

ASSESSORS' HANDBOOK
SECTION 531

RESIDENTIAL BUILDING COSTS

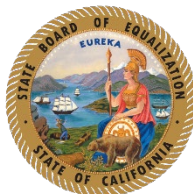
DECEMBER 2024
(EFFECTIVE JANUARY 1, 2025)

CALIFORNIA STATE BOARD OF EQUALIZATION

TED GAINES, SACRAMENTO
SALLY J. LIEBER, SAN FRANCISCO
ANTONIO VAZQUEZ, SANTA MONICA
MIKE SCHAEFER, SAN DIEGO
MALIA M. COHEN

FIRST DISTRICT
SECOND DISTRICT
THIRD DISTRICT
FOURTH DISTRICT
STATE CONTROLLER

YVETTE M. STOWERS, EXECUTIVE DIRECTOR



FOREWORD

Section 401.5 of the Revenue and Taxation Code requires that the State Board of Equalization (BOE) issue to County Assessors data relating to costs of property and other information to promote uniformity in appraisal practices and in assessed values throughout the state. In an effort to comply with section 401.5, the BOE annually published Assessors' Handbook (AH) Section 531, *Residential Building Costs*.

Beginning with the 2025 revision, the handbook is published in two separate sections. AH 531 contains annually updated cost data and, Assessors' Handbook Section 531A, *Residential Building Cost Information* (AH 531A), contains informational text, photographs, and drawings. The 2025 revision of AH 531 updates costs contained in previous editions. These costs become effective as of January 1, 2025. Both handbook sections are available only on the State Board of Equalization's (BOE) website.

Diligent efforts will continue to be made to supply accurate and reliable information published annually with the cost data contained within AH 531, but it is important for the appraiser to research local costs, as well as analyze permit costs and fees of jurisdictions in the region and to make appropriate adjustments where necessary. Due primarily to the wide variance in these costs, both within and among the counties, it may be necessary to supplement the data provided in AH 531 with local cost data.

The combination of low inventory and high demand has resulted in increased sale prices for single family homes in most of the major cities in California. Mortgage interest rates have decreased slightly due to a reduction in inflationary factors.

Costs in this 2025 revision of AH 531 have some increases due to the continued rise in the material and labor portions of the cost structure. Appraisal judgment should be used to adjust for any market change that could affect costs after the publication date of AH 531.

David Yeung
Deputy Director
Property Tax Department
California State Board of Equalization
December 2024

RESIDENTIAL BUILDING COSTS

TABLE OF CONTENTS

531.10 COSTING INFORMATION.....	1
LOCATION ADJUSTMENT ZONES.....	1
LOCATION ADJUSTMENT MAPS	6
<i>Single-Family Residential</i>	6
<i>Mountain Residences</i>	7
531.20 SINGLE FAMILY RESIDENTIAL CONVENTIONAL TYPE	8
"C" CONSTRUCTION SQUARE FOOT AREA COST TABLES.....	9
"D" CONSTRUCTION SQUARE FOOT AREA COST TABLES	11
531.21 SINGLE FAMILY RESIDENTIAL MODERN TYPE	15
"D" CONSTRUCTION PRE 1990 SQUARE FOOT AREA COST TABLES.....	16
"D" CONSTRUCTION POST 1990 SQUARE FOOT AREA COST TABLES.....	20
531.22 MOUNTAIN RESIDENCES	24
"D" CONSTRUCTION CONVENTIONAL SQUARE FOOT AREA COST TABLES	25
"D" CONSTRUCTION A-FRAME SQUARE FOOT AREA COST TABLES.....	28
COSTS OF ADDITIVES	30
<i>Wood Decks and Porches</i>	31
<i>Fireplaces</i>	31
<i>Flatwork</i>	31
<i>Garages and Carports</i>	31
<i>Heating</i>	31
<i>Half-Story Fractions</i>	32
<i>Extra Plumbing</i>	32
<i>Slope Adjustments</i>	32
LOCATION ADJUSTMENTS.....	33
531.30 MULTIPLE FAMILY RESIDENCES.....	34
"C" CONSTRUCTION SQUARE FOOT AVERAGE UNIT AREA COST TABLES.....	35
"D" CONSTRUCTION SQUARE FOOT AVERAGE UNIT AREA COST TABLES	38
531.35 MANUFACTURED HOUSING	41
SQUARE FOOT AREA COST TABLE	42
ACCESSORY AND COMPONENT COSTS	43
<i>Air Conditioning</i>	43
<i>Built-Ins</i>	43
<i>Skirting</i>	43
<i>Storage Buildings (Floor Included)</i>	43
<i>Tie Downs</i>	43
<i>Steps and Rails</i>	44
<i>Upgraded Components</i>	44
<i>Porches and Decks (No Roofs Included)</i>	44
<i>Carport, Porch, and Deck Roofs</i>	44
<i>Screen Walls for Porches and Decks</i>	44
<i>Extra Insulation Package</i>	44
<i>Roof Snow Load Capability</i>	44
<i>Miscellaneous</i>	44
DEPRECIATION	45

531.40 BUILDING ADDITIVES	46
ADDITIVES.....	47
<i>Covered Porches and Lean-Tos</i>	47
<i>Uncovered Porches</i>	47
<i>Wood Decks and Porches</i>	47
<i>Porch Roofs</i>	47
<i>Residential Basements</i>	48
<i>Balconies</i>	48
<i>Stairs</i>	48
<i>Heating and Cooling Systems</i>	49
<i>Sprinkler Systems</i>	50
<i>Insulation</i>	50
<i>Elevators, Passenger</i>	51
<i>Fire Escapes</i>	51
<i>Burglar Alarms</i>	51
<i>Fireplaces/Installed</i>	52
<i>Stoves (Franklin or Buck)</i>	53
<i>Built-In Appliances</i>	53
SOLAR HEATING AND COOLING.....	54
DOMESTIC HOT WATER SYSTEMS.....	54
SOLAR HEATED SWIMMING POOLS.....	54
DOMESTIC WATER SYSTEMS.....	55
SUBMERSIBLE PUMPS.....	55
JET PUMPS.....	56
PRESSURE TANKS.....	56
WELL COSTS.....	56
SEPTIC TANK COSTS.....	56
531.50 RESIDENTIAL GARAGES	57
"D" CONSTRUCTION SQUARE FOOT AREA COST TABLES.....	58
"C" CONSTRUCTION SQUARE FOOT AREA COST TABLES.....	59
MULTIPLE-FAMILY RESIDENTIAL GARAGES.....	60
MULTIPLE-FAMILY RESIDENTIAL GARAGES BUILT AS SEPARATE BUILDINGS.....	60
CARPORTS.....	60
BASEMENT GARAGES.....	61
531.51 YARD IMPROVEMENTS	62
SWIMMING POOLS.....	63
SWIMMING POOL ADDITIVES.....	63
DETACHED SPAS (BELOW GROUND).....	63
SPA ADDITIVES.....	63
RESIDENTIAL HOT TUBS AND SPAS.....	64
HOT TUBS, SPAS – ROUND, OCTAGONAL, SQUARE (ABOVE GROUND).....	65
CURBS.....	66
FENCES.....	66
WOOD GATES.....	66
CHAIN LINK GATES.....	66
PAVING.....	67
UNCOVERED PATIOS.....	67
GARDEN STEPS AND STAIRS.....	67
MOWING STRIP.....	67
CONCRETE BLOCK WALLS.....	67
LAWN SPRINKLERS.....	68
PATIOS.....	68

531.60 IN-PLACE COSTS (SEGREGATED COSTS)	69
FOUNDATIONS – REINFORCED CONCRETE.....	70
HILLSIDE FOUNDATIONS.....	70
FLOORS – REINFORCED CONCRETE.....	70
MUDSILLS.....	70
GIRDERS.....	71
FLOOR JOISTS.....	71
WALLS – CONCRETE OR MASONRY.....	71
SUBFLOORING.....	72
WOOD FRAME WALL FRAMING.....	72
WOOD POSTS.....	72
WALL SHEATHING.....	72
CEILING JOISTS.....	72
ROOF RAFTERS.....	73
ROOF SHEATHING AND DECKING.....	73
ROOFING.....	73
SKYLIGHTS AND OPTIONS.....	74
GUTTERS.....	74
WALL COVER - EXTERIOR.....	75
FLOOR COVERING.....	76
FLOOR BASE.....	77
INTERIOR WALL LINING.....	77
CEILING FINISH.....	78
EXTERIOR PAINTING.....	78
INTERIOR DECORATING.....	79
TRIM PAINTING.....	79
DOORS.....	79
WINDOWS.....	80
CABINETS.....	80
ELECTRICAL.....	81
PLUMBING.....	81
LIGHTING.....	81
FANS.....	81
ENERGY REQUIREMENTS MANDATED BY TITLE 24 (AB 970, 2001).....	81
531.70 DEPRECIATION TABLES	82
AVERAGE LIFE TABLES FOR BUILDINGS.....	82
NORMAL PERCENT GOOD TABLES – RESIDENTIAL BUILDINGS.....	83
531.90 COMPACT COSTS	85
PROCEDURE.....	85
COMPACT COSTS.....	87

AH 531.10 COSTING INFORMATION

LOCATION ADJUSTMENT ZONES

Various counties have two or more location zones. The shaded areas [■] represent the *Mountain Residences* zones. The zone boundaries are as follows:

Alpine County

Western Zone	All areas west of the summit of the Sierra Nevada Mountains.
Eastern Zone	All areas east of the summit of the Sierra Nevada Mountains.

Amador County

Western Zone	All areas west of the western border of the El Dorado National Forest.
Middle Zone	From the western boundary of the El Dorado National Forest to the 5,000-foot elevation line.
Eastern Zone	All areas east of the 5,000-foot elevation line.

Butte County

Western Zone	All areas west of the western boundary of the Plumas National Forest.
Eastern Zone	All areas east of the western boundary of the Plumas National Forest.

Calaveras County

Western Zone	All areas west of the western boundary of the Stanislaus National Forest.
Middle Zone	From the western boundary of the Stanislaus National Forest to the 5,000-foot elevation line.
Eastern Zone	All areas east of the 5,000-foot elevation line.

El Dorado County

Western Zone	All areas west of the western boundary of the El Dorado National Forest.
Western Middle Zone	From the western boundary of the El Dorado National Forest east to the 5,000-foot elevation line.
Eastern Middle Zone	From the 5,000-foot elevation line to the summit of the Sierra Nevada Mountains.
Eastern Zone	From the summit of the Sierra Nevada Mountains to the Nevada border.

Fresno County

Western Zone	All areas west of the western border of the Sierra National Forest.
Middle Zone	From the western boundary of the Sierra National Forest to the 5,000-foot elevation line.
Eastern Zone	From the 5,000-foot elevation line to the eastern boundary of the county.

Inyo County

National Forest Zone	All areas within the Inyo National Forest.
Bishop/ Independence Zone	All areas outside the Inyo National Forest.

Kern County

Western Zone	All areas west of a line following the western boundary of the Sequoia National Park in the northern portion of the county to the intersection of the Kern River, then continuing in a southerly direction east of the towns of Edison, Di Giorgio, and Arvin to a point on the Ventura County border west of the town of Lebec.
Sequoia National Forest Zone	All areas within and surrounded by the Sequoia National Forest, including the towns of Lake Isabella, Bodfish, Wofford Heights, Kernville, Onyx, Weldon, and Havilah.
Middle Zone	All areas between the eastern boundary of the western zone and the Los Angeles Aqueduct, excluding the Sequoia zone.
Eastern Zone	All areas east of the Los Angeles Aqueduct.

Los Angeles County

Western Zone	All areas west of the San Bernardino National Forest boundary line.
Mountain Desert Zone	All areas east of the San Bernardino National Forest boundary line.

Madera County

Western Zone	All areas west of the western boundary of the Sierra National Forest.
Middle Zone	From the western boundary of the Sierra National Forest to the 5,000-foot elevation line.
Eastern Zone	From the 5,000-foot elevation line to the eastern boundary of the county.

Mariposa County

Western Zone	All areas west of the western border of the Stanislaus National Forest.
Middle Zone	From the western boundary of the Stanislaus National Forest to the 5,000-foot elevation line.
Eastern Zone	From the 5,000-foot elevation line to the eastern boundary of the county.

Mono County

National Forest Zone	All areas within the Toiyabe and Inyo National Forests.
Bridgeport Zone	All areas outside the national forest areas.
Mammoth Lakes Zone	To include Mammoth Lakes, June Lake Loop, and Lake Crowley areas.

Nevada County

Western Zone	All areas west of the western boundary of the Tahoe National Forest.
Western Middle Zone	From the western boundary of the Tahoe National Forest to the 5,000-foot elevation level.
Eastern Middle Zone	From the 5,000-foot elevation level to the summit of the Sierra Mountains.
Eastern Zone	From the summit of the Sierra Nevada Mountains to the Nevada border.

Placer County

Western Zone	All areas west of Highway 49 and excluding all towns on Highway 49.
Western Middle Zone	From Highway 49 east to the Tahoe National Forest boundary and including the town of Auburn.
Eastern Middle Zone	From the western boundary of the Tahoe National Forest to the summit of the Sierra Nevada Mountains.
Eastern Zone	From the summit of the Sierra Nevada Mountains to the Nevada border.

Plumas County

Mountain Zone	All areas of Plumas County.
---------------	-----------------------------

Riverside County

Western Zone	All areas west of San Gorgonio Pass and the western border of the San Bernardino National Forest, excluding the towns of Calimesa, Beaumont, and Banning.
Eastern Zone	All areas east of San Gorgonio Pass and the western boundary of the San Bernardino National Forest, including the towns of Calimesa, Beaumont, Banning, Anza, and Aguanga.

San Bernardino County

San Bernardino Zone	All areas west of the San Bernardino National Forest boundary line.
Mountain Desert Zone	All areas east of the San Bernardino National Forest boundary line.
Big Bear/Lake Arrowhead Zone	All areas around Lake Arrowhead and Big Bear Valley.

San Diego County

Western Zone	All areas west of the western boundary of the Cleveland National Forest.
Eastern Zone	All areas east of the western boundary of the Cleveland National Forest.

Santa Barbara County

Northern Zone	All areas north of the Santa Ynez River.
Southern Zone	All areas south of the Santa Ynez River.

Sierra County

Western Zone	All areas west of the 5,000-foot elevation line.
Middle Zone	From the 5,000-foot elevation line to the summit of the Sierra Nevada Mountains.
Eastern Zone	From the summit of the Sierra Nevada Mountains to the Nevada border.

Tulare County

Western Zone	All areas west of western boundary of the Sequoia National Forest.
Middle Zone	From the western boundary of the Sequoia National Forest to the 5,000-foot elevation line.
Eastern Zone	From the 5,000-foot elevation line to the eastern boundary of the county.

