$ 9.32
on wood frame	4.80	5.82	7.06	8.58
add for porcelain enamel finish	1.90	2.25	2.70	3.20
add for stainless steel or textured (Galbestos)	2.15	2.60	3.10	3.65
Asphalt siding on wood frame . . .	3.92	4.53	5.23	6.04
Cement fib. (Transite), on steel frame	5.92	7.18	8.72	10.57
sheet siding, on wood frame . .	5.43	6.62	8.07	9.83
siding or shingles, on wood frame	5.83	7.05	8.53	10.32
Fiberglass panels, on steel frame	5.24	6.45	7.95	9.78
on wood frame	4.75	5.89	7.30	9.04
Glass panels	15.75	19.75	24.75	31.25
projected greenhouse	32.50	36.25	40.50	45.25
Log, up to 10" diameter	12.80	16.65	21.60	28.10
deluxe, hand-hewn or oversized	18.75	23.20	28.80	35.65
Plywd., bds. or siding, on stl. frame	5.34	6.36	7.58	9.03
on wood frame	4.85	5.80	6.93	8.28
Stucco, on baled-straw	10.55	12.75	15.40	18.65
Stucco, on wood frame	5.38	6.23	7.23	8.37
Synthetic plaster on rigid insul. (EIFS), on steel frame	7.62	8.99	10.59	12.48
Wood shingles on wood frame . .	5.57	6.51	7.60	8.88
Add for exterior sheathing, per layer	.79	.91	1.04	1.19
Add for int. sheathing or liner, fin. poly laminated panel (FRP) . . .	1.38 1.90	1.62 2.20	1.91 2.65	2.25 3.15
Add for stud wall backing . . . . .	.50	.60	.73	.89
Add for insulation . . . . .	.49	.58	.70	.85
vinyl faced, exposed . . . . .	.63	.70	.79	.89
rigid board, faced . . . . .	.83	1.08	1.41	1.85
Add for air infiltration wrap . . . .	.13	.17	.23	.29
Add for insulated glazing . . . . .	.53	1.53	3.05	5.29
Add for impact-resistant glazing .	1.03	1.22	1.44	1.71

EXTERIOR WALL (Continued)

Wood or Steel Stud Walls	1	2	3	4
Aluminum or steel siding, horizontal	\$10.36	\$12.32	\$14.66	\$17.43
sheet panels	9.31	11.20	13.47	16.19
Asphalt siding	9.10	10.74	12.67	14.95
Cement fiber siding/shingles, horiz.	10.02	11.79	13.89	16.34
sheet, embossed	9.55	11.22	13.20	15.51
Hardboard siding/shingles, horiz.	9.88	11.63	13.69	16.11
sheet, embossed	9.43	11.07	13.00	15.27
Plywood, textured	9.30	10.94	12.87	15.14
deluxe, redwood, cedar, etc. . .	10.37	12.23	14.42	17.01
Shingles or shakes, wood	10.45	12.46	14.86	17.71
Stucco	10.26	12.21	14.56	17.33
Synth. plaster on rigid insul. (EIFS)	12.02	14.37	17.18	20.54
deluxe, textured or aggregate .	15.16	17.73	20.75	24.27
Vinyl siding	10.27	12.23	14.55	17.31
Wood siding	10.05	11.85	13.95	16.44
deluxe, redwood, cedar, etc. . .	10.96	13.08	15.61	18.63
log, veneer siding	11.30	14.25	18.00	22.70
deluxe, half round, full corners	18.10	20.40	23.00	25.90
Veneer, face block or concrete brick	12.85	15.10	17.80	21.00
common brick	13.05	15.45	18.25	21.60
face brick	14.90	17.55	20.65	24.30
mortarless brick	15.00	17.50	20.40	23.75
stone, ashlar veneer	22.95	27.15	32.20	38.05
rubble or rustic	18.25	21.75	25.95	30.95
synthetic veneer or panel	13.00	16.20	20.15	25.05
thin veneer on rigid insulation .	15.80	18.60	21.75	25.55
Add for sheathing . . . . .	.65	.79	.96	1.18
Add for insulation . . . . .	.46	.56	.68	.83
Add for air infiltration wrap . . . .	.15	.19	.25	.31
Add for double stud walls	1.00	1.21	1.46	1.75
Add for wd. stressskin sand. panels	3.10	3.60	4.25	5.00
Add for insulated glazing . . . . .	.53	1.53	3.05	5.29
Add for impact-resistant glazing .	1.03	1.22	1.44	1.71
Deduct for garage single wall	5.35	6.25	7.35	8.65

BASEMENT WALLS – Apply to basement wall area.

