

COMMERCIAL/INDUSTRIAL SCHEDULES

Commercial and Industrial pricing schedules are provided for a variety of buildings based on the use of the buildings. Commercial/Industrial Schedules are to be used as a guide for computing the replacement cost of mercantile type buildings, offices, and similar type structures, commercial living accommodations and associated support structures and manufacturing and warehouse storage type structures.

The general application of all the schedules is essentially the same; select the base price (per square foot) which is most representative of the subject building and adjust the base price to account for any significant variations.

SCHEDULE FORMAT - BASE PRICES

The schedules designate base prices by use type for a series of perimeter-area ratios and wall types. "C" Grade base prices are provided for various finish types at different floor levels with specified floor-to-floor heights, for the following construction types; fire resistant construction (FI), masonry or equal (MS), frame or equal (FR), masonry and frame (MSFR), reinforced concrete (RC) and rigid steel (RS) construction.

Wood Frame (FR) buildings that are constructed of combustible materials with wood framed exterior walls covered by singles, wood siding, stucco, asbestos, aluminum, vinyl or masonry veneer. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor Structure may be perimeter footing with reinforced concrete slab or wood joists and sheathing.

Masonry and Frame (MSFR) buildings that are constructed of combustible materials with combination wood frame and masonry veneer exterior walls covered by singles, wood siding, stucco, asbestos, aluminum, vinyl or masonry veneer. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor Structure may be perimeter footing with reinforced concrete slab or wood joists and sheathing.

Masonry (MS) buildings that are constructed of double brick, brick on concrete block, or concrete block exterior walls which are usually load bearing. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor structure may be perimeter footing with reinforced concrete slab or wood joist and sheathing.

Concrete (RC) buildings that are constructed with poured reinforced concrete super structure, or reinforced concrete or pre-cast concrete panel load bearing exterior walls. Super structure may have a variety of exterior walls covers including pre-cast panels and masonry veneers, or steel frame and stationary glass. Roof structure may be steel joists with metal decking and poured concrete or concrete planks or other non-combustible construction. Floors are usually reinforced concrete slab on grade.

Fireproof (FI) buildings that are constructed of steel super structure with a variety of non-bearing exterior walls including pre-cast panels, steel sandwich panels, steel frame and stationary glass, or masonry. Roof structure is usually steel frame with metal decking and pored concrete or concrete planks or other non-combustible construction. Floors are usually reinforced concrete slab on grade.

Rigid Steel or Pre-Engineered (RS) buildings that are constructed with pre-fabricated structural members with exterior wall cover of pre-constructed panels or sheet siding. Roof structure is steel joists or beams usually with corrugated metal cover. Floors are usually reinforced concrete slab on grade.

The base price is determined by selecting the appropriate square foot price based on exterior wall type, construction and use. The base price is driven by construction type and is adjusted for variations in wall height, and area perimeter ratio adjustments.

The base prices for each use type includes; the exterior walls with normal openings, interior finish, mechanical features, partitions, plumbing, lighting and other basic features typical for that particular use.

Base prices also include; site preparation and normal foundation construction for a building at grade level, normal parapets and coping, ground floor slab including base and cement finish, normal roof construction consisting of insulation, decking, framing, and utility service.

Basements include excavation and backfill and structural floor (for first floor) construction consisting of sub floor and framing.

Note: The cost of the basement exterior wall construction and spread footings exclude an allowance for the normal foundation construction included with the first floor

Stairways (with enclosures in the finished use types) are included in the basement and upper floor prices.

CONSTRUCTION TYPES

Wood Frame/Joist/Beam to indicate construction, which incorporates wood, stud balloon or platform framing or wood post and beam framing (mill construction). This category also includes masonry structures, which incorporate wood joist or plank floor systems, or wood joist, truss, or rafter roof systems.

Fire Resistant to indicate buildings with exposed structural steel, or reinforced concrete columns and beams. Multi-story structures will have steel floor joists with concrete plank or a reinforced concrete floor system. Exterior walls will typically be masonry or metal and glass panels.

Fireproof to indicate typically high-rise buildings with fabricated, heavy, structural steel column and beam framing which has been enveloped in a fire-proof material such as concrete or gypsum. Floors will be reinforced concrete or pre-cast concrete plank on steel joists protected by a gypsum-vermiculite plaster on metal lath ceiling. Exterior walls will be masonry or metal and glass panels.

Pre-Engineered Steel to indicate buildings framed with prefabricated steel members. The structure will incorporate metal beams, girders columns and purlins, or light gauge steel joists manufactured from cold-formed shapes of sheet or strip steel. Multi-story buildings may have floors of wood, steel or concrete. Exterior walls will typically be pre-finished metal siding or sandwich panels.

QUALITY GRADE SPECIFICATIONS

The base prices are for normal "C" Grade buildings erected with average quality materials and workmanship. A Table of Quality Factors is provided to adjust the "C" Grade prices in order to account for variations in construction quality.

AA Grade Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship, excellent quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.

A Grade Architecturally attractive buildings constructed with very good quality materials and workmanship, high quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.

B Grade Buildings constructed with good quality materials and above average workmanship, moderate architectural treatment, good quality interior finish, built-in features, heating and cooling, plumbing, and lighting fixtures.

C Grade Buildings constructed with average quality materials and workmanship that conform to the base specifications used to develop the pricing schedule. Minimal architectural treatment, average quality interior finish and built-in features, standard quality heating and cooling systems, plumbing, and lighting fixtures.

D Grade Buildings constructed with economy quality materials and fair quality workmanship, void of architectural treatment, with fair quality interior finish and built-in features, low grade heating and cooling, plumbing, and lighting fixtures.

E Grade Buildings constructed with a very cheap grade of materials, usually "seconds" and very poor quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Contains low grade heating and cooling, plumbing, and lighting fixtures.

Note: The quality factor selected is to represent a composite judgment of the overall grade. Generally, the quality of materials and workmanship is consistent throughout the construction of a specific building. However, since this is not always the case, it is necessary to weigh the quality of each major component in order to arrive at the proper "overall" quality grade. Particular consideration must be given to "special features" such as elevators and banking features, since variations for quality are already considered in the respective pricing tables. Equal consideration must also be given to those "additions" which are constructed of materials and workmanship inconsistent with the quality of the main building.

QUALITY GRADE FACTORS

GRADE	FACTOR	GRADE	FACTOR	GRADE	FACTOR
AAA+	400%	A+20	175%	C	100%
AAA	350%	A+	165%	C-	95%
AAA-	325%	A	155%	D+	90%
AA+	300%	A-	145%	D	85%
AA	250%	B+	135%	D-	75%
AA-	225%	B	125%	E+	65%
A+40	200%	B-	120%	E	55%
A+30	185%	C+	110%	E-	45%

GENERAL APPLICATION

The schedules can be effectively applied to either a total building or a portion of the building... i.e., floor section...as long as the size, construction, and quality are consistent.

It is not uncommon for the first floor of a commercial building to be of a higher quality construction than the upper floors. This situation is especially likely to occur in older buildings where it is often not economically feasible to renovate and modernize the upper floors comparable to the first floor. It is also common for the first floor or lower floor to be larger in area than the upper floors. In either case, it may be advisable to compute the replacement cost of individual floors or groups of floors separately. The individual replacement cost can then be totaled to arrive at a single replacement cost or treated separately; depending upon which procedure would best facilitate the application of depreciation.

The general pricing procedure is as follows:

Determine the use type by floor level.

Select the proper base price for each floor level.

Adjust for wall height.

Determine the perimeter-area.

Sub-total the selected base prices.

Make necessary square foot adjustments for variations (heating and cooling, sprinkler system, etc.) to the base prices.

Sub-total the square foot price and multiply by the square foot area.

Add the cost of "special features" and additions to arrive at the total "C" Grade Replacement Cost.

Note: The addition for "special features" and exterior features or additions of the building, which are not included in the base square foot area or price, should be added in total. Additions can be priced utilizing the same schedule.

Apply the proper Quality Grade Factor to arrive at the Replacement Cost.

Deduct for depreciation; physical, and functional or economic.