Tuolumne County

Western Zone	All areas west of the western boundary of the Stanislaus National Forest.
Middle Zone	From the western boundary of the Stanislaus National Forest to the 5,000-foot elevation line.
Eastern Zone	From the 5,000-foot elevation line to the eastern boundary of the county.

Yuba County

Western Zone	All areas west of the western boundary of the Plumas National Forest.
Eastern Zone	All areas east of the eastern boundary of the Plumas National Forest.

**LOCATION ADJUSTMENT MAPS
SINGLE FAMILY RESIDENTIAL
(Blue Area Shown on this Map)**

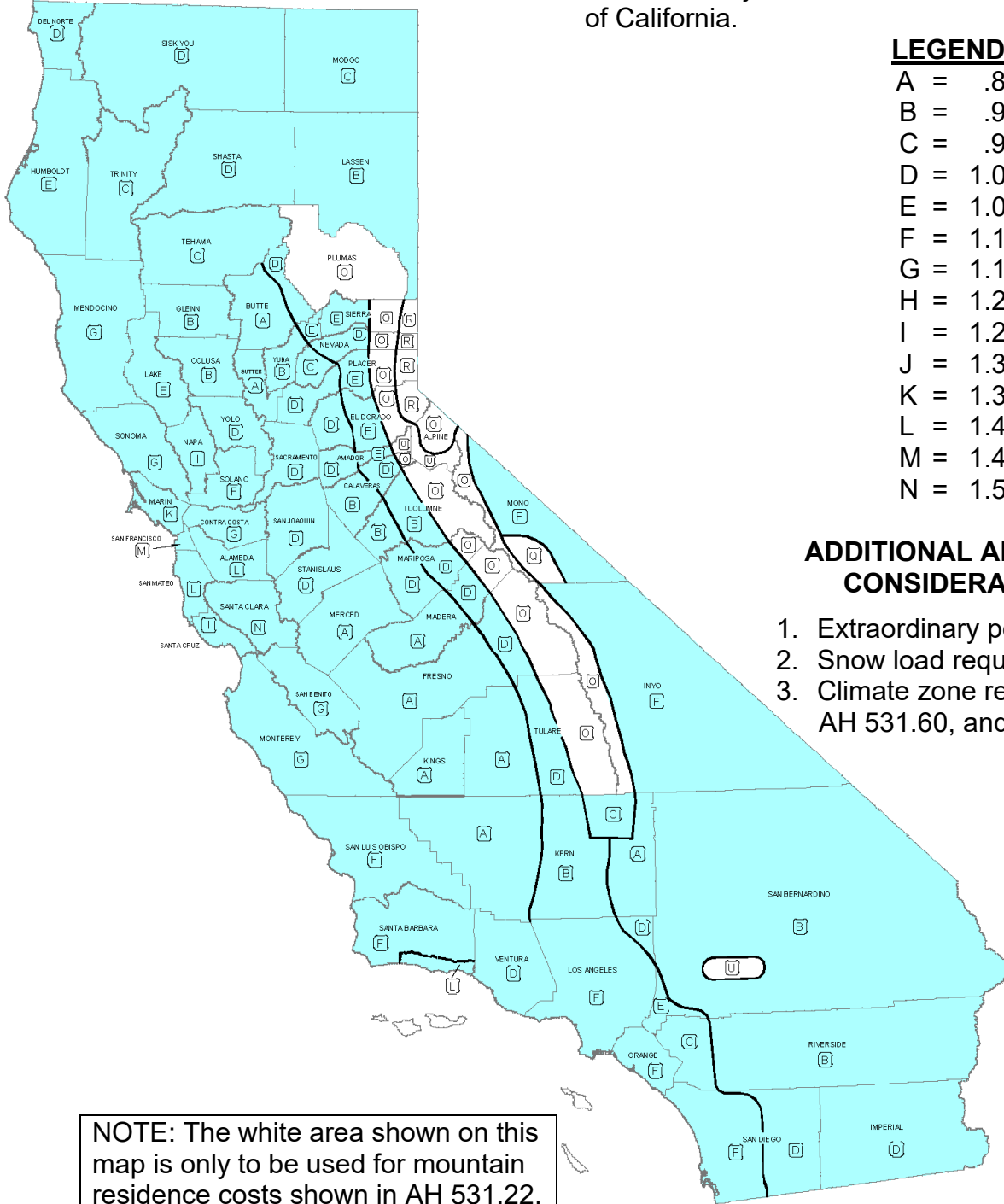
Factors to adjust 1-1-2025 to all locations in the State of California.

LEGEND

- A = .85
- B = .90
- C = .95
- D = 1.00
- E = 1.05
- F = 1.10
- G = 1.15
- H = 1.20
- I = 1.25
- J = 1.30
- K = 1.35
- L = 1.40
- M = 1.45
- N = 1.50

ADDITIONAL ADJUSTMENT CONSIDERATIONS

1. Extraordinary permits and fees
2. Snow load requirements
3. Climate zone requirements (see AH 531.60, and AH 531.80A).

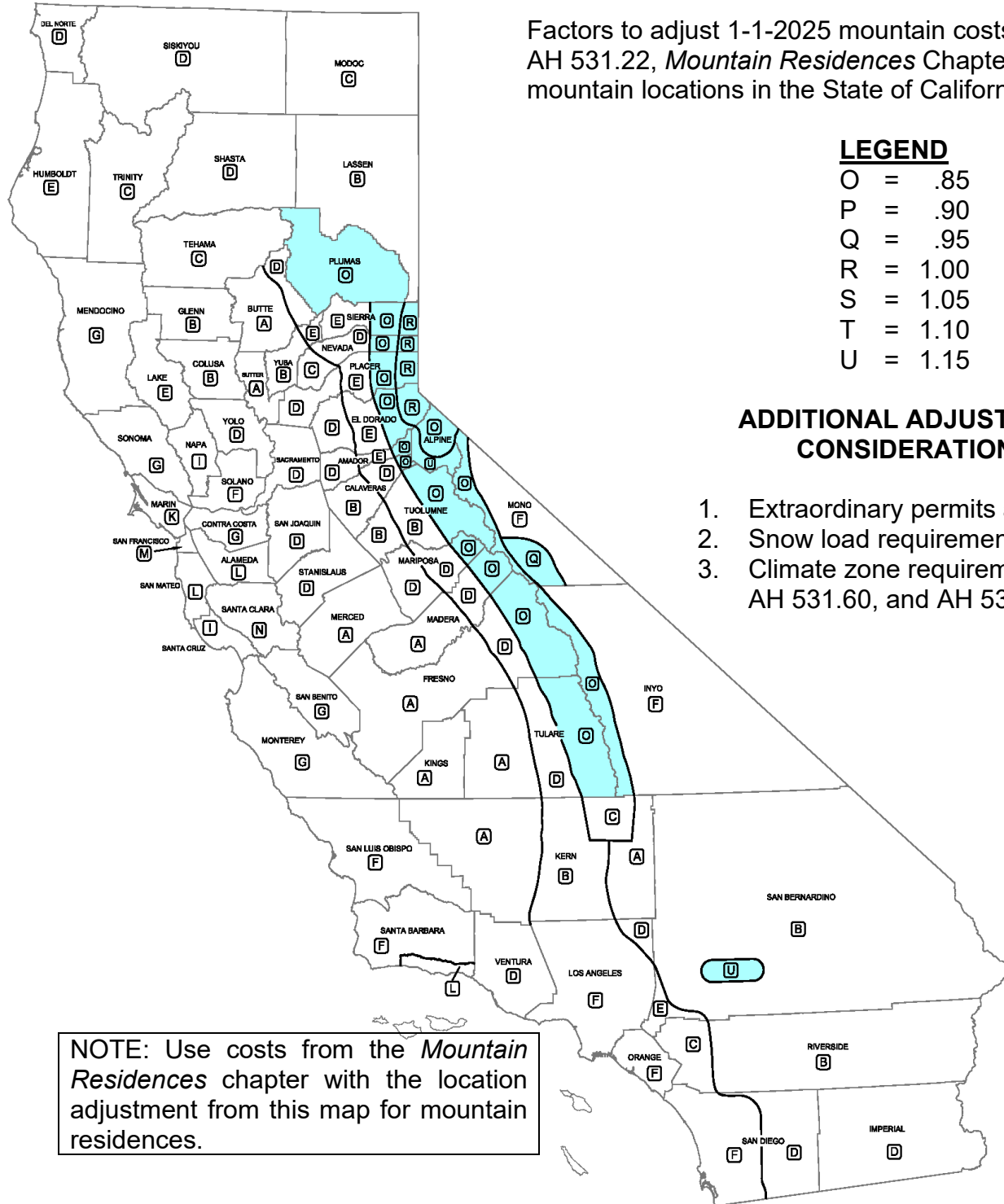


NOTE: The white area shown on this map is only to be used for mountain residence costs shown in AH 531.22, *Mountain Residences* chapter.

MOUNTAIN RESIDENCES

(Blue Area Shown on this Map)

Factors to adjust 1-1-2025 mountain costs (see AH 531.22, *Mountain Residences* Chapter) to other mountain locations in the State of California



LEGEND

O	=	.85
P	=	.90
Q	=	.95
R	=	1.00
S	=	1.05
T	=	1.10
U	=	1.15

ADDITIONAL ADJUSTMENT CONSIDERATIONS

1. Extraordinary permits and fees
2. Snow load requirements
3. Climate zone requirements (see AH 531.60, and AH 531.80A).

NOTE: Use costs from the *Mountain Residences* chapter with the location adjustment from this map for mountain residences.

AH 531.20

SINGLE-FAMILY RESIDENTIAL

CONVENTIONAL TYPE

SQUARE FOOT AREA COST TABLES

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

**SINGLE-FAMILY RESIDENTIAL
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"C" CONSTRUCTION - SHAPE A

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
C-4	138.11	132.10	127.35	123.24	119.45	116.62	113.89	111.52	109.51	107.78	105.99
C-4.5	150.45	143.93	138.75	134.30	130.25	127.03	124.11	121.60	119.41	117.40	115.48
C-5	163.93	157.08	151.31	146.29	141.95	138.42	135.23	132.55	130.22	128.00	126.03
C-5.5	178.85	171.06	164.81	159.51	154.63	150.91	147.32	144.49	141.90	139.45	137.43
C-6	204.22	195.51	188.24	182.09	176.69	172.46	168.23	164.90	161.97	159.55	156.84
C-6.5	224.64	215.07	207.12	200.41	194.42	189.61	185.21	181.57	178.20	175.39	172.48
C-7	247.11	236.43	227.86	220.56	213.84	208.71	203.79	199.82	196.19	192.91	189.92
C-7.5	284.20	271.93	262.10	253.49	246.06	240.01	234.53	229.69	225.52	221.75	218.27
C-8	326.23	312.14	300.74	290.97	282.22	275.44	269.14	263.74	258.94	254.62	250.55

"C" CONSTRUCTION - SHAPE A

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
C-4	104.77	102.07	100.05	98.26	96.74	95.43	94.36	93.31	92.33	91.46	90.23
C-4.5	114.12	111.41	109.15	107.12	105.30	104.07	102.86	101.77	100.78	99.72	98.37
C-5	124.33	121.31	118.85	116.66	114.82	113.38	112.08	110.84	109.74	108.58	107.12
C-5.5	135.49	132.30	129.51	127.26	125.23	123.62	122.29	120.75	119.57	118.39	116.77
C-6	154.82	151.13	147.84	145.08	142.98	141.14	139.61	137.97	136.61	135.24	133.38
C-6.5	170.35	166.15	162.71	159.90	157.43	155.23	153.39	151.76	150.34	148.81	146.67
C-7	187.38	182.84	179.05	175.84	173.08	170.98	168.81	166.87	165.33	163.69	161.50
C-7.5	215.50	210.16	205.97	202.19	198.97	196.47	194.23	191.96	190.14	188.29	185.62
C-8	247.26	241.37	236.43	232.11	228.46	225.55	222.79	220.26	218.27	216.16	212.95

"C" CONSTRUCTION - SHAPE B

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
C-4	142.06	136.25	131.27	127.03	123.62	120.59	117.85	115.48	113.56	111.52	110.16
C-4.5	154.68	148.42	143.03	138.42	134.79	131.40	128.51	126.03	123.74	121.60	120.04
C-5	168.72	161.95	155.81	150.91	146.96	143.19	139.95	137.43	134.91	132.55	130.78
C-5.5	184.07	176.27	169.89	164.64	160.18	156.27	152.58	149.70	147.09	144.49	142.62
C-6	209.99	201.44	193.87	187.81	182.84	178.20	174.34	170.81	167.97	164.90	162.80
C-6.5	231.13	221.63	213.60	206.77	201.22	196.19	191.68	187.96	184.68	181.57	179.11
C-7	254.36	243.78	234.83	227.41	221.40	215.75	210.93	206.83	203.17	199.82	196.98
C-7.5	292.36	280.30	270.24	261.55	254.56	248.15	242.69	237.90	233.82	229.69	226.74
C-8	335.58	321.79	310.08	300.15	292.23	284.77	278.47	273.08	268.33	263.74	260.29

"C" CONSTRUCTION - SHAPE B

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
C-4	108.57	106.04	104.07	102.01	100.78	99.32	98.09	97.12	96.29	95.51	94.01
C-4.5	118.35	115.56	113.38	111.33	109.74	108.26	106.91	105.88	104.93	104.12	102.46
C-5	128.99	126.06	123.53	121.25	119.49	117.99	116.64	115.35	114.32	113.56	111.60
C-5.5	140.57	137.45	134.70	132.25	130.37	128.59	127.15	125.75	124.66	123.74	121.67
C-6	160.57	156.94	153.80	150.94	148.97	146.95	145.23	143.58	142.28	141.34	138.93
C-6.5	176.59	172.78	169.40	166.03	163.81	161.71	159.68	157.97	156.76	155.52	153.00
C-7	194.42	190.02	186.09	182.67	180.22	177.68	175.73	173.84	172.27	171.05	168.23
C-7.5	223.59	218.56	214.11	210.08	207.13	204.39	202.04	199.82	198.14	196.61	193.59
C-8	256.59	250.74	245.72	241.12	237.86	234.53	231.87	229.54	227.50	225.64	222.13