Concrete block, reinforced, 6" . .	\$ 6.50	\$ 7.40	\$ 8.35	\$ 9.55
8"	7.30	8.30	9.50	10.85
12"	9.25	10.50	11.90	13.45
for each addl. 4" of block, add	1.95	2.15	2.40	2.60
Concrete, reinforced, 6"	7.70	8.85	10.15	11.65
8"	8.75	10.00	11.45	13.10
12"	10.75	12.20	13.95	15.80
16"	12.90	14.60	16.45	18.65
for each addl. 4" of conc., add	2.20	2.45	2.65	2.85
Masonry, brick, 8"	11.10	12.70	14.40	16.40
stone, 12"	15.45	18.10	21.15	24.80
for each 4" var. in thickness . .	3.90	4.25	4.70	5.20
Wood, treated	6.00	7.65	9.75	12.45
Add for stay-in-place forming . . .	.39	.58	.87	1.32
Add for waterproofing . . . . .	.64	.81	1.03	1.30
earth-sheltered structures . . . .	.99	1.46	2.14	3.13
Add for insulation . . . . .	.49	.71	1.04	1.52
earth-sheltered structures . . . .	.96	1.39	2.02	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 complete description and detailed costs. 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	\$ 47.50	\$ 64.75	\$ 88.50	\$121.00
Average, simple figures and scenes	120.25	170.75	242.50	344.50
High-cost, highly detailed work . .	303.00	435.00	624.50	896.50

MULTIPLES AND MOTELS

SECTION SEG 2 (SEGREGATED COST METHOD)

WALL ORNAMENTATION – Apply to ornamented area.

	1	2	3	4
Brick, split face, Rom./Norm.	\$ 7.20	\$ 8.30	\$ 9.55	\$ 11.05
face, standard size	7.80	9.05	10.60	12.30
mortarless brick	8.30	9.55	10.90	12.55
select common	7.00	8.15	9.40	10.90
used	7.60	8.80	10.15	11.70
sim. ven. or panel, 1/4"– 3/8"	6.15	7.50	9.15	11.05
thin ven. on rigid insulation	8.40	9.45	10.60	11.85
add for pictorial carved art.	99.25	114.00	131.00	150.00
Cement fiber siding	1.95	2.40	2.85	3.50
Concrete, orn. cast stone	16.00	19.00	22.75	27.00
Concrete block, imit. flagstone	6.30	7.40	8.65	10.10
solar screen	6.80	8.00	9.40	11.00
ornamented face, slump, fluted, split or ground	6.75	7.85	9.05	10.55
glazed one side, add	4.20	4.70	5.25	5.90
Cut stone, carved	67.00	97.25	140.75	204.00
Glass block, white or aqua	26.00	28.50	31.75	35.00
colors or solar reflective	36.25	39.50	43.25	47.25
Granite, ashlar or panel	33.00	38.00	44.00	51.00
Limestone, ashlar or panel	24.00	28.25	33.25	39.25
Local stone, ashlar ven/panel	20.75	24.50	29.00	34.00
rubble or rustic	15.50	18.25	21.75	26.25
imitation precast stone	6.90	8.95	11.65	15.10
Marble, panels	27.00	31.50	37.00	43.25
Metal panels, screens, louvers	12.00	15.00	19.50	25.00
preformed wall panels	2.00	3.55	5.95	9.45
add for curved panels . . . . .	.65	.90	1.30	1.80
Ornamental doorways	37.75	82.50	149.25	248.50
Slate, panels	23.25	26.75	30.75	35.75
Stucco	2.55	2.85	3.20	3.55
on masonry	1.95	2.20	2.55	2.90
add for synthetic on rigid insulation (EIFS)	1.55	2.00	2.60	3.30
*built-up (EIFS) panel relief	3.35	4.30	5.60	7.30
Terra cotta	18.00	21.50	25.50	30.25
Tile, ceramic	9.00	10.35	11.95	13.75
*mosaics	13.25	16.25	19.50	23.75
hand-painted tiles	67.50	94.50	132.25	185.25
Vinyl siding	2.10	2.55	3.00	3.60
Vitrolite (structural glass)	14.75	17.50	20.50	24.00
Wood, plywood	1.65	2.10	2.70	3.45
shingles	2.30	2.80	3.35	4.05
siding	2.15	2.70	3.35	4.15
ornamented molding or trim	6.30	8.90	12.70	17.80
add for treated wood . . . . .	.35	.42	.50	.60
*For pictorial artwork, add	7.20	10.00	14.05	19.70

For security shutters, bars or liquid crystal glazing, see Section UIP 5.