SPECIAL APPLICATION

Although the General Commercial and Industrial schedules have been designed to be used primarily for computing the replacement cost of mercantile type buildings, offices, commercial apartments, warehouses, and manufacturing facilities, the schedules can also be effectively adapted to the pricing of other special purpose buildings. In order to maintain uniformity of the approach in pricing special purpose buildings, specific instructions and procedures have been developed and included in the schedules.



**COM-ADL
AUTOMOTIVE
DEALERSHIP**

**COM-ASC
AUTOMOTIVE
SERVICE
CENTER**



**COM-BBS
BEAUTY
BARBER
SHOP**



**COM-BDT
BANK
DRIVE-THRU**

**COM-BNK
BANK**



**COM-BWL
BOWLING
ALLEY**



**COM-CCB
COUNTRY CLUB**

**COM-CHS
CLUB HOUSE**



**COM-CHM
CONVALESCENT
HOME**



**COM-CRS
CONVERTED
RES**

**COM-CWA
CAR WASH
(AUTO)**



**COM-CWD
CAR WASH
(DRIVE THRU)**



**COM-CW
CARWASH
(SELF SERVICE)**

**COM-DAC
DAY CARE
CENTER**



**COM-FHM
FUNERAL
HOME**



**COM-GCH
GROUP CARE
HOME**

**COM-GML
GARAGE
MINI-LUBE**



**COM-GRS
GARAGE
SERVICE**



**COM-HTS
HEALTH
CLUB**

**COM-IND
INDUSTRIAL**



**COM-LAB
LABORATORY**



**COM-LAM
LAUNDROMAT**

**COM-MOT
MOTEL/HOTEL**



**COM-OFG
OFFICE
GENERAL**



**COM-OFM/OFS
OFFICE
MEDICAL/SURGICAL**

**COM-OFV
OFFICE
VETERINARY**



**COM-PGR
PARKING
GARAGE**



**COM-PRO
PRO
SHOP**

**COM-RTV
RADIO/TV
STATION**



**COM-RWI
RESTAURANT
WALK-IN**



**COM-SCC
STORE
CONVENIENCE/
CAFE**

**COM-SCF
SOCIAL/
COMMUNITY
FACILITY**



**COM-SCN
STORE
CONVENIENCE**



**COM-SDS
STORE
DISCOUNT**

**COM-SDT
STORE
DEPARTMENT**



**COM-SHC
SHOPPING
CENTER**



**COM-SRE
STORE/RETAIL**

**COM-SSM
STORE
SUPERMARKET**



**COM-SVS
SERVICE
STATION**



**COM-SWH
STORE
WAREHOUSE
TYPE**

**COM-TEX
TELEPHONE
EXCHANGE**



**COM-THR
THEATRE**



**COM-WHD
WAREHOUSE
DISTRIBUTION**

**COM-WHM
WAREHOUSE
MINI**



**COM-WHS
WAREHOUSE**

BASE PRICE FOR SCHEDULE COM-ADL AUTO DEALERSHIP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 59.25	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SHOWROOM/OFFICE/STORAGE FRAMING: WOOD JOIST/STEEL TRUSS FLOOR COVER/FINISH: VINYL/CARPET FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL PLUMBING: 10-12 PLUMBING FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING ADD FOR SHOWROOM		

BASE PRICE FOR SCHEDULE COM-ASC AUTO SERVICE CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$59.55	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK/JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/SERVICE AREA
		FRAMING: WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB/VINYL
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: PAINTED BLOCK WALLS
ADD FOR HEATING/COOLING		PLUMBING: 05-10 FIXTURES
		OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-BBS BEAUTY/BARBER SHOP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 60.25	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING FLOOR COVER/FINISH: WOOD/VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5-10 PLUMBING FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-BDT DRIVE THRU BANK (NO VAULT)

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$115.25	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		PLUMBING: 08-12 FIXTURES
		OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT

BASE PRICE FOR SCHEDULE COM-BNK BANK

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$ 125.70	<p>STORY HEIGHT: FIRST FLOOR AREA</p> <p>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</p> <p>EXTERIOR WALLS: FACE BRICK OR EQUAL</p> <p>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS</p> <p>FRAMING: WOOD JOIST</p> <p>FLOOR COVER/FINISH: VINYL/CARPET</p> <p>INTERIOR FINISH: DRYWALL/PANEL</p> <p>INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL</p> <p>PLUMBING: 08-12 FIXTURES</p> <p>OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT, MONEY VALULT</p>
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		

BASE PRICE FOR SCHEDULE COM-BWL BOWLING ALLEY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$64.40	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: RIGID STEEL JOIST/TRUSS FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 10-15 FIXTURES OTHER FEATURES: ALUM/GLASS ENTRANCE
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-CCB COUNTRY CLUB

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 118.90	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/DINING AREA
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		PLUMBING: 15-20 PLUMBING FIXTURES
		OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-CHS CLUBHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 90.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF MEETING/DINING/SUPPORT AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		PLUMBING: 10-15 PLUMBING FIXTURES
		OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-CHM/GCH CONVALESCENT & GROUP CARE HOME

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$147.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF HOUSING/TREATMENT/KITCHEN
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
GOOD FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		PAINTED BLOCK
ADD FOR SPRINKLER SYSTEM		PLUMBING: 3-5 FIXTURES PER ROOM
		OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-CMC COMMUNITY CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 81.75	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF MEETING/DINING/SUPPORT AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		PLUMBING: 10-15 PLUMBING FIXTURES
		OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-CWA AUTOMATIC CAR WASH

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 55.35	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS/SALES AREA
		FRAMING: RIGID STEEL JOIST/TRUSS
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CONCRETE SLAB
FLUORESCENT LIGHTING		INTERIOR FINISH: EXPOSED BRICK
ADD FOR HEATING/COOLING		PLUMBING: 05-08 PLUMBING FIXTURES
		OTHER FEATURES: FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM- CWD CAR WASH DRIVE THRU

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$ 55.25	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS/SALES AREA
		FRAMING: RIGID STEEL JOIST/TRUSS
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CONCRETE SLAB
FLUORESCENT LIGHTING		INTERIOR FINISH: EXPOSED BRICK
ADD FOR HEATING/COOLING		PLUMBING: 05-08 PLUMBING FIXTURES
		OTHER FEATURES: FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-CWS SELF SERVICE CAR WASH

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$42.15	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS FRAMING: RIGID STEEL JOIST/TRUSS REMARKS/ADDITIONAL FEATURES: FLUORESCENT LIGHTING
		FLOOR COVER/FINISH: CONCRETE SLAB INTERIOR FINISH: EXPOSED BRICK/BLOCK PLUMBING: FLOOR DRAINS OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-DAC DAY CARE CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$103.75	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE OFFICE/ CLASSROOMS/KITCHEN AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: CONCRETE SLAB/VINYL/CARPET INTERIOR FINISH: PAINTED BLOCK/DRYWALL PLUMBING: 10-15 FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-FHM FUNERAL HOME

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$102.95	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES/VIEWING CHAPEL FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: CARPET/VINYL OR RUBBER TILE INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-15 FIXTURES OTHER FEATURES: FLOOR DRAINING/QUARRY TILE/PREPARATION AREA

BASE PRICE FOR SCHEDULE COM-GML GARAGE MINI LUBE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$130.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: ORNAMENTAL BLOCK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/OFFICE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB HEAVY VINYL IN OFFICE INTERIOR FINISH: PAINTED BLOCK PLUMBING: 2-5 FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS OIL CHANGE PITS INCLUDED

BASE PRICE FOR SCHEDULE COM-GRS GARAGE SERVICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$46.45	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: PAINTED BLOCK PLUMBING: 2-5 FIXTURES OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-HTC HEALTH CLUB

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$102.40	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF WORK-OUT/LOCKER ROOMS/ETC
		FRAMING: RIGID STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
GOOD FLUORESCENT LIGHTING		INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-IND INDUSTRIAL/MANUFACTURING

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$38.40	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE/JUMBO BRICK
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET
ADD FOR ENCLOSURES AND MEZZANINES		INTERIOR FINISH: PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS
ADD FOR DOCK LEVELERS		