**SINGLE-FAMILY RESIDENTIAL
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"C" CONSTRUCTION - SHAPE C

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
C-4	146.29	140.33	135.46	131.40	127.58	124.51	121.98	119.83	117.61	115.63	114.17
C-4.5	159.50	152.93	147.58	143.18	139.16	135.77	133.04	130.47	128.40	126.10	124.44
C-5	173.79	166.77	160.93	156.05	151.56	148.12	144.93	142.22	139.81	137.56	135.73
C-5.5	189.43	181.68	175.45	170.07	165.30	161.35	157.95	155.05	152.35	149.82	147.90
C-6	216.31	207.60	200.15	194.21	188.62	184.31	180.46	177.05	174.01	171.23	168.84
C-6.5	238.00	228.19	220.40	213.72	207.70	202.66	198.57	194.79	191.55	188.30	185.78
C-7	261.74	251.19	242.47	235.15	228.43	223.05	218.37	214.30	210.62	207.11	204.30
C-7.5	301.02	288.93	278.82	270.42	262.89	256.58	251.14	246.53	242.20	238.24	235.06
C-8	345.69	331.62	320.07	310.44	301.54	294.55	288.43	282.86	278.09	273.40	269.86

"C" CONSTRUCTION - SHAPE C

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
C-4	112.58	110.20	108.01	106.41	104.86	103.51	102.33	101.32	100.30	99.71	97.60
C-4.5	122.90	120.08	117.84	115.96	114.25	112.79	111.49	110.45	109.35	108.57	106.46
C-5	133.82	130.82	128.51	126.18	124.50	122.94	121.51	120.34	119.20	118.37	115.97
C-5.5	145.88	142.62	139.91	137.64	135.76	134.16	132.46	131.26	130.00	129.10	126.24
C-6	166.61	163.00	159.81	157.07	154.98	153.11	151.29	149.85	148.44	147.57	144.18
C-6.5	183.31	179.36	175.84	172.94	170.55	168.50	166.41	164.79	163.36	162.05	158.68
C-7	201.71	197.29	193.49	190.30	187.69	185.37	183.06	181.39	179.60	178.36	174.65
C-7.5	231.99	226.83	222.48	218.82	215.77	213.00	210.58	208.49	206.55	205.05	200.91
C-8	266.31	260.40	255.26	251.11	247.59	244.57	241.78	239.51	237.29	235.59	230.54

"C" CONSTRUCTION - SHAPE D

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
C-4	150.49	144.51	139.72	135.30	131.79	128.80	126.18	123.71	121.74	119.95	118.23
C-4.5	164.07	157.70	152.30	147.57	143.83	140.33	137.64	134.90	132.68	130.61	128.90
C-5	178.95	171.71	166.01	160.84	156.59	152.93	149.86	147.08	144.73	142.45	140.48
C-5.5	195.03	187.29	180.89	175.34	170.89	166.77	163.48	160.30	157.74	155.27	153.11
C-6	222.59	213.80	206.55	200.13	195.01	190.40	186.71	182.84	179.99	177.30	174.89
C-6.5	245.00	235.15	227.23	220.21	214.55	209.49	205.37	201.22	198.06	195.10	192.29
C-7	269.57	258.72	250.04	242.25	236.06	230.43	225.95	221.49	217.91	214.57	211.67
C-7.5	310.05	297.65	287.53	278.73	271.48	265.10	259.78	254.85	250.62	246.73	243.39
C-8	355.83	341.64	330.02	319.94	311.50	304.20	298.34	292.35	287.76	283.29	279.23

"C" CONSTRUCTION - SHAPE D

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
C-4	116.65	114.24	112.11	110.33	108.73	107.48	106.13	105.24	104.46	103.53	102.31
C-4.5	127.25	124.49	122.30	120.28	118.64	117.26	115.63	114.80	113.87	112.85	111.41
C-5	138.64	135.75	133.28	131.15	129.11	127.70	126.09	125.09	124.08	122.96	121.42
C-5.5	151.24	147.90	145.12	142.96	140.83	139.22	137.59	136.33	135.30	134.22	132.40
C-6	172.58	168.99	165.92	163.23	160.66	158.95	156.99	155.81	154.56	153.28	151.17
C-6.5	189.98	185.88	182.48	179.58	176.79	174.89	172.82	171.29	169.95	168.57	166.34
C-7	208.94	204.55	200.67	197.46	194.68	192.40	190.17	188.57	187.06	185.43	183.00
C-7.5	240.29	235.24	230.88	227.16	223.74	221.38	218.61	216.79	215.11	213.28	210.41
C-8	275.81	270.14	265.10	260.73	256.96	253.92	250.89	248.82	246.95	244.97	241.49

**SINGLE-FAMILY RESIDENTIAL
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE A

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-1	91.48	84.99	80.07	76.38	73.19	70.70	68.62	66.81	65.24	64.11	62.88
D-1.5	100.47	93.26	87.79	83.78	80.41	77.69	75.37	73.37	71.61	70.50	69.08
D-2	110.26	102.43	96.58	92.06	88.43	85.29	82.73	80.50	78.79	77.28	75.86
D-3	121.01	112.45	105.96	101.08	97.01	93.72	90.77	88.44	86.53	84.91	83.36
D-3.5	132.92	123.42	116.40	111.03	106.52	102.84	99.72	97.16	95.00	93.18	91.48
D-4	145.92	135.60	127.73	121.79	116.90	112.77	109.46	106.62	104.32	102.43	100.47
D-4.5	160.18	148.72	140.27	133.83	128.46	123.85	120.24	117.14	114.54	112.35	110.26

"D" CONSTRUCTION - SHAPE A

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	146.84	141.03	136.00	131.96	128.59	125.64	123.33	121.01	119.11	117.40	115.84
D-5.5	161.26	154.90	149.42	144.99	141.21	137.94	135.23	132.92	130.67	128.82	127.15
D-6	185.34	178.23	171.79	166.77	162.40	158.74	155.56	152.89	150.47	148.10	146.16
D-6.5	205.50	197.25	190.43	184.87	179.99	175.93	172.45	169.38	166.62	164.27	162.26
D-7	227.81	218.85	211.09	204.86	199.45	194.98	191.25	187.75	184.72	181.98	179.83
D-7.5	263.97	253.42	244.44	237.25	231.00	225.85	221.53	217.36	214.15	210.87	208.19

"D" CONSTRUCTION - SHAPE A

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	114.57	112.19	110.26	108.64	107.12	105.96	104.70	103.84	103.17	102.43	101.08
D-5.5	125.81	123.24	121.01	119.43	117.73	116.28	115.06	114.02	113.27	112.45	111.03
D-6	144.66	141.66	139.24	137.17	135.27	133.73	132.30	131.19	130.33	129.32	127.70
D-6.5	160.51	157.00	154.26	152.04	150.13	148.31	146.64	145.45	144.42	143.30	141.53
D-7	177.79	174.03	170.93	168.59	166.23	164.36	162.58	161.19	160.12	158.74	156.81
D-7.5	205.90	201.63	198.19	195.42	192.59	190.34	188.24	186.71	185.41	183.96	181.69

"D" CONSTRUCTION - SHAPE A

Class	1300	1400	1500	1600	1700	1800	2000	2200	2400	2600	2800
D-8	268.35	263.52	259.14	255.18	252.18	249.43	244.10	239.95	237.33	233.41	230.48
D-8.5	321.44	315.57	310.24	305.62	302.02	298.43	292.29	287.38	284.06	279.30	276.03
D-9	457.38	449.03	441.66	435.09	429.81	424.92	415.94	408.66	404.45	397.67	392.91
D-9.5	679.00	666.72	655.79	645.82	638.08	630.92	617.66	607.19	600.42	590.40	583.17
D-10	809.02	794.28	781.20	769.69	760.46	751.85	736.07	723.81	715.36	703.52	695.04

"D" CONSTRUCTION - SHAPE A

Class	3000	3200	3400	3600	3800	4000	4200	4400	4600	4800	5000
D-8	228.07	226.18	224.57	222.77	221.29	220.37	219.35	218.41	217.92	216.81	216.48
D-8.5	273.16	270.89	268.85	266.92	264.79	263.54	262.66	261.38	260.76	259.59	259.34
D-9	388.87	385.55	382.76	379.79	376.79	374.96	373.88	371.93	371.25	369.51	368.85
D-9.5	577.32	572.42	568.26	563.77	559.59	556.84	555.02	552.29	551.12	548.64	547.87
D-10	687.92	682.12	677.11	672.06	666.82	663.60	661.27	658.34	654.51	653.77	652.93

**SINGLE-FAMILY RESIDENTIAL
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE B

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-1	93.37	86.74	81.79	77.77	74.65	72.13	69.92	68.44	66.76	65.46	64.16
D-1.5	102.59	95.26	89.78	85.33	81.94	79.33	76.98	74.93	73.17	72.00	70.53
D-2	112.57	104.52	98.60	93.81	90.00	87.03	84.43	82.52	80.47	78.91	77.35
D-3	123.66	114.93	108.37	102.84	98.87	95.59	92.66	90.55	88.41	86.72	85.05
D-3.5	135.72	126.06	118.89	112.98	108.60	105.01	101.75	99.39	97.08	95.23	93.37
D-4	149.16	138.40	130.54	124.14	119.17	115.27	111.79	109.04	106.49	104.49	102.59
D-4.5	163.67	151.89	143.29	136.33	130.85	126.60	122.72	119.76	116.90	114.60	112.57

"D" CONSTRUCTION - SHAPE B

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	149.46	143.61	138.88	134.62	131.44	128.41	125.81	123.56	121.83	119.92	118.36
D-5.5	164.07	157.61	152.37	147.76	144.28	140.99	138.33	135.72	133.85	131.60	129.93
D-6	188.87	181.35	175.25	170.05	165.84	162.22	158.92	156.21	153.82	151.40	149.57
D-6.5	209.25	201.07	194.21	188.41	184.01	179.64	176.09	173.04	170.58	167.79	165.72
D-7	231.92	222.84	215.35	208.93	203.84	199.14	195.34	191.76	189.02	186.01	183.50
D-7.5	268.72	258.13	249.41	242.02	236.15	230.63	226.26	222.18	218.49	215.26	212.69

"D" CONSTRUCTION - SHAPE B

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	117.10	114.60	112.67	111.05	109.88	108.60	107.37	106.49	105.68	105.01	103.71
D-5.5	128.57	125.96	123.66	122.05	120.70	119.38	117.90	116.90	116.01	115.27	113.86
D-6	147.95	144.93	142.21	140.40	138.73	137.10	135.72	134.55	133.60	132.77	131.11
D-6.5	163.90	160.53	157.80	155.51	153.81	151.98	150.41	149.12	147.95	146.96	145.20
D-7	181.65	178.02	174.80	172.38	170.47	168.54	166.78	165.20	163.90	162.87	161.03
D-7.5	210.57	206.15	202.54	199.78	197.52	195.34	193.13	191.51	189.86	188.73	186.48

"D" CONSTRUCTION - SHAPE B

Class	1300	1400	1500	1600	1700	1800	2000	2200	2400	2600	2800
D-8	274.09	269.02	264.53	260.56	257.44	254.84	249.71	245.18	242.01	239.12	236.34
D-8.5	328.03	322.15	316.68	312.17	308.28	305.00	299.06	293.58	289.62	286.26	282.80
D-9	467.20	458.49	450.92	444.35	438.86	434.26	425.66	418.03	412.26	407.56	402.48
D-9.5	693.64	680.94	669.72	659.56	651.82	644.60	632.13	620.74	612.22	605.04	597.70
D-10	826.57	811.25	797.90	786.17	776.60	768.21	753.10	739.75	729.65	721.11	712.42

"D" CONSTRUCTION - SHAPE B

Class	3000	3200	3400	3600	3800	4000	4200	4400	4600	4800	5000
D-8	233.97	231.84	230.05	228.67	226.77	225.80	225.01	224.08	223.45	222.63	222.10
D-8.5	279.97	277.43	275.28	273.66	271.71	270.35	269.34	268.28	267.63	266.60	265.83
D-9	398.55	395.02	391.96	389.44	386.52	384.85	383.37	381.87	380.80	379.40	378.60
D-9.5	591.80	586.36	582.14	578.48	573.87	571.25	569.28	566.87	565.57	563.29	562.19
D-10	705.13	699.70	693.41	689.19	684.13	680.89	678.67	675.54	673.95	671.46	670.04

**SINGLE-FAMILY RESIDENTIAL
CONVENTIONAL TYPE
SQUARE FOOT COST TABLES**

"D" CONSTRUCTION - SHAPE C

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-1	95.57	88.66	83.62	78.96	76.00	73.65	71.43	69.74	68.08	66.81	65.78
D-1.5	105.02	97.39	91.73	86.76	83.62	80.86	78.49	76.47	74.80	73.37	72.14
D-2	115.09	107.03	100.68	95.29	91.73	88.66	86.10	83.89	82.17	80.50	79.29
D-3	126.37	117.41	110.61	104.61	100.68	97.26	94.64	92.25	90.31	88.44	86.97
D-3.5	138.92	128.98	121.56	114.96	110.57	106.94	103.74	101.28	99.09	97.16	95.57
D-4	152.45	141.52	133.34	126.08	121.32	117.39	113.88	111.07	108.90	106.62	104.97
D-4.5	167.31	155.57	146.40	138.46	133.31	128.79	125.20	122.05	119.56	117.13	115.09

"D" CONSTRUCTION - SHAPE C

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	152.20	146.40	141.44	137.40	133.96	131.29	128.70	126.37	124.41	122.82	121.28
D-5.5	167.21	160.73	155.28	150.83	147.00	144.14	141.32	138.92	136.55	134.93	133.24
D-6	192.15	184.98	178.63	173.53	169.26	165.84	162.55	159.71	157.03	155.01	153.22
D-6.5	213.03	204.97	198.00	192.39	187.66	183.66	180.20	177.02	174.15	171.95	169.83
D-7	236.17	227.08	219.51	213.15	207.80	203.63	199.66	196.22	193.02	190.52	188.30
D-7.5	273.44	263.03	260.35	246.97	240.83	236.03	231.44	227.35	226.77	220.72	218.04

"D" CONSTRUCTION - SHAPE C

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	119.88	117.60	115.69	113.86	112.55	111.34	110.31	109.35	108.54	107.82	106.49
D-5.5	131.63	129.05	126.90	125.11	123.59	122.35	121.19	119.94	119.13	118.38	116.86
D-6	151.42	148.62	146.06	143.94	142.22	140.62	139.30	138.04	137.07	136.19	134.42
D-6.5	167.79	164.63	161.82	159.56	157.65	155.99	154.55	152.87	151.92	150.93	149.03
D-7	186.04	182.53	179.45	176.70	174.67	172.81	171.23	169.53	168.36	167.38	165.17
D-7.5	215.49	211.37	207.80	204.82	202.27	200.06	198.23	196.27	195.14	193.80	191.35