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

Concrete	\$116.75	\$160.75	\$221.25	\$304.50
Stl. pans or prefab. concr. on stl.	130.75	176.00	237.25	319.75
Steel or aluminum grating	151.25	199.25	262.50	345.50
Wood	43.25	67.75	104.50	159.75

EXTERIOR BALCONIES – Apply to balcony area.

Concrete	\$15.00	\$19.25	\$24.25	\$31.00
Steel	14.25	19.25	25.75	34.25
Wood	12.50	16.50	21.75	29.00
Add for ornate finishes, balust.	12.75	15.75	19.25	23.75

ROOF STRUCTURE – Apply to roof area.

	1	2	3	4
Concrete joists, slab	\$ 7.33	\$ 8.20	\$ 9.17	\$10.26
lift slab	6.72	7.44	8.23	9.12
pan or waffle slab and joists	6.83	7.57	8.40	9.32
precast joists and deck	6.43	7.16	7.97	8.88
precast joists, wood deck	5.08	5.65	6.29	6.99
cored plank on bearing walls	5.69	6.33	7.03	7.82
thin shell	10.75	12.80	15.25	18.10
Concrete dome, cast-in-place	24.00	26.75	29.75	33.25
thin shell	16.00	18.00	20.50	23.50
Steel joists, concrete slab	8.27	9.35	10.56	11.93
gypsum on formboard	4.17	5.22	6.51	8.14
precast deck	7.46	8.32	9.27	10.32
steel deck	4.62	5.77	7.20	9.00
light-gauge truss joists	3.78	4.82	6.13	7.81
steel deck, gypsum or concrete	5.79	7.14	8.81	10.86
wood or composition deck	3.76	4.75	6.00	7.59
light-gauge truss joists	3.20	4.13	5.31	6.85
Open-steel system for corrug. metal	1.86	2.64	3.75	5.32
light purlin supports only . . . . .	.85	1.11	1.44	1.87
Steel space frame/sheathing, (three dimensional)	13.50	17.50	22.75	29.25
architectural (excl. of glazing)	21.25	32.25	48.00	72.25
Metal dome and cover	19.00	21.50	24.50	28.00
glazed or translucent panels	42.00	50.00	59.25	70.25
Wood joists, wood or comp. deck	3.09	4.01	5.18	6.72
exposed rafters, 2" T&G sheathing	4.55	5.68	7.10	8.86
prefab. panels (excl. girders)	1.24	1.53	1.89	2.32
stresskin sand. pan. (excl. purlins)	4.41	5.67	7.28	9.36
add for snow roof, furred sheathing layer	1.32	1.44	1.57	1.71
Open-wood system for corrugated metal	1.10	1.87	3.01	4.74
light purlin supports only for metal, wood or fiberglass . . . . .	.52	.67	.87	1.13
Wood dome and deck	13.75	16.50	19.75	23.75
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, corr., crimped or tile panels, preformed, light to 26 gauge	\$ 1.31	\$ 1.71	\$ 2.24	\$ 2.92
heavy, under 26 gauge	2.75	3.20	3.75	4.30
formed seam, flat or standing	3.50	4.35	5.50	6.85
batten seam	4.10	5.10	6.25	7.80
sandwich panels, pre-engineered	5.55	7.05	9.00	11.50
shingles	2.70	3.30	4.00	4.85
aggregate finish	3.50	4.25	5.20	6.30
thatch	11.50	12.75	14.05	15.55
add for interior metal liner	1.25	1.45	1.65	1.95
plastic	1.15	1.35	1.55	1.85
add for porcelain enamel finish add for stainless steel or textured (Galbestos)	1.90	2.25	2.70	3.20
Asphalt, corrugated	2.15	2.60	3.10	3.65
Asphalt, corrugated	1.05	1.24	1.46	1.73
Atrium skylight, frame and glazing	21.75	29.75	40.00	54.25
Built-up composition	1.24	1.59	2.03	2.59
Cement fiber shingles	2.75	3.45	4.30	5.40
corrugated or sheet (Transite)	2.55	3.60	5.25	7.50
Composition, roll, mineral surface . . . . .	.68	.82	.98	1.19

MULTIPLES AND MOTELS

SECTION SEG 2 (SEGREGATED COST METHOD)

ROOF COVER (Continued)