BASE PRICE FOR SCHEDULE COM-LAB LABORATORY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$78.90	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: TILT-UP PANEL LOAD BEARING WALLS
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: REINFORCED CONCRETE
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: CONCRETE SLAB
ADD FOR ENCLOSURES AND MEZZANINES		INTERIOR FINISH: PAINTED BLOCK OR EQUAL
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS
ABUNDANT FLORESCENT LIGHTING		

BASE PRICE FOR SCHEDULE COM-LAM LAUNDRY/CLEANERS

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS	
12	\$ 67.25	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE/JUMBO BRICK PARTITIONS/COMMON WALLS: ADEQUATE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING	FLOOR COVER/FINISH: WOOD/VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL/UNFINISHED PLUMBING: 5-10 PLUMBING FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-MOT HOTEL/MOTEL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$77.50	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/GUEST ROOMS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		PLUMBING: 3-5 FIXTURES PER ROOM
		OTHER FEATURES: QUARRY TILE/KITCHEN AREA GLASS WINDOW WALLS

BASE PRICE FOR SCHEDULE COM-OFG OFFICE GENERAL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$89.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF INDIVIDUAL OFFICES FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 8-10 FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-OFM OFFICE MEDICAL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$111.45	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS FRAMING: WOOD FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 15-25 FIXTURES OTHER FEATURES: ABUNDANT LIGHTING CLEAN ROOMS

BASE PRICE FOR SCHEDULE COM-OFS OFFICE SURGICAL CENTER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$111.45	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS
		FRAMING: WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR SPRINKLER SYSTEM		PLUMBING: 15-25 FIXTURES
		OTHER FEATURES: ABUNDANT LIGHTING CLEAN ROOMS

BASE PRICE FOR SCHEDULE COM-OFV OFFICE VETERINARY

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$107.75	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS FRAMING: WOOD FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/CARPET INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 10-20 FIXTURES OTHER FEATURES: ABUNDANT LIGHTING PET HOLDING AREAS

BASE PRICE FOR SCHEDULE COM-PGR PARKING GARAGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$49.80	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: POURED CONCRETE COLUMNS
		PARTITIONS/COMMON WALLS: MINIMAL
		FRAMING: REINFORCED CONCRETE
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: NONE
ADD FOR SPRINKLER SYSTEM		INTERIOR FINISH: NONE
ADD FOR ELEVATORS		PLUMBING: NONE
		OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-POF POST OFFICE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$76.80	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/MAIL ROOM
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: HEAVY VINYL/CARPET
ADD FOR HEATING/COOLING		INTERIOR FINISH: DRYWALL/PANEL/EXPOSED BRICK
ADD FOR SPRINKLER SYSTEM		PLUMBING: 8-10 FIXTURES
ADD FOR DOCK LEVELERS		OTHER FEATURES: LOADING DOCK/BUMPERS

BASE PRICE FOR SCHEDULE COM-PRO SHOP

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$81.70	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: NORMAL FOR SEPERATION OF RETAIL/STORAGE AREAS FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM FLOOR COVER/FINISH: CARPET/VINYL INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5-10 FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-RTV RADIO/TELEVISION STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$100.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE/JUMBO BRICK
		PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE BROADCAST/OFFICE AREAS
		FRAMING: STEEL BAR JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB/VINYL
ADD FOR HEATING/COOLING		INTERIOR FINISH: PAINTED BLOCK/DRYWALL
ADD FOR SPRINKLER SYSTEM		PLUMBING: 5-10 FIXTURES
		OTHER FEATURES: SOUNDPROOF INSULATION

BASE PRICE FOR SCHEDULE COM-RWI RESTAURANT WALK IN

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$95.95	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF KITCHEN/DINING AREA
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS

BASE PRICE FOR SCHEDULE COM-SCC CONVENIENCE STORE/CAFE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$100.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE RETAIL FOOD SERVICE AND STORAGE FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM TERRAZZO INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK PLUMBING: 5-10 FIXTURES OTHER FEATURES: ALUM/PLATE GLASS STORE FRONT AVERAGE DISPLAY AREA GLASS DOORS FLOOR DRAINS/QUARRY TILE

BASE PRICE FOR SCHEDULE COM-SCN CONVENIENCE STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$87.00	<p>STORY HEIGHT: FIRST FLOOR AREA</p> <p>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</p> <p>EXTERIOR WALLS: FACE BRICK OR EQUAL</p> <p>PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE RETAIL AND STORAGE AREAS</p> <p>FRAMING: WOOD JOIST</p> <p>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</p> <p>INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK</p> <p>PLUMBING: 5 FIXTURES</p> <p>OTHER FEATURES: ALUM/PLATE GLASS STORE FRONT AVERAGE DISPLAY AREA GLASS DOORS</p>
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-SDS DISCOUNT STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$63.90	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 8-10 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS

BASE PRICE FOR SCHEDULE COM-SDT DEPARTMENT STORE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$67.75	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES		FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL/PLASTER EXPOSED BRICK
ADD FOR HEATING/COOLING		PLUMBING: 10-15 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: METAL/VITREOUS/GLASS STORE FRONT/DISPLAY

BASE PRICE FOR SCHEDULE COM-SHC REGIONAL/NEIGHBORHOOD AND COMMUNITY SHOPPING CENTERS

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$75.00	<p>STORY HEIGHT: FIRST FLOOR AREA</p> <p>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</p> <p>EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK</p> <p>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES</p> <p>FRAMING: WOOD JOIST</p> <p>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</p> <p>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</p> <p>PLUMBING: 10-15 FIXTURES</p> <p>OTHER FEATURES: ALUM/GLASS STORE FRONT</p>
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-SRE STORE GENERAL RETAIL

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$63.85	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: MINIMAL FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: CARPET/VINYL INTERIOR FINISH: DRYWALL/PANEL PLUMBING: 5 FIXTURES OTHER FEATURES: ALUM/PLATE GLASS FRONT AVERAGE DISPLAY AREA GLASS DOORS

BASE PRICE FOR SCHEDULE COM-SSM SUPERMARKET

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$65.65	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA FRAMING: WOOD JOIST REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK PLUMBING: 8-10 FIXTURES OTHER FEATURES: ALUM/GLASS STORE FRONT

BASE PRICE FOR SCHEDULE COM-SVS SERVICE STATION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$77.45	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: ENAMELED STEEL OR PAINTED BLOCK/BRICK PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/SERVICE AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: FINISHED CONCRETE SLAB QUARRY TILE OR EQUAL INTERIOR FINISH: PAINTED BLOCK PLUMBING: 5-8 FIXTURES OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS/ DRAINS/SALES/OFFICE AREA/ PLATE GLASS WINDOWS
REMARKS/ADDITIONAL FEATURES:		
GOOD FLUORESCENT LIGHTING		
ADD FOR HEATING/COOLING		

BASE PRICE FOR SCHEDULE COM-SWH STORE WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$53.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: BLOCK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA
		FRAMING: LIGHT STEEL/WOOD FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
ABUNDANT FLUORESCENT LIGHTING		INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 8-10 FIXTURES
ADD FOR SPRINKLER SYSTEM		OTHER FEATURES: ALUM/GLASS STORE FRONT

BASE PRICE FOR SCHEDULE COM-TEX TELEPHONE EXCHANGE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$52.65	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: BRICK OR EQUAL PARTITIONS/COMMON WALLS: MIMIMAL FRAMING: LIGHT STEEL/WOOD FRAME REMARKS/ADDITIONAL FEATURES: ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM
		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK PLUMBING: 0-5 FIXTURES OTHER FEATURES:

BASE PRICE FOR SCHEDULE COM-THR THEATER

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$88.45	<p>STORY HEIGHT: FIRST FLOOR AREA</p> <p>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</p> <p>EXTERIOR WALLS: FACE BRICK OR EQUAL</p> <p>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA</p> <p>FRAMING: RIGID STEEL JOIST/TRUSS</p> <p>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB</p> <p>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</p> <p>PLUMBING: 10-12 FIXTURES</p> <p>OTHER FEATURES: ELEVATED PROJECTION BOOTH/PLATE GLASS FRONT/ TICKET BOOTH</p>
REMARKS/ADDITIONAL FEATURES:		
ADD FOR HEATING/COOLING		
ADD FOR SPRINKLER SYSTEM		