"D" CONSTRUCTION - SHAPE C

Class	1300	1400	1500	1600	1700	1800	2000	2200	2400	2600	2800
D-8	280.27	275.24	271.39	267.19	263.60	260.73	256.03	251.68	248.12	244.95	242.41
D-8.5	335.68	329.58	324.78	319.78	315.71	312.29	306.48	301.43	297.09	293.34	290.31
D-9	477.73	469.03	462.26	455.09	449.53	444.52	436.30	428.95	422.90	417.43	413.26
D-9.5	709.47	696.64	686.69	675.71	667.33	660.13	647.86	637.08	627.75	620.20	613.56
D-10	845.20	829.96	818.11	805.26	795.21	786.59	771.88	758.90	748.47	739.09	731.15

"D" CONSTRUCTION - SHAPE C

Class	3000	3200	3400	3600	3800	4000	4200	4400	4600	4800	5000
D-8	240.20	237.91	236.40	234.86	232.96	231.94	230.99	230.10	229.44	228.65	228.06
D-8.5	287.56	284.85	282.90	281.12	278.98	277.81	276.69	275.31	274.74	273.61	273.13
D-9	409.37	405.71	402.57	400.14	396.92	395.41	393.66	392.06	390.92	389.39	388.89
D-9.5	609.69	602.13	597.78	593.98	589.49	586.76	584.43	582.24	580.62	578.25	577.32
D-10	724.47	717.29	712.53	707.94	702.38	699.50	696.59	693.53	691.68	689.02	687.92

**SINGLE-FAMILY RESIDENTIAL
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE D

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-1	97.79	90.77	85.21	80.86	77.80	75.26	73.11	71.40	69.81	68.57	67.32
D-1.5	107.33	99.72	93.43	88.67	85.37	82.64	80.33	78.39	76.57	75.35	73.90
D-2	117.77	109.40	102.71	97.41	93.84	90.62	88.11	86.03	84.26	82.64	81.07
D-3	129.47	120.24	112.73	106.94	102.87	99.55	96.77	94.49	92.33	90.71	89.14
D-3.5	142.13	131.88	123.81	117.44	113.04	109.35	106.33	103.69	101.48	99.65	97.91
D-4	155.91	144.85	135.84	128.85	124.19	120.03	116.64	113.85	111.56	109.37	107.34
D-4.5	171.38	159.14	148.97	141.45	136.38	131.78	128.25	125.03	122.42	120.10	117.89

"D" CONSTRUCTION - SHAPE D

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	155.21	149.52	144.57	140.62	137.29	134.27	131.78	129.56	127.67	126.01	124.36
D-5.5	170.47	164.14	158.76	154.35	150.77	147.58	144.66	142.27	140.27	138.39	136.53
D-6	196.09	188.96	182.67	177.60	173.42	169.55	166.45	163.39	161.28	159.04	157.04
D-6.5	217.26	209.35	202.36	196.86	192.16	187.92	184.40	181.36	178.67	176.48	174.14
D-7	240.77	232.02	224.33	218.05	212.87	208.21	204.35	200.85	198.14	195.44	193.01
D-7.5	278.99	268.84	259.82	252.68	246.63	241.30	236.86	232.83	229.56	226.44	223.52

"D" CONSTRUCTION - SHAPE D

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	122.98	120.74	118.67	117.14	115.75	114.54	113.38	112.52	111.71	110.95	109.46
D-5.5	135.04	132.52	130.33	128.61	127.06	125.79	124.41	123.53	122.58	121.73	120.26
D-6	155.45	152.45	149.84	147.98	146.08	144.58	143.09	142.14	141.03	140.02	138.19
D-6.5	172.29	168.93	166.16	163.94	161.94	160.25	158.73	157.43	156.31	155.31	153.35
D-7	190.86	187.17	184.21	181.72	179.47	177.55	175.78	174.60	173.16	172.11	169.83
D-7.5	222.41	217.04	213.32	210.65	208.01	205.69	203.76	202.08	200.64	199.12	196.85

"D" CONSTRUCTION - SHAPE D

Class	1300	1400	1500	1600	1700	1800	2000	2200	2400	2600	2800
D-8	286.52	281.63	277.08	273.49	270.22	267.94	262.72	258.37	254.95	251.93	249.40
D-8.5	343.02	337.03	331.78	327.54	323.39	320.75	314.59	309.40	305.28	301.52	298.41
D-9	488.15	479.95	472.22	466.07	460.49	456.53	447.80	440.11	434.50	429.31	424.90
D-9.5	725.02	712.60	701.23	692.01	683.66	677.70	665.13	653.77	645.49	637.33	630.87
D-10	863.83	849.30	835.43	825.01	814.81	807.71	792.21	779.03	768.90	759.52	751.78

"D" CONSTRUCTION - SHAPE D

Class	3000	3200	3400	3600	3800	4000	4200	4400	4600	4800	5000
D-8	246.88	244.93	242.97	241.30	239.54	238.56	237.63	236.58	235.91	234.99	234.66
D-8.5	295.52	293.18	291.03	289.01	286.91	285.64	284.45	283.28	282.57	281.40	280.92
D-9	420.88	417.37	414.22	411.49	408.35	406.44	404.84	403.16	402.16	400.53	399.76
D-9.5	624.77	619.76	615.04	610.81	606.13	603.43	601.35	598.86	597.47	594.72	593.87
D-10	744.60	738.79	732.78	727.94	722.38	719.03	716.73	713.52	711.77	708.93	707.74

AH 531.21

SINGLE-FAMILY RESIDENTIAL

MODERN TYPE

SQUARE FOOT AREA COST TABLES

All quality class building specifications, information, and photographs
are published in AH 531A, located on the [BOE website](#).

**SINGLE-FAMILY RESIDENTIAL
PRE-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE A

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	140.78	134.85	129.99	125.81	122.51	119.57	117.01	114.66	112.88	111.11	109.72
D-5.5	154.86	148.34	143.01	138.44	134.75	131.53	128.69	126.04	124.20	122.26	120.75
D-6	178.35	170.97	164.75	159.48	155.38	151.59	148.30	145.27	143.07	140.89	138.92
D-6.5	198.14	189.81	183.04	177.11	172.45	168.26	164.56	161.47	158.92	156.48	154.37
D-7	219.98	210.60	203.14	196.58	191.45	186.94	182.79	179.15	176.38	173.75	171.33
D-7.5	255.33	244.50	235.73	228.23	222.13	216.88	212.23	207.94	204.84	201.54	198.90
D-8	298.53	286.12	275.71	266.88	259.83	253.69	248.17	243.33	239.58	235.94	232.63
D-8.5	342.12	327.89	315.97	305.82	297.88	290.73	284.43	278.80	274.48	270.30	266.49
D-9	466.10	446.57	430.46	416.57	405.69	396.05	387.51	379.80	374.03	368.19	363.15
D-9.5	666.99	639.08	615.97	596.13	580.49	566.57	554.44	543.31	535.15	527.04	519.57
D-10	767.04	734.97	708.20	685.47	667.58	651.65	637.55	624.86	615.38	606.08	597.60

"D" CONSTRUCTION - SHAPE A

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	108.28	105.78	103.93	102.28	100.91	99.73	98.77	97.86	97.01	96.31	95.02
D-5.5	119.17	116.43	114.47	112.57	110.98	109.59	108.69	107.61	106.65	105.89	104.53
D-6	137.29	134.16	131.88	129.71	127.93	126.20	125.14	124.06	122.96	122.09	120.43
D-6.5	152.50	148.96	146.45	144.05	141.88	140.25	138.91	137.82	136.45	135.63	133.80
D-7	169.10	165.46	162.64	159.81	157.70	155.70	154.37	152.96	151.64	150.47	148.43
D-7.5	196.44	192.09	188.72	185.53	183.02	180.78	179.07	177.48	176.00	174.81	172.38
D-8	229.79	224.57	220.72	216.95	213.96	211.41	209.46	207.69	205.79	204.36	201.51
D-8.5	263.42	257.35	252.92	248.71	245.26	242.24	239.97	237.90	235.84	234.26	230.95
D-9	358.85	350.55	344.71	338.77	334.13	329.93	326.92	324.17	321.23	319.13	314.62
D-9.5	513.28	501.69	493.08	484.70	478.01	472.09	467.84	463.95	459.70	456.55	450.16
D-10	590.37	576.95	566.91	557.41	549.74	542.90	538.03	533.52	528.64	525.08	517.70

"D" CONSTRUCTION - SHAPE A

Class	4200	4400	4600	5000
D-6	118.68	118.45	117.59	116.43
D-6.5	132.58	131.52	130.59	129.32
D-7	147.08	145.89	144.91	143.45
D-7.5	170.81	169.45	168.27	166.58
D-8	201.54	199.93	198.54	196.55
D-8.5	228.87	227.01	225.45	223.18
D-9	311.78	309.28	307.11	304.05
D-9.5	446.11	442.55	439.42	435.06
D-10	513.04	508.94	505.36	500.30

**SINGLE-FAMILY RESIDENTIAL
PRE-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE B

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	143.57	137.58	132.42	128.40	124.89	121.95	119.58	117.27	115.31	113.62	112.09
D-5.5	157.89	151.24	145.71	141.30	137.32	134.05	131.56	128.99	126.92	125.06	123.39
D-6	181.90	174.38	167.76	162.78	158.31	154.50	151.62	148.75	146.40	144.14	142.15
D-6.5	202.07	193.61	186.23	180.70	175.75	171.58	168.29	164.96	162.47	159.97	157.90
D-7	224.28	214.87	206.86	200.59	195.15	190.58	186.96	183.22	180.20	177.63	175.37
D-7.5	260.21	249.43	240.06	232.91	226.60	221.13	216.99	212.64	209.41	206.09	203.42
D-8	304.36	291.64	280.91	272.35	264.92	258.71	253.73	248.76	244.81	241.13	237.87
D-8.5	348.80	334.24	321.87	312.17	303.51	296.45	290.78	285.01	280.42	276.33	272.64
D-9	475.25	455.38	438.49	425.28	413.55	403.95	396.10	388.28	382.06	376.43	371.40
D-9.5	680.12	651.45	627.54	608.44	591.76	577.94	566.65	555.60	546.76	538.67	531.44
D-10	782.06	749.18	721.64	699.74	680.51	664.76	651.76	638.90	628.78	619.49	611.04

"D" CONSTRUCTION - SHAPE B

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	110.69	108.35	106.59	105.00	103.54	102.29	101.31	100.32	99.50	98.78	97.71
D-5.5	121.73	119.24	117.27	115.31	113.78	112.58	111.37	110.40	109.49	108.70	107.46
D-6	140.39	137.33	135.12	133.05	131.34	129.73	128.35	127.14	126.10	125.18	123.87
D-6.5	155.86	152.61	150.09	147.69	145.71	144.06	142.49	141.22	140.05	138.92	137.53
D-7	173.04	169.26	166.62	163.94	161.70	159.84	158.27	156.66	155.53	154.39	152.73
D-7.5	200.80	196.49	193.38	190.42	187.72	185.59	183.71	181.88	180.41	179.09	177.13
D-8	234.98	229.94	226.20	222.74	219.58	216.98	214.95	212.81	211.06	209.49	207.26
D-8.5	269.10	263.49	259.25	255.24	251.70	248.76	246.27	243.85	241.88	240.01	237.53
D-9	366.69	359.01	353.32	347.68	342.86	338.82	335.46	332.22	329.52	326.96	323.60
D-9.5	524.78	513.56	505.26	497.63	490.72	484.79	480.11	475.36	471.55	467.90	463.12
D-10	603.48	590.61	581.10	572.20	564.22	557.50	552.04	546.73	542.23	538.12	532.50

"D" CONSTRUCTION - SHAPE B

Class	4200	4400	4600	5000
D-6	122.76	121.76	120.93	119.72
D-6.5	136.29	135.21	134.27	132.91
D-7	151.35	150.15	149.09	147.60
D-7.5	175.52	174.13	172.91	171.20
D-8	205.44	203.78	202.37	200.32
D-8.5	235.73	232.79	231.02	229.42
D-9	320.71	318.13	315.92	312.73
D-9.5	458.91	457.34	454.13	449.59
D-10	527.72	523.45	521.83	516.63

**SINGLE-FAMILY RESIDENTIAL
PRE-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE C

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	145.84	139.93	134.88	130.80	127.28	124.53	121.94	119.79	117.59	116.03	114.55
D-5.5	160.44	153.89	148.36	143.87	140.10	137.09	134.05	131.72	129.41	127.68	125.98
D-6	184.89	177.32	171.03	165.83	161.38	157.89	154.49	151.76	148.98	147.11	145.12
D-6.5	205.32	196.93	189.84	184.15	179.16	175.23	171.56	168.54	165.53	163.38	161.18
D-7	227.87	218.57	210.78	204.45	198.91	194.59	190.56	187.10	183.77	181.44	178.96
D-7.5	264.47	253.67	244.63	237.10	230.99	225.94	221.10	217.09	213.25	210.51	207.72
D-8	309.40	296.75	286.25	277.47	270.24	264.20	258.70	253.82	249.54	246.24	242.98
D-8.5	354.54	340.07	327.99	317.88	309.70	302.72	296.43	290.92	285.98	282.15	278.38
D-9	482.95	463.29	446.85	433.15	421.88	412.42	403.87	396.33	389.52	384.32	379.38
D-9.5	691.05	662.86	639.40	619.80	603.66	590.14	577.89	567.21	557.40	549.90	542.77
D-10	794.66	762.28	735.35	712.79	694.30	678.66	664.70	652.15	641.00	632.38	624.18

"D" CONSTRUCTION - SHAPE C

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	110.50	108.43	106.59	104.41	103.65	102.70	101.75	100.88	99.96	99.32	98.25
D-5.5	124.53	121.94	119.96	117.26	116.45	115.23	114.28	113.22	112.07	111.41	110.18
D-6	143.61	140.47	138.13	135.11	134.17	132.87	131.53	130.48	129.22	128.50	126.89
D-6.5	159.33	155.97	153.44	150.07	148.97	147.47	146.23	144.93	143.31	142.64	140.89
D-7	176.93	173.23	170.31	166.61	165.47	163.77	162.25	161.04	159.33	158.27	156.41
D-7.5	205.37	201.07	197.48	193.36	192.11	189.96	188.29	186.73	184.90	183.77	181.58
D-8	240.24	235.21	231.16	226.19	224.58	222.27	220.21	218.35	216.19	214.97	214.12
D-8.5	275.26	269.54	264.93	259.21	257.37	254.71	252.36	250.30	247.72	246.34	243.33
D-9	374.90	367.16	360.90	353.30	350.59	347.00	343.91	340.90	337.39	335.48	331.45
D-9.5	536.52	525.41	516.52	505.23	501.74	496.53	491.93	487.80	482.86	480.22	474.28
D-10	616.96	604.13	593.97	592.68	576.99	571.03	565.71	560.93	555.31	552.17	545.28