	1	2	3	4
Composition shingles, light, to 235#	\$1.11	\$ 1.29	\$ 1.49	\$ 1.73
heavy, over 235# or laminated	1.40	1.85	2.40	3.15
Copper, flat or standing seam . . .	7.35	8.70	10.25	12.15
batten seam	7.95	9.40	11.05	13.05
shingles	7.30	8.00	8.75	9.55
Elast. or mod. bitumen, single ply	2.05	2.75	3.80	5.10
reinforced sheet or spray-fluid coat	3.75	4.35	5.20	6.10
Fiberglass, corrugated or sheet, light	1.31	1.57	1.84	2.16
sandwich panels	2.20	2.60	3.00	3.50
heavy, (FRP), over 8 oz.	2.50	3.20	4.10	5.25
Slate	5.15	6.20	7.45	9.00
red	9.60	11.70	14.30	17.45
composite, reinforced fiber . . .	3.35	4.15	5.25	6.55
Terne, flat or standing seam	7.20	8.50	9.95	11.70
batten seam	7.80	9.15	10.75	12.65
Tile, clay	4.60	5.95	7.65	9.95
concrete	3.40	4.00	4.70	5.55
plastic or rubber	3.00	3.50	4.10	4.75
add for custom coloring or glazing	.80	1.05	1.35	1.75
Wood shakes	2.45	2.85	3.35	3.90
shingles	2.25	2.65	3.15	3.65
fiber shingles	1.45	1.80	2.15	2.60
add for fire-resistant finish . . . .	.35	.42	.50	.60
Add for roof insulation . . . . .	.64	.98	1.49	2.26
earth-sheltered structures	1.16	1.75	2.65	3.94
Add for earth-sheltered waterproofing	.99	1.46	2.11	3.02

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 cost per square foot of horizontal roofed area.

	Rise	:	Run	Multiplier
Less than	3'	:	12'	1.00
	3'	:	12'	1.03
	4'	:	12'	1.06
	5'	:	12'	1.08
	6'	:	12'	1.12
	8'	:	12'	1.20
	12'	:	12'	1.42
	15'	:	12'	1.60
	18'	:	12'	1.80

TRUSSES AND GIRDERS – Apply to area supported.

Steel trusses or longspan girders	\$1.56	\$2.00	\$2.57	\$3.30
Timber trusses	1.75	2.25	2.87	3.68
Glued, laminated trusses or girders	1.65	2.06	2.59	3.24

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	\$16.00	\$19.75	\$24.50	\$30.50
Steel frame	20.00	25.00	31.50	39.75

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

ARCHITECTURAL COLUMNS – See Section UIP 6.

For small apartment or residential-type elevators, dumbwaiters and inclined railways, see Section UIP 8.

For lobby equipment, telephone systems, exercise equipment, see Section UIP 15.

For complete kitchen units, see Section UIP 2. Commercial washer-dryers, see Section UIP 15.

BUILT-IN CONSTRUCTION – Apply to each item.

	1	2	3	4
Appliance allowance (if not itemized):				
owner occupied, including				
row/town houses	\$1,150	\$ 1,975	\$ 3,375	\$ 5,725
multiple residences, per unit . . .	825	1,325	2,135	3,510
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
Ovens	525	750	1,125	1,700
custom double wall ovens	2,300	2,600	2,975	5,125
microwave combination	1,300	1,475	1,700	2,600
warming ovens	540	570	600	890
Oven, microwave	325	435	605	865
Exhaust fan and hood	130	230	385	615
custom, stainless steel or 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	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

MULTIPLES AND MOTELS

SECTION SEG 2 (SEGREGATED COST METHOD)

MISCELLANEOUS BUILT-IN CONSTRUCTION (Continued)

	1	2	3	4
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
Closet carousels	2,675	3,250	3,900	4,675
Safe, built-in, small wall/floor	345	525	795	1,195
deluxe	1,250	2,100	3,400	5,325
Res. security sys. (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 sys.)	8,125	11,275	15,650	21,600
Trash compactor, apartment or motel	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 and 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., complete	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

***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 mantel costs.

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

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 the Appendix D.

Tract developments, where a large number of identical or similar row houses are built at one time, may effect savings in construction costs. However, in evaluating a single row house in a tract, the assessor must use his own judgment as to whether there was a saving which is pertinent to his specific appraisal.

Garages for single-family row houses and multiple dwellings have a relatively low cost in relation to the living units, and their construction is not usually complicated by plumbing, heating, etc. For this reason, they can easily be priced from the Calculator section. If a garage is of extraordinary construction, has interior finish, plumbing, or built-in features, it may be priced from the Segregated costs in this section or the Unit-in-Place costs.