BASE PRICE FOR SCHEDULE COM-WHD WAREHOUSE DISTRIBUTION

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$41.60	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: TILT-UP PANELS LOAD BEARING WALLS
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: REINFORCED CONCRETE
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB
ADEQUATE LIGHTING		INTERIOR FINISH: EXPOSED CONCRETE/BLOCK
ADD FOR HEATING/COOLING		PLUMBING: 5-10 FIXTURES
ADD FOR SPINKLER SYSTEM		OTHER FEATURES: OVERHEAD/ROLLING DOORS METAL/STEEL/DOCK BUMPERS
ADD FOR DOCK LEVELERS		

BASE PRICE FOR SCHEDULE COM-WHM MINI WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	\$25.40	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: POURED CONCRETE SLAB
		EXTERIOR WALLS: METAL/ALUMINUM
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF STORAGE UNITS
		FRAMING: RIGID STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: CONCRETE SLAB
ADD FOR ENCLOSURES/PLUMBING		INTERIOR FINISH: UNFINISHED
ADD FOR HEATING/COOLING		PLUMBING: NONE
ADD FOR SPINKLER SYSTEM		OTHER FEATURES: OVERHEAD/PEDESTRIAN DOORS METAL/WOOD

BASE PRICE FOR SCHEDULE COM-WHS WAREHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
14	\$35.70	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS
		FRAMING: STEEL FRAME
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
ADD FOR HEATING/COOLING		INTERIOR FINISH: PAINTED BLOCK
ADD FOR SPRINKLER SYSTEM		PLUMBING: 0-5 FIXTURES
ADD FOR MAJOR ENCLOSURES AND MEZZANINES		OTHER FEATURES: OVERHEAD/ROLLING DOORS WOOD OR STEEL
ADD DOCK LEVELERS		

APARTMENTS

An apartment is a residential living unit with the same living accommodations normally found in a single family residence. An apartment house is a multifamily residence containing four or more residential living units, and generally providing each unit with a number of common facilities, services and amenities. Two or more apartment buildings operating as a single unit are generally referred to as an apartment complex.

The increased development of multi-family residential housing units since the 1950's has brought the development of both apartment complexes and "high-rise" apartment buildings. Each of these offer complete living accommodations with all the modern conveniences and amenities. In addition, they generally provide a variety of recreational facilities and services for their occupants.

VALUATION

As with other types of property the replacement cost method of valuation is a starting point for the appraiser. There are two types of apartment buildings that must be considered: 1) the townhouse walk-up or garden apartment normally found in apartment complexes; and 2) the high-rise or elevator building.

Apartment units found in a given apartment building or complex of buildings vary in size and arrangement. They may be one room efficiency units consisting of a bedroom and kitchenette; two room studio units consisting of a bedroom and living room/den and kitchenette combination; and conventional units consisting of a kitchen, dining area, living room and one or more bedrooms. Each apartment unit has one or more bathrooms, and conventional units often have a separate dining room, den, or family room.

BASE PRICES - APARTMENTS

Base square foot prices have been developed for typical average "C" Grade quality construction apartment units, based on average unit sizes at various floor levels for wood joist construction with frame, masonry or combination exterior walls.

The foundation, roof, and normal built-ins are included with the first floor prices, thus making the schedule applicable to both one story and multi-story buildings.

APPLICATION

Application of the pricing schedule involves the selection of the appropriate base price per floor based on the average unit sizes. Adjustments to the base price for air conditioning, central heating, and type of construction should be made to account for any variations between the subject building and the model building.

SPECIAL APPLICATION

The Apartment Pricing Schedule is designed for garden/walk-up apartment buildings of four or more units. Two and three family residences should typically be priced by using the Residential Dwelling Schedule (included in the Residential section of the manual). High-rise apartment buildings adjusted as applicable for special features and variances.

Apartments located on the upper floors above retail or office type buildings or located in basements of retail or office type buildings will be valued as an additional section to the main structure and priced accordingly. This situation normally occurs in downtown buildings which have been adapted for multiple uses.

QUALITY FACTOR

The schedule prices are for average "C" Grade construction quality, erected with average materials and workmanship. A table of Quality Factors is provided to adjust the "C" Grade prices in order to account for variations in construction quality.

INCOME APPROACH

Apartment buildings, regardless of the type, are built, bought, and sold as investment or income producing property. The appraisal of apartments utilizing the Capitalization or Income Approach to value follows the same procedures discussed in the Property Valuation section of the manual.

The basic procedure is . . .

1. Collection of the income generated - including monthly rents for the units, parking areas, and other receipts, such as laundry facilities.
2. The collection of the expenses associated with the management and maintenance of the property.
3. The capitalization of the net income into an indication of value.

PERCENT (%) GOOD GUIDELINES

Physical deterioration of the structure should be based on age and condition of the property. Guidelines for normal life estimates are found in the Percent Good section of the manual. Functional and Economic Depreciation allowances must be derived from the income and expense of each apartment project as it relates to other properties of similar utility and condition, and should be expressed as percent (%) good.



**COM-APT
APARTMENT**

**COM-APT
APARTMENT
TOWNHOUSE**



<p>COM-APT GARDEN APARTMENT</p>	
--	--

	<p>COM-APT APARTMENT TOWNHOUSE</p>
--	---

BASE PRICE FOR SCHEDULE COM-APT APARTMENT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
9	\$64.80	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
		EXTERIOR WALLS: FACE BRICK OR EQUAL
		PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF LIVING UNITS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR ADDITIONAL PLUMBING		PLUMBING: 5-8 FIXTURES PER UNIT
ADD FOR HEATING/COOLING		OTHER FEATURES:
ADD FOR ELEVATORS & SPRINKLER SYSTEMS		

FRANCHISE (FAST FOOD) RESTAURANTS

Franchise Food restaurants became common place beginning in the 1950's. The buildings, though they offer similar accommodations, are highly distinctive in architectural style and design. Each operation is readily identifiable with a particular design and motif, and relies heavily on the appearance or "eye appeal" of its buildings to attract, maintain and promote business. The wide range of styles and designs has a direct influence on the replacement costs of the buildings. The size and quality of materials and workmanship alone are not the prime determining factors. Two restaurants showing no marked difference in size and construction quality may still show a considerable difference in cost due to the difference in design and décor. The replacement cost schedule provided is based upon specifications of size, quality, and design. The schedule is to be used as a guide for estimating replacement costs of franchise food restaurants. The proper use of the schedule, along with experience and sound judgment, should enable the appraiser to establish a reasonable estimate of replacement cost.

BASE SPECIFICATIONS

The Cost Schedule assumes a basic layout which includes a serving area, food preparation area, a small office area, an employee dressing area, two toilet rooms, and depending upon size, a dining area. General construction features include masonry foundation walls on spread footings; 4" reinforced concrete floor slab on a granular base; roof and exterior wall construction, interior finish, and building equipment and fixtures commensurate with the grade; stud and masonry partitioning; unfinished floor and painted masonry or dry wall interior finish in storage areas and mechanical rooms; utility service, heating, fluorescent lighting fixtures in the preparation and office areas, plumbing fixtures and drains.

QUALITY GRADE SPECIFICATIONS

AA and A Unique design featuring elaborate architecture especially in the A Grade roof and exterior walls, built of high quality materials and workmanship. A-Frame, Mansard, Gambrel, or Multi-Pitch type roofs with extensive overhangs, and copper, porcelain enamel shingles, wood shakes, slate, or comparable high quality roofing on insulated wood or steel decking and framing, with laminated wood frame or steel frame supporting beams and columns often exposed to project architectural effects. Walls consist of a combination of face brick or ceramic glazed brick, decorative stone or wood and plate glass. High quality interior finish of ceramic or quarry tile flooring, exposed stone and brick or high grade wood or porcelain enamel paneling and ceramic tile wall finish. Porcelain enamel or acoustical tile ceilings often open to the roof slope: combined heating and air conditioning system, high grade ornamental lighting fixtures in the dining and service areas; good quality plumbing fixtures for typical toilet room facilities.