"D" CONSTRUCTION - SHAPE C

Class	4200	4400	4600	5000
D-6	125.76	124.73	123.84	122.63
D-6.5	138.83	137.69	136.73	135.34
D-7	154.97	153.75	152.68	151.15
D-7.5	179.92	178.49	177.26	175.46
D-8	212.24	210.58	209.10	207.02
D-8.5	241.14	239.22	237.56	235.15
D-9	328.50	325.84	323.57	320.31
D-9.5	469.99	466.23	462.96	458.37
D-10	540.37	536.02	532.31	526.97

**SINGLE-FAMILY RESIDENTIAL
PRE-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE D

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	148.23	142.19	137.60	133.37	130.06	127.04	124.56	122.48	120.35	118.64	117.26
D-5.5	162.93	156.47	151.26	146.64	143.08	139.80	137.11	134.70	132.44	130.57	128.96
D-6	187.88	180.20	174.39	168.99	164.90	161.16	157.97	155.25	152.70	150.44	148.74
D-6.5	208.55	200.23	193.64	187.67	183.13	178.92	175.35	172.42	169.54	167.20	164.95
D-7	231.58	222.31	215.00	208.30	203.18	198.58	194.63	191.43	188.13	185.57	183.20
D-7.5	268.75	257.87	249.42	241.75	235.95	230.39	225.98	222.04	218.32	215.31	212.62
D-8	314.27	301.80	291.67	282.75	275.89	269.59	264.26	259.77	255.48	251.85	248.73
D-8.5	360.17	345.91	334.24	324.07	316.19	308.89	302.82	297.64	292.73	288.47	285.00
D-9	490.61	471.14	455.33	441.38	430.78	420.83	412.57	405.57	398.79	393.18	388.23
D-9.5	702.06	674.38	651.65	631.58	616.38	602.16	590.28	580.36	570.58	562.45	555.59
D-10	807.38	775.49	749.31	726.40	708.83	692.40	678.84	667.35	656.18	646.96	638.84

"D" CONSTRUCTION - SHAPE D

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	115.80	113.45	111.67	109.86	108.52	107.17	106.24	105.42	104.54	103.90	102.52
D-5.5	127.33	124.88	122.76	120.94	119.31	117.87	116.76	115.96	115.02	114.29	112.77
D-6	146.89	143.87	141.35	139.34	137.57	135.88	134.62	133.63	132.51	131.76	129.86
D-6.5	163.03	159.73	157.20	154.72	152.75	150.90	149.56	148.31	147.11	146.24	144.26
D-7	180.98	177.30	174.39	171.84	169.74	167.46	166.04	164.60	163.38	162.46	160.22
D-7.5	210.18	205.81	202.36	199.41	196.81	194.46	192.76	191.09	189.65	188.33	185.82
D-8	245.83	240.62	236.75	233.25	230.20	227.38	225.40	223.52	221.74	220.31	217.52
D-8.5	281.60	275.76	271.28	267.18	263.75	260.62	258.30	256.21	254.09	252.42	249.26
D-9	383.65	375.67	369.57	364.09	359.27	355.06	351.97	348.98	346.21	343.98	339.54
D-9.5	549.08	537.56	528.90	520.90	514.23	507.92	503.67	499.40	495.38	492.08	485.91
D-10	631.38	618.19	608.21	605.53	591.27	584.15	579.05	574.28	569.62	565.91	558.62

"D" CONSTRUCTION - SHAPE D

Class	4200	4400	4600	5000
D-6	128.70	127.68	126.77	125.51
D-6.5	142.94	141.80	140.84	139.38
D-7	158.82	156.97	155.36	153.79
D-7.5	184.18	182.68	181.43	179.61
D-8	215.58	213.86	212.36	210.25
D-8.5	239.52	237.60	235.91	233.56
D-9	336.49	333.75	331.45	328.11
D-9.5	480.14	476.36	473.05	468.38
D-10	553.61	549.17	545.35	539.79

**SINGLE-FAMILY RESIDENTIAL
POST-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE A

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	146.41	140.24	135.21	130.85	127.41	124.36	121.72	119.25	117.41	115.58	114.11
D-5.5	161.04	154.29	148.75	143.98	140.16	136.81	133.85	131.11	129.18	127.13	125.60
D-6	185.49	177.81	171.37	165.88	161.60	157.68	154.24	151.07	148.80	146.52	144.48
D-6.5	206.09	197.41	190.37	184.21	179.37	175.00	171.19	167.94	165.28	162.74	160.55
D-7	228.79	219.04	211.27	204.47	199.14	194.42	190.14	186.33	183.44	180.71	178.20
D-7.5	265.56	254.32	245.16	237.37	231.03	225.58	220.73	216.26	213.02	209.62	206.87
D-8	310.52	297.60	286.77	277.57	270.24	263.84	258.13	253.08	249.17	245.39	241.98
D-8.5	355.83	341.01	328.63	318.07	309.82	302.38	295.83	289.96	285.50	281.13	277.16
D-9	484.79	464.48	447.69	433.25	421.96	411.92	403.04	395.04	389.00	382.94	377.71
D-9.5	693.72	664.68	640.64	620.04	603.76	589.26	576.67	565.09	556.59	548.16	540.40
D-10	797.78	764.42	736.56	712.96	694.33	677.76	663.11	649.92	640.02	630.37	621.55

"D" CONSTRUCTION - SHAPE A

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	112.63	110.03	108.09	106.36	104.94	103.71	102.72	101.78	100.91	100.18	98.82
D-5.5	123.93	121.11	119.06	117.07	115.43	113.98	113.03	111.94	110.92	110.13	108.73
D-6	142.80	139.53	137.18	134.90	133.06	131.26	130.16	129.03	127.88	127.01	125.27
D-6.5	158.63	154.91	152.34	149.80	147.54	145.90	144.47	143.32	141.92	141.05	139.15
D-7	175.87	172.08	169.16	166.21	164.02	161.93	160.55	159.09	157.70	156.51	154.39
D-7.5	204.29	199.79	196.30	192.97	190.35	188.04	186.27	184.58	183.06	181.81	179.28
D-8	239.01	233.57	229.57	225.65	222.53	219.86	217.87	216.02	214.03	212.56	209.59
D-8.5	273.97	267.68	263.06	258.67	255.10	251.93	249.59	247.44	245.29	243.64	240.21
D-9	373.23	364.61	358.52	352.35	347.53	343.14	340.02	337.16	334.10	331.90	327.23
D-9.5	533.84	521.79	512.83	504.11	497.17	491.00	486.57	482.54	478.12	474.85	468.22
D-10	614.03	600.07	589.61	579.75	571.77	564.65	559.59	554.90	549.81	546.13	538.43

"D" CONSTRUCTION - SHAPE A

Class	4200	4400	4600	5000
D-6	123.42	123.18	122.29	121.11
D-6.5	137.89	136.79	135.84	134.49
D-7	152.97	151.75	150.72	149.21
D-7.5	177.68	176.24	175.02	173.25
D-8	209.62	207.95	206.49	204.42
D-8.5	238.04	236.12	234.50	232.13
D-9	324.27	321.68	319.42	316.23
D-9.5	463.98	460.27	457.04	452.49
D-10	533.59	529.33	525.61	520.34

**SINGLE-FAMILY RESIDENTIAL
POST-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE B

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	149.32	143.08	137.70	133.53	129.88	126.85	124.36	121.95	119.93	118.15	116.58
D-5.5	164.20	157.27	151.52	146.95	142.82	139.42	136.83	134.13	132.00	130.07	128.34
D-6	189.18	181.36	174.48	169.29	164.64	160.67	157.69	154.69	152.26	149.90	147.84
D-6.5	210.16	201.35	193.67	187.92	182.77	178.45	175.01	171.57	168.97	166.36	164.21
D-7	233.23	223.46	215.13	208.62	202.94	198.18	194.43	190.55	187.42	184.75	182.37
D-7.5	270.64	259.41	249.67	242.20	235.67	229.96	225.69	221.14	217.76	214.34	211.57
D-8	316.54	303.30	292.13	283.24	275.53	269.07	263.87	258.69	254.59	250.76	247.41
D-8.5	362.75	347.60	334.73	324.64	315.65	308.30	302.40	296.41	291.64	287.40	283.54
D-9	494.25	473.57	456.03	442.29	430.09	420.12	411.94	403.80	397.34	391.48	386.26
D-9.5	707.30	677.50	652.65	632.77	615.41	601.06	589.31	577.82	568.63	560.23	552.69
D-10	813.34	779.15	750.51	727.72	707.74	691.35	677.82	664.43	653.90	644.25	635.48

"D" CONSTRUCTION - SHAPE B

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	115.11	112.69	110.84	109.19	107.67	106.36	105.36	104.33	103.46	102.73	101.60
D-5.5	126.60	124.01	121.95	119.93	118.35	117.10	115.82	114.81	113.87	113.04	111.71
D-6	146.03	142.83	140.53	138.35	136.59	134.92	133.48	132.22	131.15	130.18	128.81
D-6.5	162.09	158.70	156.09	153.59	151.52	149.81	148.19	146.85	145.66	144.47	143.03
D-7	179.98	176.05	173.31	170.52	168.17	166.23	164.60	162.94	161.76	160.56	158.85
D-7.5	208.82	204.35	201.12	198.04	195.24	192.99	191.05	189.14	187.61	186.28	184.22
D-8	244.38	239.15	235.24	231.65	228.36	225.67	223.55	221.34	219.50	217.88	215.56
D-8.5	279.88	274.03	269.60	265.44	261.76	258.69	256.12	253.60	251.55	249.61	247.01
D-9	381.36	373.36	367.43	361.58	356.57	352.37	348.86	345.51	342.71	340.05	336.54
D-9.5	545.77	534.11	525.46	517.53	510.33	504.15	499.30	494.36	490.39	486.62	481.64
D-10	627.60	614.22	604.34	595.07	586.77	579.79	574.12	568.58	563.91	559.66	553.78

"D" CONSTRUCTION - SHAPE B

Class	4200	4400	4600	5000
D-6	127.67	126.63	125.76	124.51
D-6.5	141.74	140.61	139.62	138.23
D-7	157.39	156.16	155.07	153.51
D-7.5	182.55	181.09	179.81	178.06
D-8	213.64	211.95	210.46	208.35
D-8.5	245.15	242.11	240.24	238.58
D-9	333.52	330.86	328.55	325.24
D-9.5	477.28	475.62	472.30	467.56
D-10	548.83	544.40	542.71	537.28

**SINGLE-FAMILY RESIDENTIAL
POST-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE C

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	151.68	145.55	140.30	136.05	132.40	129.52	126.85	124.60	122.29	120.69	119.14
D-5.5	166.88	160.05	154.32	149.64	145.71	142.57	139.43	137.00	134.60	132.80	131.04
D-6	192.29	184.44	177.91	172.48	167.87	164.23	160.69	157.86	154.95	153.04	150.95
D-6.5	213.56	204.84	197.45	191.55	186.35	182.26	178.46	175.32	172.19	169.95	167.65
D-7	237.02	227.32	219.25	212.64	206.90	202.43	198.19	194.62	191.15	188.74	186.15
D-7.5	275.07	263.86	254.46	246.63	240.27	235.03	229.98	225.81	221.81	218.96	216.07
D-8	321.80	308.66	297.75	288.62	281.08	274.82	269.10	264.00	259.56	256.12	252.75
D-8.5	368.78	353.72	341.16	330.64	322.14	314.88	308.32	302.60	297.44	293.49	289.55
D-9	502.36	481.90	464.78	450.52	438.84	428.97	420.09	412.26	405.17	399.75	394.60
D-9.5	718.81	689.46	665.07	644.70	627.89	613.83	601.10	589.97	579.76	571.97	564.55
D-10	826.55	792.87	764.87	741.42	722.19	705.89	691.40	678.34	666.73	657.78	649.24

"D" CONSTRUCTION - SHAPE C

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	114.92	112.77	110.88	108.60	107.83	106.83	105.84	104.93	103.98	103.31	102.18
D-5.5	129.52	126.85	124.77	121.97	121.13	119.86	118.86	117.78	116.58	115.89	114.62
D-6	149.39	146.12	143.67	140.53	139.57	138.20	136.81	135.71	134.42	133.67	131.98
D-6.5	165.74	162.24	159.62	156.11	154.94	153.40	152.09	150.77	149.06	148.38	146.54
D-7	184.03	180.18	177.13	173.32	172.10	170.33	168.77	167.49	165.74	164.64	162.69
D-7.5	213.60	209.14	205.40	201.13	199.83	197.61	195.86	194.26	192.30	191.15	188.86
D-8	249.89	244.65	240.45	235.25	233.59	231.20	229.05	227.15	224.87	223.61	222.72
D-8.5	286.31	280.38	275.58	269.61	267.71	264.96	262.49	260.34	257.68	256.23	253.10
D-9	389.95	381.91	375.37	367.45	364.66	360.94	357.71	354.60	350.93	348.95	344.76
D-9.5	558.00	546.48	537.20	525.46	521.83	516.43	511.64	507.36	502.21	499.47	493.29
D-10	641.69	628.35	617.77	616.43	600.11	593.91	588.37	583.40	577.56	574.30	567.14

"D" CONSTRUCTION - SHAPE C

Class	4200	4400	4600	5000
D-6	130.77	129.72	128.81	127.57
D-6.5	144.41	143.21	142.19	140.79
D-7	161.18	159.91	158.77	157.21
D-7.5	187.10	185.65	184.35	182.49
D-8	220.74	219.02	217.51	215.33
D-8.5	250.83	248.81	247.09	244.59
D-9	341.64	338.89	336.54	333.14
D-9.5	488.82	484.91	481.53	476.73
D-10	562.04	557.51	553.63	548.09

**SINGLE-FAMILY RESIDENTIAL
POST-1990 MODERN TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE D

Class	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700
D-5	154.18	147.89	143.12	138.70	135.29	132.15	129.58	127.39	125.18	123.40	121.97
D-5.5	169.48	162.74	157.32	152.53	148.84	145.41	142.61	140.11	137.75	135.83	134.14
D-6	195.42	187.44	181.41	175.77	171.52	167.63	164.30	161.48	158.86	156.48	154.70
D-6.5	216.94	208.26	201.41	195.20	190.47	186.10	182.38	179.34	176.34	173.93	171.58
D-7	240.87	231.26	223.63	216.67	211.34	206.55	202.44	199.14	195.69	193.01	190.56
D-7.5	279.52	268.21	259.45	251.45	245.42	239.64	235.06	230.95	227.08	223.95	221.16
D-8	326.89	313.93	303.39	294.10	286.97	280.41	274.89	270.20	265.75	261.95	258.71
D-8.5	374.65	359.80	347.68	337.09	328.89	321.30	314.95	309.57	304.47	300.06	296.45
D-9	510.31	490.05	473.60	459.11	448.08	437.72	429.14	421.85	414.79	408.96	403.82
D-9.5	730.21	701.41	677.76	656.89	641.08	626.28	613.94	603.63	593.47	584.99	577.85
D-10	839.73	806.57	779.34	755.52	737.23	720.15	706.05	694.09	682.47	672.88	664.43

"D" CONSTRUCTION - SHAPE D

Class	1800	2000	2200	2400	2600	2800	3000	3200	3400	3600	4000
D-5	120.44	118.05	116.15	114.29	112.89	111.49	110.50	109.65	108.75	108.07	106.65
D-5.5	132.44	129.90	127.69	125.78	124.09	122.60	121.47	120.59	119.63	118.87	117.30
D-6	152.80	149.64	147.03	144.93	143.09	141.35	140.01	139.00	137.81	137.06	135.08
D-6.5	169.58	166.14	163.51	160.93	158.88	156.95	155.57	154.27	153.04	152.12	150.05
D-7	188.26	184.41	181.41	178.74	176.56	174.17	172.70	171.22	169.95	168.99	166.66
D-7.5	218.63	214.06	210.47	207.42	204.72	202.26	200.50	198.76	197.26	195.89	193.29
D-8	255.71	250.28	246.26	242.64	239.44	236.50	234.44	232.50	230.65	229.16	226.27
D-8.5	292.89	286.84	282.16	277.91	274.32	271.10	268.67	266.50	264.30	262.55	259.25
D-9	399.04	390.75	384.40	378.71	373.74	369.32	366.08	363.00	360.09	357.80	353.17
D-9.5	571.09	559.10	550.10	541.78	534.81	528.30	523.85	519.43	515.25	511.81	505.38
D-10	656.69	642.95	632.58	629.80	614.96	607.56	602.25	597.28	592.46	588.58	581.02

"D" CONSTRUCTION - SHAPE D

Class	4200	4400	4600	5000
D-6	133.87	132.78	131.85	130.53
D-6.5	148.67	147.48	146.48	144.97
D-7	165.17	163.26	161.57	159.97
D-7.5	191.58	190.00	188.68	186.81
D-8	224.21	222.43	220.85	218.68
D-8.5	249.11	247.11	245.38	242.92
D-9	349.97	347.12	344.74	341.26
D-9.5	499.40	495.44	492.01	487.15
D-10	575.79	571.17	567.18	561.43

AH 531.22

MOUNTAIN RESIDENCES

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

**MOUNTAIN RESIDENCES
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE A

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	281.49	252.61	233.54	218.25	206.98	198.22	190.54	184.88	179.29	175.20	171.17
D-4.5	305.27	273.92	253.05	236.61	224.39	214.74	206.56	200.24	194.64	189.69	185.50
D-5	330.92	296.74	274.46	256.49	243.32	232.76	223.85	217.05	210.89	205.83	201.04
D-5.5	358.79	321.69	297.39	278.20	263.77	252.45	242.66	235.47	228.39	223.07	218.06
D-6	388.82	348.73	322.44	301.32	285.96	273.49	262.99	255.24	247.74	241.94	236.28
D-6.5	425.47	381.68	352.58	329.77	312.78	299.33	288.04	279.28	271.17	264.59	258.52
D-7	465.58	417.56	385.99	360.97	342.29	327.44	314.95	305.58	296.61	289.44	282.85
D-7.5	524.25	470.31	434.62	406.51	385.27	368.79	354.61	344.20	333.89	325.90	318.48
D-8	604.21	541.88	500.82	468.44	444.21	425.03	408.87	396.44	384.99	375.80	366.96
D-8.5	688.38	617.23	570.73	533.69	506.19	484.30	465.90	451.51	438.66	428.18	418.29
D-9	782.90	702.09	649.25	606.94	575.96	550.91	530.07	513.43	499.18	486.90	475.70

"D" CONSTRUCTION - SHAPE A

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	168.37	165.21	162.73	160.35	156.15	152.33	149.84	146.98	145.50	143.07	141.49
D-4.5	182.42	179.15	176.38	173.97	169.40	165.13	162.62	159.35	157.68	155.07	153.04
D-5	197.76	194.20	191.16	188.49	183.49	179.06	176.36	172.88	170.97	168.07	166.40
D-5.5	214.33	210.37	207.45	204.17	198.78	193.92	191.07	187.35	185.40	182.19	180.42
D-6	232.37	228.19	224.49	221.50	215.67	210.16	207.04	203.16	200.98	197.52	195.49
D-6.5	254.18	249.61	245.79	242.30	235.89	230.09	226.50	222.34	219.74	216.07	213.98
D-7	278.36	273.04	268.92	265.14	258.34	251.82	248.07	243.05	240.42	236.57	233.92
D-7.5	311.77	306.18	301.41	297.08	289.39	282.18	277.77	272.55	269.48	265.05	262.30
D-8	359.57	352.85	347.42	342.44	333.71	325.20	320.30	314.16	310.55	305.53	302.33
D-8.5	408.05	401.89	395.84	390.15	380.12	370.73	364.79	357.86	353.93	348.12	344.52
D-9	466.45	457.03	450.31	443.81	432.32	421.92	414.90	407.15	402.44	395.79	391.99

"D" CONSTRUCTION - SHAPE B

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	286.67	257.74	237.96	222.96	211.83	202.73	195.00	189.28	183.92	179.53	175.62
D-4.5	310.62	279.46	257.92	241.72	229.59	219.64	211.31	205.28	199.45	194.65	190.47
D-5	336.64	302.87	279.59	261.94	248.76	238.08	229.02	222.43	216.09	211.06	206.33
D-5.5	365.01	328.29	303.09	284.10	269.92	258.11	248.28	241.15	234.33	228.73	223.71
D-6	395.60	355.97	328.79	307.92	292.32	279.76	269.12	261.07	254.01	247.98	242.53
D-6.5	433.00	389.45	359.68	336.86	319.91	306.31	294.60	285.77	277.78	271.22	265.42
D-7	473.80	426.24	393.39	368.68	350.00	334.97	322.19	312.85	304.20	296.73	290.35
D-7.5	533.49	479.82	442.97	415.01	394.16	377.21	362.93	352.35	342.31	334.13	326.76
D-8	614.66	553.04	510.47	478.16	454.35	434.77	418.20	406.16	394.65	385.18	376.86
D-8.5	700.46	630.14	581.55	544.77	517.63	495.37	476.46	462.77	449.70	439.01	429.38
D-9	796.61	714.20	661.15	619.64	588.63	563.29	541.94	526.26	511.65	499.57	488.72

**MOUNTAIN RESIDENCES
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE B

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	172.79	169.63	167.31	164.91	160.56	156.66	154.41	151.57	149.84	147.63	145.82
D-4.5	187.32	183.92	181.40	178.79	174.09	169.79	167.31	164.40	162.62	160.03	157.87
D-5	202.92	199.45	196.59	193.88	188.58	184.17	181.40	178.10	176.36	173.34	171.29
D-5.5	220.12	216.09	213.17	210.05	204.65	199.50	196.59	193.16	191.07	188.01	185.87
D-6	238.51	234.39	231.06	227.75	221.79	216.28	213.17	209.32	207.04	203.86	201.33
D-6.5	260.95	256.36	252.70	249.09	242.66	236.61	233.26	229.04	226.50	222.96	220.27
D-7	285.56	280.65	276.59	272.66	265.43	258.99	255.14	250.44	248.07	243.89	240.93
D-7.5	319.86	314.57	309.83	305.34	297.44	290.28	285.95	280.81	277.77	273.26	270.06
D-8	368.87	362.32	357.03	352.03	343.06	334.61	329.66	323.70	320.30	315.08	311.41
D-8.5	420.38	412.58	406.82	400.98	390.75	381.19	375.75	368.75	364.75	358.86	354.95
D-9	478.20	469.18	462.83	456.25	444.69	433.62	427.55	419.24	414.69	408.36	404.15

"D" CONSTRUCTION - SHAPE C

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	291.21	262.53	242.76	227.42	217.05	207.04	199.50	193.88	188.49	184.17	180.15
D-4.5	315.75	284.62	263.10	246.51	235.47	224.49	216.10	210.04	204.17	199.51	195.23
D-5	342.34	308.48	285.27	267.31	255.16	243.37	234.39	227.75	221.50	216.28	211.40
D-5.5	371.08	334.44	309.32	289.65	276.65	263.87	254.02	246.80	240.15	234.54	229.46
D-6	402.16	362.58	335.36	314.02	299.95	286.02	275.46	267.45	260.11	254.08	248.48
D-6.5	440.17	396.85	366.81	343.77	328.18	312.92	301.48	292.68	284.62	278.20	271.91
D-7	481.41	433.95	401.39	375.92	359.00	342.42	329.77	320.15	311.49	304.52	297.48
D-7.5	539.70	486.38	449.77	421.39	402.26	383.70	369.50	358.74	349.04	341.13	333.34
D-8	622.03	560.51	518.48	485.67	463.68	442.23	425.85	413.72	402.23	393.17	384.27
D-8.5	708.71	638.70	590.87	553.52	528.41	503.79	485.14	471.53	458.06	448.20	437.79
D-9	806.00	726.59	672.27	629.50	601.27	572.83	551.93	536.27	521.05	509.76	497.95

"D" CONSTRUCTION - SHAPE C

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	177.05	173.97	171.29	169.40	165.11	161.14	158.70	156.00	154.20	151.64	150.37
D-4.5	191.93	188.51	185.87	183.49	178.87	174.49	171.99	169.07	167.14	164.43	162.95
D-5	208.12	204.18	201.33	199.09	193.89	189.28	186.60	183.28	181.14	178.20	176.59
D-5.5	225.54	221.50	218.17	216.10	210.11	205.28	202.10	198.67	196.37	193.25	191.50
D-6	244.66	240.15	236.58	233.92	227.85	222.43	219.02	215.45	212.86	209.35	207.63
D-6.5	267.76	262.72	258.68	255.95	249.40	243.37	239.63	235.75	232.85	229.43	227.20
D-7	292.79	287.33	283.24	280.05	272.77	266.21	262.30	257.87	254.88	250.88	248.45
D-7.5	328.16	322.09	317.40	313.85	305.50	298.29	293.87	288.93	285.50	281.00	278.50
D-8	378.40	371.41	365.93	361.81	352.16	344.02	338.66	333.00	329.10	323.93	320.95
D-8.5	431.05	422.99	416.73	412.41	401.06	392.14	385.89	379.67	378.00	369.00	365.69
D-9	490.44	481.04	473.90	469.14	456.25	446.43	438.85	431.88	426.86	419.81	415.92

**MOUNTAIN RESIDENCES
CONVENTIONAL TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE D

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	296.45	267.31	247.59	232.19	220.85	211.83	204.06	198.45	193.16	188.58	184.67
D-4.5	321.28	289.65	268.30	251.69	239.43	229.59	221.40	214.92	209.27	204.62	200.01
D-5	348.36	314.02	290.89	272.82	259.61	248.76	239.84	233.15	226.82	221.59	216.91
D-5.5	377.52	340.54	315.33	295.80	281.32	269.92	259.96	252.61	245.85	240.32	235.12
D-6	409.02	369.00	341.78	320.72	304.93	292.32	282.03	273.92	266.56	260.48	254.93
D-6.5	447.75	403.99	374.03	350.90	333.61	319.91	308.48	299.50	291.65	285.21	278.80
D-7	489.93	441.86	409.20	383.85	365.14	350.00	337.33	327.88	319.14	311.69	305.06
D-7.5	548.96	495.01	458.60	430.15	409.11	392.30	378.09	367.32	357.49	349.35	342.03
D-8	632.81	570.63	528.42	495.82	471.65	452.19	435.98	423.50	412.30	402.90	394.23
D-8.5	720.83	650.13	602.08	564.84	537.53	515.15	496.81	482.54	469.88	459.06	449.21
D-9	819.82	739.41	684.69	642.44	611.66	585.83	565.16	548.87	534.66	522.60	510.99

"D" CONSTRUCTION - SHAPE D

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	182.02	178.79	175.76	173.78	169.51	165.28	163.20	160.45	158.89	155.22	154.61
D-4.5	197.30	193.88	190.70	188.46	183.80	179.28	176.98	174.07	172.02	168.37	167.40
D-5	213.74	210.04	206.73	204.06	199.38	194.42	191.82	188.51	186.61	182.42	181.64
D-5.5	231.81	227.75	224.11	221.40	216.07	210.75	207.81	204.62	202.16	197.76	197.02
D-6	251.19	246.80	242.88	239.90	234.12	228.39	225.42	221.52	219.18	214.33	213.55
D-6.5	274.92	270.11	265.67	262.63	256.29	250.13	246.58	242.32	239.84	234.65	233.61
D-7	300.90	295.43	290.89	287.22	280.27	273.69	269.87	265.27	262.53	256.54	255.47
D-7.5	337.03	330.95	325.93	321.87	314.07	306.48	302.42	297.42	294.02	287.62	286.47
D-8	388.61	381.64	375.75	370.83	362.21	353.20	348.62	342.52	338.78	331.51	330.07
D-8.5	443.07	434.87	428.05	422.33	412.79	402.50	397.35	390.17	386.11	377.72	375.91
D-9	503.91	494.70	486.85	480.28	469.53	458.00	451.95	443.58	438.94	429.52	427.18

**MOUNTAIN RESIDENCES
A-FRAME TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE A

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	202.61	182.95	169.49	158.91	151.27	145.21	139.81	135.95	132.25	129.15	126.58
D-4.5	222.17	200.42	185.70	174.27	165.88	159.11	153.29	148.84	144.81	141.63	138.68
D-5	243.28	219.69	203.47	191.09	181.68	174.33	168.03	163.14	158.83	155.18	151.90
D-5.5	266.78	240.79	223.10	209.28	199.14	191.16	184.09	178.85	174.11	170.06	166.54
D-6	292.51	263.92	244.49	229.31	218.37	209.53	201.57	195.99	190.73	186.37	182.43
D-6.5	323.56	291.98	270.52	253.77	241.51	231.77	223.11	216.77	211.05	206.21	201.98
D-7	357.96	322.93	299.18	280.72	267.20	256.40	246.88	239.90	233.42	228.03	223.35
D-7.5	386.34	348.67	323.05	303.05	288.41	276.85	266.55	258.96	251.98	246.21	241.18
D-8	446.02	402.45	372.86	349.79	332.97	319.46	307.62	298.80	290.92	284.07	278.38