B Grade Conventional design featuring custom architectural styling, built of good quality materials and workmanship. Mansard, Gambrel or Double-Pitch roofs with liberal overhangs, composition tar and gravel, stone chip, or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, ceramic tile and plate glass exterior walls with moderate architectural treatment; good quality interior finish of ceramic or quarry tile flooring, exposed brick or wood paneling and ceramic wall finish; acoustical tile or drywall ceiling; combined

heating and air conditioning system, ornamental lighting fixtures in the dining and serving areas, and good quality plumbing fixtures for typical toilet room facilities.

C Grade Conventional design featuring moderate architectural styling, built of good quality workmanship and materials. Double-Pitch type roofs with normal overhangs, composition tar and gravel or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, wood, or painted concrete block and plate glass exterior walls; good quality interior finish of quarry or vinyl asbestos tile flooring, wood paneling or drywall and part ceramic tile wall finish; drywall or acoustical tile ceiling; combined heating and air conditioning system; fluorescent lighting fixtures in the dining area, and good quality plumbing fixtures for typical toilet room facilities.

D Grade A simple conventional design void of architectural styling, built of average quality materials and workmanship. Flat or Single Pitch roof with normal overhangs, composition roofing on insulated wood decking and framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; average quality interior finish consisting of asphalt or vinyl asbestos tile flooring; painted concrete block, drywall or paneled wall finish and drywall ceiling; forced-air heating, wall unit air conditioning, fluorescent lighting fixtures, fair quality plumbing fixtures for typical toilet room facilities.

E Grade Simple design void of architectural styling," built of fair quality materials and workmanship. Single-Pitch roof with normal overhangs, and composition roofing on wood decking and framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; low quality interior finish consisting of asphalt tile flooring and painted concrete block and drywall; unit heaters, no air conditioning, fluorescent lighting fixtures, and fair quality plumbing fixtures for typical toilet room facilities.

SCHEDULE APPLICATION

Base prices are included for Average "C" Grade construction for three typical exterior wall types. Select the base price based upon the structure size and exterior wall construction, and make adjustments for attached improvements, air conditioning and sprinkler systems as required. Apply the proper quality Grade factor to establish the replacement cost new.

PERCENT (%) GOOD GUIDELINES

Franchise Food restaurants are special purpose buildings which are not readily adaptable to other uses. They go out of style both functionally and economically at a much faster rate than they deteriorate physically. The business is highly competitive and relies heavily on site location and the physical appearance of its buildings. In order to keep abreast of competition, owners must frequently renovate the structures. Changing consumer habits, traffic patterns, and competition are but a few of the factors that influence the life span of the buildings and must therefore be considered in the evaluation process.



**COM-RFF
FAST FOOD**

**COM-RFF
FAST FOOD**



**COM-RFF
FAST FOOD**

BASE PRICE FOR SCHEDULE COM-RFF FAST FOOD RESTAURANT

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
12	\$125.00	STORY HEIGHT: FIRST FLOOR AREA FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB EXTERIOR WALLS: FACE BRICK/PLATE GLASS OR EQUAL PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF KITCHEN/DINING AREA FRAMING: WOOD JOIST FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM TERRAZZO/QUARRY TILE INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK PLUMBING: 10-15 FIXTURES OTHER FEATURES: KITCHEN AREA SPRINKLER SYSTEM QUARRY TILE FINISH FLOOR DRAINS
REMARKS/ADDITIONAL FEATURES:		
ABUNDANT LIGHTING		
ADD FOR HEATING/COOLING		

EXEMPT/INSTITUTIONAL BUILDINGS

This section of the Manual includes basic procedures and applications to be utilized to determine the Replacement Cost New for a variety of tax exempt and institutional type structures. Prices are provided based on the structure type and exterior wall material.

BASE SPECIFICATIONS

Base prices assume normal construction, mechanical, and other features such as plumbing, heating, interior finish, framing, etc., according to the designed building structure type.

SCHEDULE APPLICATION

Select the structure type which is most representative of the subject building. Establish the Quality Grade of the building, which is contingent upon the exterior wall material of the structure type. Determine the total square feet of floor area and multiply the cost per square foot by the total area to establish the replacement cost. Add for mechanical and other features; air conditioning, elevators, sprinkler systems, etc.

Note: separate prices are provided for finished or unfinished basements.

PERCENT (%) GOOD GUIDELINES

Physical deterioration of institutional buildings should be based on the effective age and condition. Structures of this type normally have an expected life which is longer than other types of similar structures. Actual age and life expectancy can be extended through continued maintenance and renovation. When establishing the percent (%) good, the adjustment should be based on anticipated additional life as compared to normal life guidelines.



**COM-ARM
ARMORY**

**COM-AUD
AUDITORIUM**



**COM-CHR
CHURCH**



**COM-DOR
DORMITORY**

**COM-FRB
FRATERNAL
BUILDING**



**COM-FRS
FIRE STATION**



**COM-GOV
GOVERNMENT
BUILDING**

**COM-GYM
GYMNASIUM**



**COM-HOS
HOSPITAL**



**COM-JAL
JAIL**

**COM-LIB
LIBRARY**



**COM-POF
POST OFFICE**



**COM-SCH
SCHOOL**

COMMERCIAL & INDUSTRIAL MAIN BUILDING RATES**COM-ADL AUTO DEALERSHIP**

CODE	DESCRIPTION	RATE
FR	FRAME	56.40
MS	MASONRY	59.25
RC	REINFORCED CONCRETE	64.85
RS	RIGID STEEL	50.75

**COM-BBS BARBER/BEAUTY
SHOP**

CODE	DESCRIPTION	RATE
FR	FRAME	57.45
MS	MASONRY	60.25
RS	RIGID STEEL	51.65

COM-APT APARTMENT

CODE	DESCRIPTION	RATE
FR	FRAME	61.75
MS	MASONRY	64.80
MSFR	MASONRY & FRAME	63.25

COM-BDT BANK DRIVE THRU

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	126.25
FR	FRAME	109.75
MS	MASONRY	115.25
RC	REINFORCED CONCRETE	126.25

COM-ARM ARMORY

CODE	DESCRIPTION	RATE
FR	FRAME	71.50
MS	MASONRY	75.00
RS	RIGID STEEL	64.25

COM-BNK BANK FULL SERVICE

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	143.45
FR	FRAME	119.75
MS	MASONRY	125.70
RC	REINFORCED CONCRETE	137.75

**COM-ASC AUTO SERVICE
CENTER**

CODE	DESCRIPTION	RATE
FR	FRAME	56.40
MS	MASONRY	59.55
RS	RIGID STEEL	50.75

COM-BWL BOWLING ALLEY

CODE	DESCRIPTION	RATE
FR	FRAME	61.35
MS	MASONRY	64.40
RS	RIGID STEEL	55.20

COM-AUD AUDITORIUM

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	116.95
FR	FRAME	101.75
MS	MASONRY	106.80
RC	REINFORCED CONCRETE	116.95
RS	RIGID STEEL	91.50

COM-CCB COUNTRY CLUB

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	132.00
FR	FRAME	113.30
MS	MASONRY	118.90
MSFR	MASONRY & FRAME	116.10
RC	REINFORCED CONCRETE	132.00
RS	RIGID STEEL	101.95

COM-CHM CONVALESCENT HOME

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	162.00
FR	FRAME	139.75
MS	MASONRY	147.00

COM-CHR CHURCH

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	122.50
FR	FRAME	111.65
MS	MASONRY	117.25
RS	RIGID STEEL	100.50