"D" CONSTRUCTION - SHAPE A

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	124.25	122.23	120.54	118.91	115.86	113.40	111.46	109.81	108.10	106.85	105.72
D-4.5	136.23	133.85	132.14	130.41	126.92	124.25	122.26	120.46	118.61	117.11	116.00
D-5	149.34	146.69	144.79	142.90	139.17	136.23	133.88	131.97	129.86	128.46	126.96
D-5.5	163.67	160.79	158.81	156.61	152.58	149.34	146.88	144.65	142.37	140.68	139.21
D-6	179.31	176.17	173.95	171.53	167.25	163.67	160.86	158.51	156.02	154.24	152.65
D-6.5	198.39	195.00	192.54	189.82	184.85	181.04	178.04	175.30	172.73	170.56	168.88
D-7	219.46	215.81	212.93	210.12	204.65	200.32	196.94	193.87	191.09	188.77	186.79
D-7.5	237.04	232.76	229.78	226.55	220.82	216.20	212.61	209.37	206.12	203.75	201.64
D-8	273.45	268.61	265.24	261.58	254.85	249.56	245.28	241.62	237.82	235.13	232.76

"D" CONSTRUCTION - SHAPE B

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	205.75	186.07	172.62	162.14	154.39	148.33	143.03	138.94	135.51	132.26	129.51
D-4.5	225.60	203.98	189.20	177.70	169.14	162.49	156.65	152.43	148.44	144.99	142.04
D-5	247.17	223.63	207.29	194.71	185.42	178.14	171.85	166.82	162.81	158.89	155.60
D-5.5	270.97	244.94	227.21	213.39	203.26	195.25	188.35	182.95	178.29	174.17	170.53
D-6	296.96	268.48	248.98	233.87	222.76	213.82	206.36	200.49	195.45	190.88	186.90
D-6.5	328.63	297.02	275.56	258.77	246.40	236.68	228.29	221.87	216.27	211.10	206.88
D-7	363.51	328.55	304.68	286.20	272.55	261.84	252.64	245.49	239.32	233.58	228.76
D-7.5	392.46	354.80	328.99	309.10	294.23	282.64	272.67	264.87	258.28	252.23	247.04
D-8	452.87	409.41	379.67	356.59	339.63	326.16	314.67	305.76	298.15	291.05	284.98

"D" CONSTRUCTION - SHAPE B

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	127.42	125.23	123.62	121.84	119.04	116.54	114.55	112.92	111.40	109.80	108.78
D-4.5	139.70	137.09	135.51	133.65	130.47	127.72	125.62	123.72	122.21	120.44	119.42
D-5	153.05	150.33	148.44	146.41	143.03	139.97	137.68	135.57	133.84	131.96	130.77
D-5.5	167.82	164.80	162.72	160.41	156.80	153.31	150.82	148.66	146.68	144.64	143.20
D-6	183.87	180.59	178.29	175.88	171.85	168.21	165.23	162.90	160.78	158.50	157.03
D-6.5	203.40	199.76	197.33	194.53	190.10	186.06	182.86	180.21	177.85	175.26	173.69
D-7	224.99	221.02	218.30	215.22	210.20	205.73	202.25	199.43	196.71	193.83	192.08
D-7.5	243.03	238.54	235.58	232.35	226.97	222.09	218.34	215.13	212.37	209.37	207.45
D-8	280.42	275.44	271.99	268.16	261.97	256.31	252.02	248.36	245.06	241.62	239.42

**MOUNTAIN RESIDENCES
A-FRAME TYPE
SQUARE FOOT AREA COST TABLES**

"D" CONSTRUCTION - SHAPE C

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	208.77	189.17	175.68	165.23	157.45	151.27	146.06	141.81	136.99	135.15	132.52
D-4.5	228.86	207.14	192.54	181.16	172.62	165.88	160.07	155.51	150.13	148.09	145.22
D-5	250.86	227.16	210.97	198.34	189.20	181.68	175.39	170.37	164.67	162.43	159.19
D-5.5	274.83	248.89	231.20	217.53	207.29	199.14	192.39	186.69	180.49	177.99	174.51
D-6	301.17	272.93	253.34	238.42	227.30	218.37	210.71	204.64	197.79	194.97	191.18
D-6.5	333.36	301.76	280.28	263.68	251.34	241.51	233.18	226.35	218.79	215.85	211.52
D-7	368.65	333.93	310.11	291.79	278.13	267.20	257.90	250.37	242.02	238.75	234.14
D-7.5	398.12	360.40	334.88	314.95	300.17	288.42	278.41	270.36	261.22	257.77	252.62
D-8	459.46	416.06	386.33	363.56	346.50	332.98	321.38	312.10	301.57	297.51	291.61

"D" CONSTRUCTION - SHAPE C

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	130.43	127.70	126.58	124.78	122.12	119.49	117.53	115.99	114.27	112.92	111.71
D-4.5	142.96	139.82	138.68	136.78	133.80	130.89	128.75	126.94	125.28	123.72	122.41
D-5	156.60	153.29	151.90	150.00	146.52	143.30	141.21	139.20	137.39	135.57	134.12
D-5.5	171.80	168.11	166.46	164.33	160.72	157.28	154.75	152.64	150.35	148.66	147.01
D-6	188.15	184.09	182.43	180.00	176.07	172.16	169.63	167.27	164.87	162.90	161.20
D-6.5	208.16	203.79	201.98	199.08	194.85	190.48	187.70	185.05	182.36	180.21	178.29
D-7	230.32	225.34	223.35	220.38	215.45	210.95	207.65	204.76	201.69	199.43	197.33
D-7.5	248.72	243.20	241.18	237.82	232.64	227.61	224.17	221.09	217.86	215.13	212.91
D-8	287.02	280.82	278.37	274.56	268.56	262.64	258.65	255.08	251.40	248.36	245.75

"D" CONSTRUCTION - SHAPE D

Class	400	500	600	700	800	900	1000	1100	1200	1300	1400
D-4	211.87	192.04	178.62	168.17	160.30	154.19	148.85	144.79	141.35	138.11	135.97
D-4.5	232.11	210.53	195.69	184.22	175.77	168.95	163.21	158.77	154.81	151.51	148.79
D-5	254.47	230.71	214.36	201.87	192.57	185.19	178.85	174.09	169.86	165.86	163.38
D-5.5	278.76	252.79	235.17	221.16	211.07	203.00	196.08	190.58	186.04	181.93	178.99
D-6	305.64	277.08	257.57	242.53	231.38	222.37	214.86	208.97	203.92	199.33	196.08
D-6.5	338.17	306.58	285.05	268.36	256.01	246.17	237.70	231.27	225.71	220.49	217.05
D-7	373.93	339.17	315.34	296.87	283.06	272.29	262.96	255.85	249.56	243.91	240.01
D-7.5	403.89	366.30	340.51	320.55	305.61	293.89	283.97	276.25	269.45	263.42	259.18
D-8	466.12	422.70	392.82	369.77	352.90	339.21	327.75	318.75	311.02	303.98	299.12

"D" CONSTRUCTION - SHAPE D

Class	1500	1600	1700	1800	2000	2200	2400	2600	2800	3000	3200
D-4	133.12	131.28	129.47	127.71	125.04	122.38	120.48	118.85	117.19	115.98	114.75
D-4.5	145.79	143.77	141.82	139.96	136.93	134.11	132.08	130.31	128.47	126.92	125.73
D-5	159.76	157.45	155.56	153.29	150.05	146.98	144.70	142.77	140.75	139.19	137.78
D-5.5	175.08	172.71	170.50	168.20	164.48	161.17	158.58	156.44	154.38	152.62	150.95
D-6	191.89	189.21	186.85	184.24	180.23	176.71	173.72	171.44	169.16	167.26	165.43
D-6.5	212.42	209.42	206.63	203.87	199.56	195.44	192.41	189.59	187.23	185.03	183.07
D-7	234.84	231.68	228.59	225.55	220.61	216.20	212.65	209.78	207.03	204.74	202.51
D-7.5	253.61	250.09	246.79	243.41	238.20	233.32	229.67	226.50	223.55	221.11	218.70
D-8	292.66	288.72	284.88	281.00	274.98	269.40	265.07	261.50	257.96	255.08	252.25

MOUNTAIN RESIDENCES

ADDITIVE COSTS

Costs of additive items such as fireplaces, porches, and others, will be quite different in the mountain areas of the state than they are in the Sacramento base area. Therefore, a set of additive costs that are *specific* to mountain residences are included in AH 531.22. However, if costs are needed for additives not found in this section of AH 531.22, use the costs in the *Building Additives* chapter (AH 531.40) and make appropriate adjustments. Since the additive costs in AH 531.40 were developed for the Sacramento area base, up to three location adjustments may be necessary for mountain residences:

1. The Sacramento base additive costs (AH 531.40) must be multiplied by a factor of 1.30 to adjust those costs to the Lake Tahoe Basin area.
2. If necessary, an adjustment for location within the mountain areas should be made using the instructions from the *Location Adjustments* section of AH 531.
3. If necessary, an adjustment may also be needed for any local cost differences present in the county (for example, high permit fees).

MOUNTAIN RESIDENCES

WOOD DECKS AND PORCHES

<u>2" wood deck with steps and railings</u>	<u>Cost Per Square Foot</u>		
1 to 3 feet above ground	\$35.20	-	\$48.61
4 to 6 feet above ground	\$40.87	-	\$52.80
6 to 9 feet above ground	\$42.02	-	\$55.62
9 to 12 feet above ground	\$44.28	-	\$57.91
12 to 15 feet above ground	\$46.56	-	\$60.17
15 to 18 feet above ground	\$47.68	-	\$63.57

FIREPLACES

<u>Type</u>	<u>Unit Cost</u>		
Metal hood with concrete slab	\$3,748	-	\$4,629
Simple concrete block	\$6,613	-	\$11,021
Simple block with stone facing	\$8,817	-	\$13,225
Simple natural stone	\$15,429	-	\$22,043
Brick	\$11,021	-	up
Wood stove	\$4,085	-	\$9,535
Zero clearance	\$5,447	-	\$8,172

FLATWORK

<u>Type</u>	<u>Cost Per Square Foot</u>		
Asphalt paving	\$6.90	-	\$9.23
4" concrete	\$6.15	-	\$7.72
6" concrete	\$7.72	-	\$12.32

GARAGES AND CARPORTS

<u>Type</u>	<u>Cost Per Square Foot</u>		
Average carport, no slab	\$40.08	-	\$49.01
Average single garage with slab	\$84.65	-	\$100.23
Average double garage with slab	\$75.72	-	\$91.32

HEATING

<u>Type</u>	<u>Unit Cost</u>		
Wall heaters			
35,000 BTU	\$2,072		
65,000 BTU	\$2,624		
Central heating, perimeter ducts (per square foot)	\$12		
Baseboard hot water (per square foot)	\$8		
Geothermal heat pumps	\$15,695	-	\$18,505

MOUNTAIN RESIDENCES

HALF-STORY FRACTIONS

<u>Conventional Mountain Residences</u>	<u>Cost Per Square Foot</u>
Use suggested fractions as discussed in <i>Building Additives</i> chapter, AH 531.40, page 2	
<u>A-Frame Mountain Residences</u>	
Type I: Simple platform construction; low-cost floor cover; minimum partitions; and minimum lighting	\$125.70 to \$139.99
Type II: Average quality construction; average quality carpet; average amount of partitions finished with drywall or plywood veneer; average lighting	\$135.28 to \$149.33
Type III: Good quality construction; good carpet; decorative rustic partitions and ceiling beams; good lighting	\$174.27 to \$195.25

EXTRA PLUMBING

<u>Type</u>	<u>Cost</u>
Sink	\$2,443 to \$3,645
Toilet	\$2,984 to \$4,377
Tub	\$3,153 to \$4,143
Stall Shower	\$2,318 to \$3,313

SLOPE ADJUSTMENTS

Mountain cabins built on sloping lots will cost more than if they are built on level lots. If the land is a sloping lot, this extra cost should be included in the cost estimate of the building.

The cost of the walls of a building that are not a part of the area that square-foot costs are applied to are estimated using in-place costs. This estimate includes the in-place cost of all materials above a normal foundation (12" to 18" above ground) and the bottom of the next floor structure where square-foot costs have been applied.

The excessive cost of hillside construction called crippling should be included by adding an additional cost for the extra walls, structural members, and high foundation. This extra cost can be estimated by adding the following cost to the highest wall on the steepest side of the house.

<u>Wall Height</u>	<u>Cost Per Linear Foot</u>
4'	\$107.56
6'	\$197.55
8'	\$305.12
10'	\$394.74

MOUNTAIN RESIDENCES

LOCATION ADJUSTMENTS

The building costs in the *Mountain Residences* chapter in AH 531 have been developed using the Lake Tahoe Basin area of California as the base area (with a factor of 1.00).

The map, on page 7 of AH 531.10, shows mountain residence locations in California and suggested factors that are intended to provide an appropriate adjustment for the variance in costs due to differences in location compared to the base. ***These factors, however, are not intended to adjust for the significant variation in permit costs and other fees charged by different jurisdictions within a region. Due to the wide variance in these costs, both within and among the counties, it is necessary for the appraiser to research and analyze permit costs and fees of jurisdictions in the region and to make appropriate adjustments where necessary. AH 531 should serve as a guide, but an appraiser must also research the market to determine which costs are most applicable for the appraisal assignment. It may be necessary to supplement the data provided in AH 531 with local cost data.***

An additional adjustment for time should be considered if costs in the county have changed since the January publication date of the costs in AH 531.

The appropriate mountain residence location adjustment should be applied to the *Square Foot Area Cost Tables* and *Costs of Additives* sections found in this chapter.

NOTE: When developing costs for mountain residences by using data from other AH 531 chapters that have the Sacramento area base (*Building Additives, Residential Garages, Yard Improvements, In-Place Costs, and Compact Costs*), ***it is necessary to first make an upward adjustment using a 1.30 factor*** to bring the costs up to the mountain residences base. Then, the appropriate mountain residence location adjustment factor should be applied.

Finally, all costs in AH 531, except for manufactured housing, should be adjusted to account for any extraordinary permit or other cost differences that exist in the county.