COM-CHS CLUBHOUSE

CODE	DESCRIPTION	RATE
FR	FRAME	85.80
MS	MASONRY	90.00
RS	RIGID STEEL	77.00

COM-CWA CAR WASH AUTOMATIC

CODE	DESCRIPTION	RATE
FR	FRAME	52.70
MS	MASONRY	55.35
RS	RIGID STEEL	47.40

COM-CWD CAR WASH DRIVE-THRU

CODE	DESCRIPTION	RATE
FR	FRAME	52.65
MS	MASONRY	55.25
RS	RIGID STEEL	47.40

COM-CWS CAR WASH SELF SERVE

CODE	DESCRIPTION	RATE
MS	MASONRY	42.15
RS	RIGID STEEL	37.95

COM-DAC DAY CARE CENTER

CODE	DESCRIPTION	RATE
FR	FRAME	98.75
MS	MASONRY	103.75
RS	RIGID STEEL	88.90

COM-DOR DORMITORY

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	101.90
FR	FRAME	88.55
MS	MASONRY	93.00
RC	REINFORCED CONCRETE	101.90
RS	RIGID STEEL	79.70

COM-FHM FUNERAL HOME

CODE	DESCRIPTION	RATE
FR	FRAME	98.10
MS	MASONRY	102.95
RS	RIGID STEEL	88.25

COM-FRB FRATERNAL

CODE	DESCRIPTION	RATE
FR	FRAME	88.55
MS	MASONRY	93.00
RS	RIGID STEEL	79.65

COM-GRS GARAGE SERVICE

CODE	DESCRIPTION	RATE
FR	FRAME	44.25
MS	MASONRY	46.45
RS	RIGID STEEL	38.60

COM-FRS FIRE STATION

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	79.85
FR	FRAME	70.15
MS	MASONRY	73.80
RC	REINFORCED CONCRETE	79.85
RS	RIGID STEEL	63.20

COM-GYM GYMNASIUM

CODE	DESCRIPTION	RATE
FR	FRAME	83.50
MS	MASONRY	87.75
RS	RIGID STEEL	75.20

COM-GCH GROUP CARE HOME

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	162.00
FR	FRAME	139.80
MS	MASONRY	147.00

COM-HOS HOSPITAL

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	177.85
FR	FRAME	151.00
MS	MASONRY	162.35
RC	REINFORCED CONCRETE	177.85

COM-GML GARAGE MINI-LUBE

CODE	DESCRIPTION	RATE
FR	FRAME	123.50
MS	MASONRY	130.00
RS	RIGID STEEL	98.85

COM-HTC HEALTH CLUB

CODE	DESCRIPTION	RATE
FR	FRAME	97.55
MS	MASONRY	102.40
RS	RIGID STEEL	87.85

COM-GOV GOVERNMENT/CIVIC

CODE	DESCRIPTION	RATE
FI	FIRE RESITANT	126.50
FR	FRAME	110.00
MS	MASONRY	105.85
RC	REINFORCED CONCRETE	126.50
RS	RIGID STEEL	99.00

COM-IND INDUSTRIAL

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	42.10
FR	FRAME	36.60
MS	MASONRY	38.40
RC	REINFORCED CONCRETE	42.10
RS	RIGID STEEL	33.00

COM-JAL JAIL/PRISON

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	177.45
FR	FRAME	154.25
MS	MASONRY	162.00
RC	REINFORCED CONCRETE	177.45
RS	RIGID STEEL	138.80

COM-MOT MOTEL/HOTEL

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	89.15
FR	FRAME	73.80
MS	MASONRY	77.50
MSFR	MASONRY & FRAME	75.65
RS	RIGID STEEL	66.40

COM-LAB LABORATORY

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	86.40
FR	FRAME	75.00
MS	MASONRY	78.90
RC	REINFORCED CONCRETE	86.40
RS	RIGID STEEL	67.55

COM-OFG OFFICE GENERAL

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	97.50
FR	FRAME	84.75
MS	MASONRY	89.00
MSFR	MASONRY & FRAME	86.90
RC	REINFORCED CONCRETE	97.50
RS	RIGID STEEL	76.35

COM-LAM LAUNDRY/CLEANERS

CODE	DESCRIPTION	RATE
FR	FRAME	64.00
MS	MASONRY	67.25
RS	RIGID STEEL	57.60

COM-OFM OFFICE MEDICAL

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	122.00
FR	FRAME	106.10
MS	MASONRY	111.45
MSFR	MASONRY & FRAME	108.75
RC	REINFORCED CONCRETE	122.00
RS	RIGID STEEL	95.45

COM-LIB LIBRARY

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	125.70
FR	FRAME	109.30
MS	MASONRY	114.75
RC	REINFORCED CONCRETE	125.70
RS	RIGID STEEL	98.35

COM-OFS OFFICE SURGICAL

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	122.00
FR	FRAME	106.00
MS	MASONRY	111.45
MSFR	MASONRY & FRAME	108.75
RC	REINFORCED CONCRETE	122.00
RS	RIGID STEEL	95.45

COM-OFV OFFICE VETERINARY

CODE	DESCRIPTION	RATE
FR	FRAME	102.65
MS	MASONRY	107.75
MSFR	MASONRY & FRAME	105.20
RS	RIGID STEEL	92.40

COM-PGR PARKING GARAGE

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	49.80
RC	REINFORCED CONCRETE	49.80

COM-POF POST OFFICE

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	100.90
FR	FRAME	87.80
MS	MASONRY	92.15
RC	REINFORCED CONCRETE	100.90
RS	RIGID STEEL	78.95

COM-PRO PRO SHOP

CODE	DESCRIPTION	RATE
FR	FRAME	77.85
MS	MASONRY	81.70
RS	RIGID STEEL	70.00

COM-RFF RESTAURANT FAST FOOD

CODE	DESCRIPTION	RATE
FR	FRAME	112.50
MS	MASONRY	125.00
RS	REINFORCED CONCRETE	100.00

COM-RTV RADIO/TELEVISION

CODE	DESCRIPTION	RATE
FR	FRAME	95.15
MS	MASONRY	100.00
RS	RIGID STEEL	85.60

COM-RWI RESTAURANT WALK-IN

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	105.10
FR	FRAME	91.40
MS	MASONRY	95.95
RS	RIGID STEEL	82.25

COM-SCC CONVENIENCE STORE/CAFÉ

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	110.25
FR	FRAME	95.40
MS	MASONRY	100.00
RC	REINFORCED CONCRETE	110.25
RS	RIGID STEEL	85.80

COM-SCF SOCIAL COMMUNITY FACILITY

CODE	DESCRIPTION	RATE
FR	FRAME	77.85
MS	MASONRY	81.75
RS	RIGID STEEL	70.00

COM-SCH SCHOOL

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	126.10
FR	FRAME	109.70
MS	MASONRY	115.20
RC	REINFORCED CONCRETE	126.10
RS	RIGID STEEL	98.75

COM-SRE RETAIL STORE

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	69.90
FR	FRAME	60.80
MS	MASONRY	63.85
RC	REINFORCED CONCRETE	69.90
RS	RIGID STEEL	54.75

COM-SCN CONVENIENCE STORE

CODE	DESCRIPTION	RATE
FR	FRAME	82.95
MS	MASONRY	87.00
RC	REINFORCED CONCRETE	95.40
RS	RIGID STEEL	74.60

COM-SSM SUPERMARKET

CODE	DESCRIPTION	RATE
FR	FRAME	62.50
MS	MASONRY	65.65
RS	REINFORCED CONCRETE	55.10

COM-SDS DISCOUNT STORE

CODE	DESCRIPTION	RATE
FR	FRAME	60.90
MS	MASONRY	63.90
RS	REINFORCED CONCRETE	54.75

COM-SVS SERVICE STATION

CODE	DESCRIPTION	RATE
FR	FRAME	73.75
MS	MASONRY	77.45
RS	RIGID STEEL	72.45

COM-SDT DEPARTMENT STORE

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	74.15
MS	MASONRY	67.75
RC	REINFORCED CONCRETE	74.15

COM-SWH STORE WAREHOUSE

CODE	DESCRIPTION	RATE
FR	FRAME	50.40
MS	MASONRY	53.00
RS	RIGID STEEL	45.50

COM-SHC SHOPPING CENTER

CODE	DESCRIPTION	RATE
FR	FRAME	71.40
MS	MASONRY	75.00
RS	RIGID STEEL	64.25

COM-TEX TELEPHONE EXCHANGE

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	57.60
FR	FRAME	50.00
MS	MASONRY	52.65
RC	REINFORCED CONCRETE	57.60
RS	RIGID STEEL	45.00

COM-THR THEATER

CODE	DESCRIPTION	RATE
FR	FRAME	84.25
MS	MASONRY	88.45
RS	RIGID STEEL	75.85

**COM-WHD WAREHOUSE
DISTRIBUTION**

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	45.60
FR	FRAME	39.60
MS	MASONRY	41.60
RC	REINFORCED CONCRETE	45.60
RS	RIGID STEEL	35.65

COM-WHM WAREHOUSE MINI

CODE	DESCRIPTION	RATE
FR	FRAME	28.00
MS	MASONRY	29.60
RS	RIGID STEEL	25.40

**COM-WHS WAREHOUSE
GENERAL**

CODE	DESCRIPTION	RATE
FI	FIRE RESISTANT	39.05
FR	FRAME	33.95
MS	MASONRY	35.70
RC	REINFORCED CONCRETE	39.05
RS	RIGID STEEL	30.55

COMMERCIAL & INDUSTRIAL ATTACHMENTS

COM-BZ BREEZEWAY

AREA	BASE RATE
25	37.20
50	33.80
100	30.75
300	27.65
500	24.90

COM-CAM CANOPY, METAL

AREA	BASE RATE
25	14.00
50	12.90
100	11.75
300	10.50
500	9.40

COM- CAC CANOPY, COMM

AREA	BASE RATE
200	30.60
400	29.40
600	28.20
800	27.00
1000	25.80
1200	24.60

COM-CD COVERED DECK

AREA	BASE RATE
25	38.00
50	34.50
100	31.40
300	28.25
500	25.40

COM- CAW CANOPY, WOOD

AREA	BASE RATE
25	15.75
50	14.25
100	12.95
300	11.70
500	10.50

COM-CPT COVERED PATIO

AREA	BASE RATE
25	30.60
50	27.90
100	25.40
300	22.85
500	20.60

COM- CP CARPORT

AREA	BASE RATE
200	22.75
400	20.65
600	18.60
800	16.75

COM-EP ENCLOSED PORCH

AREA	BASE RATE
25	62.25
50	56.60
100	51.40
300	45.90
500	41.40

COM- CAB CANOPY, BANK

AREA	BASE RATE
200	30.60
400	29.40
600	28.20
800	27.00
1000	25.80
1200	24.60

COM-GNS GREENHOUSE

AREA	BASE RATE
200	52.80
400	50.60
600	48.40
800	46.20
1000	44.00
1200	41.80

COM-GF GARAGE FINISHED

AREA	FIRE RESISTANT	FRAME OR EQUAL	MASONRY OR EQUAL	MASONRY & FRAME	REINFORCE CONCRETE	RIGID STEEL FRAME
200	34.40	31.65	33.25	32.45	34.40	29.15
400	32.75	28.75	30.35	29.50	32.75	26.25
600	31.20	26.20	27.80	27.00	31.20	23.70
800	27.60	23.60	25.20	24.30	27.60	21.10
1000	25.25	21.25	22.85	21.90	25.25	19.75
1200	24.00	20.20	21.80	20.80	24.00	18.75

COM-GU GARAGE UNFINISHED

AREA	FIRE RESISTANT	FRAME OR EQUAL	MASONRY OR EQUAL	MASONRY & FRAME	REINFORCE CONCRETE	RIGID STEEL FRAME
200	29.40	26.65	28.45	27.45	29.40	24.15
400	27.75	23.75	25.35	24.50	27.75	21.25
600	26.20	21.20	22.80	22.00	26.20	18.70
800	22.60	18.60	20.20	19.30	22.60	16.10
1000	20.25	16.25	17.55	16.90	20.25	14.75
1200	19.10	15.45	16.35	15.90	19.10	12.95

COM-LD LOADING DOCK

AREA	BASE RATE
200	19.80
400	19.20
600	18.60
800	18.00

COM-OP OPEN PORCH

AREA	BASE RATE
25	31.00
50	28.15
100	25.60
300	23.05
500	20.75

COM-LDC LD COVERED

AREA	BASE RATE
200	25.20
400	25.80
600	24.60
800	24.00

COM-OPT OPEN PORCH/PATIO

AREA	BASE RATE
25	43.50
50	39.55
100	35.95
300	32.35
500	29.10

COM-LDE LD ENCLOSED

AREA	BASE RATE
200	31.20
400	28.00
600	30.00
800	29.40

COM-SP SCREENED PORCH

AREA	BASE RATE
25	34.10
50	31.00
100	28.20
300	25.50
500	22.95

COM-SR SUNROOM

AREA	BASE RATE
200	66.65
400	60.00
600	54.00
800	48.60

COM-ST STOOP

AREA	BASE RATE
25	16.35
50	14.90
100	13.55
300	12.20
500	11.00

COM-STG ATTACHED STORAGE

AREA	BASE RATE
25	30.00
50	27.50
100	24.75
300	22.25
500	20.00

COM-OEP OPEN/ENCLOSED PORCH

AREA	BASE RATE
25	78.65
50	71.50
100	65.00
300	58.50
500	52.65

COM-TR TERRACE

AREA	BASE RATE
25	28.90
50	26.25
100	23.90
300	21.50
500	19.35

COM-OPD OPEN PORCH/DECK

AREA	BASE RATE
25	46.35
50	43.50
100	40.95
300	36.85
500	33.25

COM-UR UTILITY ROOM

AREA	BASE RATE
25	35.30
50	32.10
100	29.15
300	26.25
500	23.60

COM-PT PATIO

AREA	BASE RATE
25	12.50
50	11.40
100	10.35
300	9.30
500	8.35

COM-WD WOOD DECK

AREA	BASE RATE
200	18.45
400	16.55
600	15.00
800	13.50

COM-WCL COOLER STRUCTURE

AREA	BASE RATE
25	28.25
50	27.60
100	27.00
300	26.40
500	25.80

COM-WDPT WOOD DECK/PATIO

AREA	BASE RATE
200	29.60
400	26.60
600	25.00
800	23.50

COM-CPM CARPORT, METAL

AREA	BASE RATE
200	5.75
400	5.00
600	4.50
800	4.00

COMMERCIAL & INDUSTRIAL BASEMENT MAJOR AREA

CODE	DESCRIPTION	RATE
APTB	APARTMENT	55.55
BDTB	BANK DRIVE THRU	100.00
BNKB	BANK	100.00
CCBB	COUNTRY CLUB	101.35
CHMB	CONVALESCENT	132.30
CHRB	CHURCH	83.75
FHMB	FUNERAL HOME	92.75
GOVB	GOVERNMENT	90.00
GRSB	GARAGE SERVICE	36.15
HOSB	HOSPITAL	135.90
INDB	INDUSTRIAL	34.55
MOTB	MOTEL/HOTEL	72.00
OFGB	OFFICE GENERAL	76.25
OFMB	OFFICE MEDICAL	95.45
OFSB	OFFICE SURGICAL	95.45
PGRB	PARKING GARAGE	43.35
RFFB	RESTAURANT FAST-FOOD	91.95
RWIB	RESTAURANT WALK-IN	82.20
SCCB	CONVENIENCE STORE/CAFÉ	67.80
SCHB	SCHOOL	82.25
SCNB	CONVENIENCE STORE	67.80
SHCB	SHOPPING CENTER	64.25
SREB	STORE/RETAIL	54.75
WHMB	WAREHOUSE MINI	22.75
WHSB	WAREHOUSE	30.00

**COMMERCIAL & INDUSTRIAL BASEMENT PERCENTAGE
AREA**

CODE	DESCRIPTION	RATE
SUPF	FINISHED SUPPORT	30.00
SUPU	UNFINISHED SUPPORT	15.00

COMMERCIAL & INDUSTRIAL UPPER STORY RATES

CODE	DESCRIPTION	RATE
FUS	FINISHED UPPER	75%
UUS	UNFINISHED UPPER	25%

(PERCENTAGE RATE BASED ON % MAIN AREA RATE)

**COMMERCIAL & INDUSTRIAL MECHANICAL & OTHER
FEATURES**

COMMERCIAL HEATING & AIR

COM- HEAT/AIR

CODE	DESCRIPTION	RATE
AIR	AIR	3.25
E	ELECTRIC BB/CEILING	4.00
F	FORCED HOT AIR	4.00
H	STEAM/HOT WATER	6.50
N	NONE	-
P	HEAT PUMP	8.15
UA	UNIT HEAT & AIR	4.85
W	WALL/FLOOR FURNACE	1.75

COMMERCIAL FEATURES AREA RATES

COM-FEAT-AREA

CODE	DESCRIPTION	RATE
BAL	BALCONY	13.35
MZF	MEZZANINE FINISHED	30.60
MZU	MEZZANINE UNFIN	15.00
OA	OFFICE AREA	34.50
PEN	PENTHOUSE	24.00
RA	RETAIL AREA	30.60
ULA	UPPER LEVEL APT	55.80
VLT	VAULT, NON BANK	50.00

COMMERCIAL FEATURES FLAT RATES

COM-FEAT-FLAT

CODE	DESCRIPTION	RATE
DL	DOCK LEVELERS	7500.00
EF	ELEVATOR FREIGHT	49500.00
ELEVATOR STOPS	EXTRA STOPS	9350.00
EP	ELEVATOR PASSENGER	93500.00
ES	ESCALATORS	125000.00
GEN	GENERATOR	4500.00

COMMERCIAL & INDUSTRIAL SPRINKLERS

CODE	DESCRIPTION	RATE
SS	SPRINKLER SYSTEM	3.00

**COMMERCIAL PERIMETER MULTIPLIER LOW
COM-PER-LOW**

AREA	150	175	200	250	300	400	500	600
1000	122	126	130	132	0	0	0	0
1500	111	115	119	123	126	0	0	0
2000	104	107	111	117	120	125	0	0
2500	100	103	105	110	115	120	124	0
3000	97	100	102	106	110	119	120	0
4000	94	96	98	100	104	110	117	119
5000	92	94	95	97	100	105	110	115
6000	91	92	93	95	98	102	106	110
8000	89	90	91	92	94	97	100	104
10000	0	0	90	91	93	95	97	100
12000	0	0	89	90	91	93	95	97
14000	0	0	0	0	90	92	94	96
16000	0	0	0	0	0	91	93	94
18000	0	0	0	0	0	90	92	93
20000	0	0	0	0	0	89	91	92
25000	0	0	0	0	0	88	90	91
30000	0	0	0	0	0	87	89	90
35000	0	0	0	0	0	86	88	89
40000	0	0	0	0	0	85	87	88
50000	0	0	0	0	0	0	0	0
75000	0	0	0	0	0	0	0	0
100000	0	0	0	0	0	0	0	0
199999	0	0	0	0	0	0	0	0

**COMMERCIAL PERIMETER MULTIPLIER HIGH
COM-PER-HIGH**

AREA	700	800	1000	1200	1400	1600	1800	2000
1000	0	0	0	0	0	0	0	0
1500	0	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0	0
2500	0	0	0	0	0	0	0	0
3000	0	0	0	0	0	0	0	0
4000	0	0	0	0	0	0	0	0
5000	0	0	0	0	0	0	0	0
6000	0	0	0	0	0	0	0	0
8000	107	110	0	0	0	0	0	0
10000	103	105	110	115	0	0	0	0
12000	100	102	106	110	115	0	0	0
14000	98	100	103	106	110	114	0	0
16000	96	97	100	104	107	110	0	0
18000	95	96	99	102	104	107	110	0
20000	94	95	97	100	103	105	108	110
25000	92	93	95	97	99	101	103	105
30000	91	92	93	95	97	98	100	102
35000	90	91	92	93	95	96	98	99
40000	89	90	91	92	94	95	96	98
50000	88	89	90	91	92	93	94	95
75000	85	86	87	88	89	90	91	92
100000	0	84	85	86	87	88	89	90
199999	0	0	0	85	86	87	88	89

**COMMERCIAL HEIGHT ADJUSTMENT TABLE
COM-HEIGHT**

SECTION TYPE	STANDARD HEIGHT	PERCENT PER FOOT
ADL-AUTOMOTIVE DEALER	14.0	0.005
APT-APARTMENT	9.0	0.0
ARM-ARMORY	14.0	0.005
ASC-AUTOMOTIVE SERVICE	14.0	0.005
AUD-AUDITORIUM	14.0	0.005
BBS-BARBER/BEAUTY SHOP	12.0	0.0
BDT-BANK DRIVE THRU	12.0	0.0
BNK-BANK	12.0	0.005
BWL-BOWLING ALLEY	14.0	0.005
CCB-COUNTRY CLUB	14.0	0.0
CHM-CONVALESCENT HOME	10.0	0.0
CHR-CHURCH	14.0	0.005
CHS-CLUBHOUSE	14.0	0.005
CWA-CARWASH AUTO	14.0	0.0
CWD- CARWASH DRIVE THRU	14.0	0.0
CWS-CARWASH SELF SERV	12.0	0.0
DAC-DAY CARE CENTER	12.0	0.0
DOR-DORMITORY	14.0	0.005
FHM-FUNERAL HOME	14.0	0.005
FRB-FRATERNAL BUILDING	14.0	0.005
FRS-FIRE STATION	14.0	0.005
GCH-GROUP CARE HOME	10.0	0.0
GML-GARAGE, MINI-LUBE	14.0	0.0
GOV-GOVERNMENT BUILD	14.0	0.005
GRS-GARAGE, SERVICE	14.0	0.005
GYM-GYMNASIUM	14.0	0.005
HOS-HOSPITAL	14.0	0.005
HTC-HEALTH CLUB	14.0	0.005
IND-INDUSTRIAL	14.0	0.005
JAL-JAIL	14.0	0.005
LAB-LABORATORY	14.0	0.005
LAM-LAUNDROMAT	12.0	0.0
LIB-LIBRARY	14.0	0.005
MOT-MOTEL/HOTEL	10.0	0.0
OFG-OFFICE, GENERAL	10.0	0.0
OFM-OFFICE, MEDICAL	10.0	0.005
OFS-OFFICE, SURGICAL	10.0	0.005
OFV-OFFICE, VETERINARY	10.0	0.0

Schedule of Values**Haywood County 2021**

PGR-PARKING GARAGE	14.0	0.0
POF-POST OFFICE	14.0	0.005
SECTION TYPE	STANDARD HEIGHT	PERCENT PER FOOT
PRO-PRO SHOP	12.0	0.0
RFF-RESTAURANT FAST FOO	12.0	0.0
RTV-RADIO/TV STATION	12.0	0.005
RWI-RESTAURANT, WALKIN	12.0	0.005
SCC-STORE, CONVEN/CAFÉ	12.0	0.0
SCF- SOCIAL/COMMUNITY FACILITY	14.0	0.005
SCH-SCHOOL	14.0	0.005
SCN-STORE, CONVEN	12.0	0.0
SDS-STORE, DISCOUNT	14.0	0.005
SDT-STORE, DEPARTMENT	14.0	0.005
SHC-SHOPPING CENTER	14.0	0.005
SRE-STORE, RETAIL	12.0	0.005
SSM-STORE, SUPERMARKET	14.0	0.005
SVS-SERVICE STATION	12.0	0.0
SWH-STORE, WAREHOUSE	14.0	0.005
TEX-TELEPHONE EXCHANGE	14.0	0.005
THR-THEATRE	14.0	0.005
WHD-WAREHOUSE, DISTRIB	14.0	0.005
WHM-WAREHOUSE, MINI	10.0	0.0
WHS-WAREHOUSE	14.0	0.005

SUPPLEMENTAL SOURCES

Services offered by Marshall and Swift have been used as supplemental sources where primary data that has been collected and analyzed in the Haywood County market could not be obtained. Marshall and Swift have been recognized nationally as a reputable source of valuation data relative to appraisers, assessors, and insurers for over 70 years.

Marshall Valuation Service has been used to help define cost schedules and standards for commercial, industrial, and rural improvements. The Residential Cost Handbook has been used to help define and establish the cost schedules and standards for residential improvements.

Marshall and Swift services will be used to assist with improvement types not covered within the scope of these schedules should the need arise. All such services will be modified to conform to the effective date for these schedules of January 1, 2021.