AH 531.30

MULTIPLE-FAMILY RESIDENCES

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

**MULTIPLE-FAMILY RESIDENCES
SQUARE FOOT AVERAGE UNIT AREA COST TABLES**

"C" CONSTRUCTION - 2 or 3 UNITS

Class	400	450	500	550	600	650	700	750	800	900	1000
C-4	139.94	133.60	130.10	127.47	125.14	123.10	121.44	119.78	118.54	116.50	114.72
C-4.5	151.38	144.67	140.94	138.05	135.59	133.41	131.62	129.72	128.40	126.10	124.30
C-5	164.07	156.72	152.61	149.51	146.82	144.54	142.45	140.58	139.12	136.66	134.60
C-5.5	177.67	169.79	165.33	161.83	158.88	156.51	154.32	152.14	150.65	147.92	145.71
C-6	192.42	183.84	179.15	175.23	172.15	169.39	167.21	164.80	163.17	160.25	157.76
C-6.5	210.45	200.94	195.78	191.66	188.28	185.19	182.66	180.07	178.43	175.20	172.55
C-7	228.70	219.69	214.01	209.52	205.76	202.57	199.77	196.91	194.93	191.43	188.47
C-7.5	262.78	250.95	244.54	239.42	234.99	231.42	228.22	225.14	222.78	218.72	215.59
C-8	299.62	286.26	278.85	273.11	268.09	263.78	260.19	256.71	254.05	249.44	245.73
C-8.5	341.24	325.86	317.46	310.87	305.11	300.40	296.42	292.05	289.11	284.15	279.87

"C" CONSTRUCTION - 2 or 3 UNITS

Class	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2200
C-4	113.38	112.27	111.12	110.42	109.63	108.79	108.34	107.91	107.42	107.13	106.62
C-4.5	122.79	121.61	120.44	119.57	118.76	117.78	117.30	116.85	116.48	116.00	115.57
C-5	132.98	131.67	130.37	129.48	128.66	127.67	126.98	126.46	126.07	125.63	125.14
C-5.5	143.97	142.55	141.32	140.25	139.33	138.15	137.52	137.12	136.55	135.93	135.65
C-6	155.90	154.33	152.99	151.87	150.87	149.60	148.98	148.50	147.88	147.37	146.89
C-6.5	170.52	168.80	167.21	166.08	164.85	163.69	162.94	162.23	161.69	160.88	160.52
C-7	186.38	184.47	182.71	181.40	180.40	178.77	177.96	177.43	176.69	176.07	175.29
C-7.5	212.91	210.79	208.90	207.42	206.01	204.29	203.46	202.66	201.88	201.20	200.44
C-8	242.77	240.47	238.24	236.46	234.88	233.00	231.95	231.17	230.29	229.60	228.56
C-8.5	276.42	273.79	271.16	269.31	267.50	265.36	264.11	263.05	262.11	261.15	260.19

All multiple-family residence costs assume one bath per unit. Use the following table for adding the cost of extra baths.

2 or 3 UNITS

Class	Cost Per Extra Bath		
	2-Fixture Bath	3-Fixture Bath	4-Fixture Bath
C-4	\$4,774	\$7,029	\$9,943
C-5	\$5,831	\$9,149	\$11,271
C-6	\$6,763	\$10,209	\$14,188
C-7	\$7,428	\$12,302	\$15,912
C-8	\$9,943	\$14,454	\$18,296

**MULTIPLE-FAMILY RESIDENCES
SQUARE FOOT AVERAGE UNIT AREA COST TABLES**

"C" CONSTRUCTION - 4 to 9 UNITS

Class	400	450	500	550	600	650	700	750	800	900	1000
C-4	131.82	126.09	122.84	120.30	117.88	116.01	114.48	113.04	111.95	109.98	108.12
C-4.5	142.80	136.55	133.06	130.24	127.72	125.73	123.88	122.52	121.29	119.17	117.21
C-5	154.55	147.88	143.97	141.12	138.45	136.19	134.12	132.62	131.36	129.02	126.96
C-5.5	167.41	160.23	155.90	152.66	149.73	147.42	145.30	143.70	142.22	139.59	137.48
C-6	181.35	173.53	168.92	165.50	162.21	159.75	157.40	155.71	154.07	151.28	148.82
C-6.5	198.28	189.77	184.60	180.91	177.44	174.48	171.99	170.16	168.38	165.42	162.79
C-7	216.70	207.34	201.94	197.67	193.89	190.87	188.07	185.93	184.25	180.86	177.80
C-7.5	247.71	236.87	230.67	225.86	221.47	218.00	214.93	212.47	210.35	206.58	203.23
C-8	282.44	270.17	263.03	257.60	252.66	248.70	245.09	242.35	239.90	235.57	231.67
C-8.5	321.55	307.64	299.57	293.30	287.68	283.04	279.10	275.86	273.21	268.11	263.99

"C" CONSTRUCTION - 4 to 9 UNITS

Class	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2200
C-4	106.84	105.75	105.01	104.14	103.47	102.74	102.14	101.95	101.38	100.96	100.67
C-4.5	115.73	114.55	113.54	112.67	112.05	111.12	110.58	110.40	109.86	109.33	109.07
C-5	125.28	124.10	123.05	122.10	121.34	120.44	119.87	119.55	118.88	118.37	118.28
C-5.5	135.75	134.51	133.29	132.37	131.53	130.56	129.69	129.50	128.81	128.03	127.93
C-6	146.92	145.39	144.36	143.14	142.32	141.26	140.53	140.20	139.50	138.70	138.51
C-6.5	160.68	159.07	157.71	156.53	155.61	154.41	153.57	153.27	152.45	151.73	151.57
C-7	175.51	173.79	172.47	171.09	170.15	168.88	167.86	167.61	166.74	165.91	165.61
C-7.5	200.61	198.75	197.02	195.64	194.35	192.93	191.82	191.55	190.31	189.51	189.22
C-8	228.89	226.58	224.74	222.99	221.65	220.00	218.81	218.42	217.05	216.22	215.68
C-8.5	260.50	257.94	255.90	253.81	252.38	250.54	249.23	248.55	247.20	246.05	245.62

All multiple-family residence costs assume one bath per unit. Use the following table for adding the cost of extra baths.

4 to 9 UNITS

Class	Cost Per Extra Bath		
	2-Fixture Bath	3-Fixture Bath	4-Fixture Bath
C-4	\$4,051	\$6,006	\$8,011
C-5	\$4,913	\$7,635	\$9,638
C-6	\$5,891	\$9,387	\$11,642
C-7	\$6,509	\$10,639	\$14,017
C-8	\$8,471	\$12,014	\$16,646

**MULTIPLE-FAMILY RESIDENCES
SQUARE FOOT AVERAGE UNIT AREA COST TABLES**

"C" CONSTRUCTION - 10 or MORE UNITS

Class	400	450	500	550	600	650	700	750	800	900	1000
C-4	124.51	119.17	116.01	113.55	111.57	109.74	108.11	106.87	105.66	103.90	102.18
C-4.5	135.00	129.00	125.72	122.91	120.77	118.76	117.19	115.74	114.50	112.55	110.77
C-5	146.22	139.59	136.18	133.25	130.74	128.68	126.95	125.29	123.92	121.94	119.94
C-5.5	158.30	151.28	147.41	144.36	141.59	139.34	137.47	135.76	134.28	131.95	129.97
C-6	171.37	163.93	159.74	156.35	153.40	150.93	148.81	146.92	145.37	142.97	140.66
C-6.5	187.31	179.22	174.47	170.84	167.64	164.99	162.78	160.69	158.98	156.37	153.81
C-7	204.83	195.81	190.86	186.68	183.33	180.46	177.79	175.51	173.79	170.86	168.03
C-7.5	234.07	223.76	217.99	213.25	209.47	206.07	203.21	200.63	198.66	195.15	192.19
C-8	266.95	255.34	248.68	243.28	238.92	235.08	231.66	228.91	226.52	222.74	218.97
C-8.5	303.97	290.53	283.02	277.05	271.90	267.66	263.98	260.51	257.92	253.46	249.33

"C" CONSTRUCTION - 10 or MORE UNITS

Class	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2200
C-4	101.02	100.02	99.04	98.32	97.63	97.08	96.64	96.13	95.84	95.46	95.11
C-4.5	109.41	108.31	107.33	106.51	105.66	105.12	104.56	104.16	103.76	103.44	102.89
C-5	118.44	117.28	116.35	115.24	114.52	113.86	113.32	112.83	112.40	111.90	111.65
C-5.5	128.30	126.97	125.85	124.77	123.92	123.30	122.71	122.13	121.68	121.26	120.80
C-6	139.00	137.50	136.42	135.22	134.28	133.42	132.77	132.48	131.82	131.31	130.75
C-6.5	151.80	150.35	149.07	147.80	146.77	145.92	145.10	144.61	144.13	143.42	142.96
C-7	166.08	164.42	162.92	161.61	160.36	159.45	158.72	158.18	161.55	156.93	156.39
C-7.5	189.72	187.92	186.25	184.72	183.23	182.26	181.39	180.80	180.02	179.21	178.75
C-8	216.32	214.21	212.29	210.61	209.03	207.82	206.81	206.15	205.35	204.44	203.72
C-8.5	246.14	243.86	241.75	239.80	238.07	236.62	235.42	234.60	233.60	232.76	231.98

All multiple-family residence costs assume one bath per unit. Use the following table for adding the cost of extra baths.

10 or MORE UNITS

Class	Cost Per Extra Bath		
	2-Fixture Bath	3-Fixture Bath	4-Fixture Bath
C-4	\$3,562	\$5,523	\$6,634
C-5	\$4,298	\$6,509	\$9,387
C-6	\$5,523	\$8,471	\$10,639
C-7	\$6,509	\$9,820	\$13,390
C-8	\$7,488	\$11,785	\$15,268

**MULTIPLE-FAMILY RESIDENCES
SQUARE FOOT AVERAGE UNIT AREA COST TABLES**

"D" CONSTRUCTION - 2 or 3 UNITS

Class	400	450	500	550	600	650	700	750	800	900	1000
D-4	134.36	128.53	125.29	122.45	120.31	118.30	116.68	115.22	114.12	111.91	110.23
D-4.5	145.59	139.09	135.62	132.57	130.12	128.06	126.46	124.64	123.59	121.29	119.34
D-5	157.65	150.63	146.90	143.54	141.00	138.72	136.82	134.98	133.84	131.47	129.28
D-5.5	170.69	163.12	159.14	155.45	152.67	150.33	148.38	146.22	144.94	142.32	140.06
D-6	184.87	176.61	172.23	168.44	165.42	162.74	160.46	158.47	156.91	154.09	151.66
D-6.5	202.01	193.07	188.38	183.98	180.72	177.90	175.55	173.18	171.51	168.54	165.83
D-7	220.86	211.24	205.88	201.30	197.64	194.36	191.95	189.25	187.50	184.15	181.23
D-7.5	252.40	241.30	235.25	229.86	225.83	222.17	219.31	216.30	214.23	210.37	207.09
D-8	287.83	275.12	268.30	262.19	257.42	253.37	250.17	246.48	244.37	239.99	236.22
D-8.5	327.59	313.28	305.45	298.48	293.20	288.36	284.73	280.56	278.13	273.34	268.86

"D" CONSTRUCTION - 2 or 3 UNITS

Class	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2200
D-4	108.89	107.87	106.87	106.11	105.36	104.67	104.21	103.70	103.37	102.92	102.68
D-4.5	118.03	116.80	115.85	114.81	114.19	113.43	112.85	112.47	111.88	111.55	111.20
D-5	127.86	126.49	125.31	124.37	123.61	122.88	122.21	121.66	121.18	120.81	120.42
D-5.5	138.45	136.88	135.72	134.66	133.90	133.04	132.48	131.76	131.20	130.88	130.44
D-6	149.90	148.39	147.05	145.82	144.95	144.07	143.36	142.92	142.10	141.69	141.21
D-6.5	163.93	162.00	160.86	159.51	158.51	157.52	156.74	156.18	155.37	154.92	154.39
D-7	179.07	177.28	175.69	174.38	173.31	172.22	171.36	170.57	169.88	169.23	168.81
D-7.5	204.67	202.58	200.73	199.22	198.06	196.80	195.75	194.96	194.10	193.58	192.95
D-8	233.33	231.19	228.85	227.23	225.70	224.40	223.24	222.43	221.37	220.53	219.98
D-8.5	265.86	262.99	260.61	258.70	257.02	255.52	254.22	253.08	251.94	251.13	250.31

All multiple-family residence costs assume one bath per unit. Use the following table for adding the cost of extra baths.

2 or 3 UNITS

Class	Cost Per Extra Bath		
	2-Fixture Bath	3-Fixture Bath	4-Fixture Bath
D-4	\$4,557	\$6,530	\$9,235
D-5	\$5,541	\$8,496	\$10,467
D-6	\$6,530	\$9,482	\$13,176
D-7	\$7,268	\$11,454	\$14,777
D-8	\$9,235	\$13,791	\$16,993

**MULTIPLE-FAMILY RESIDENCES
SQUARE FOOT AVERAGE UNIT AREA COST TABLES**

"D" CONSTRUCTION - 4 to 9 UNITS

Class	400	450	500	550	600	650	700	750	800	900	1000
D-4	126.56	120.92	117.80	115.36	113.18	111.37	110.15	108.52	107.40	105.40	103.70
D-4.5	137.01	130.99	127.73	124.90	122.55	120.59	119.21	117.47	116.42	114.21	112.44
D-5	148.41	141.76	138.34	135.27	132.73	130.62	128.92	127.26	126.14	123.70	121.64
D-5.5	160.85	153.60	149.61	146.42	143.82	141.52	139.70	137.63	136.62	133.98	131.75
D-6	174.09	166.45	162.07	158.61	155.55	153.17	151.39	149.08	147.93	144.96	142.89
D-6.5	190.29	181.86	177.27	173.45	170.19	167.49	165.48	163.09	161.71	158.51	156.16
D-7	208.01	198.89	193.74	189.61	186.09	183.13	180.85	178.23	176.62	173.34	170.56
D-7.5	237.63	227.19	221.33	216.75	212.55	209.24	206.75	203.78	202.01	198.19	194.95
D-8	271.16	259.09	252.44	247.10	242.55	238.63	235.73	232.47	230.34	226.02	222.41
D-8.5	308.52	294.86	287.37	281.28	275.95	271.62	268.34	264.60	262.16	257.11	253.05

"D" CONSTRUCTION - 4 to 9 UNITS

Class	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2200
D-4	102.74	101.67	100.71	99.81	99.24	98.64	98.14	97.76	97.28	96.80	96.65
D-4.5	111.21	110.13	109.07	108.10	107.39	106.82	106.23	105.83	105.26	104.88	104.60
D-5	120.42	119.20	118.08	117.15	116.41	115.65	115.22	114.65	114.11	113.62	113.34
D-5.5	130.53	128.91	127.87	126.79	126.02	125.29	124.64	124.16	123.57	123.00	122.77
D-6	141.34	139.68	138.47	137.48	136.61	135.64	134.95	134.35	133.70	133.39	132.89
D-6.5	154.47	152.80	151.38	150.13	149.34	148.41	147.59	146.94	146.14	145.64	145.33
D-7	168.86	167.08	165.57	164.16	163.12	162.12	161.35	160.55	159.83	159.27	158.88
D-7.5	192.93	190.84	189.23	187.64	186.40	185.18	184.34	183.51	182.63	182.04	181.52
D-8	219.98	217.74	215.71	213.95	212.70	211.26	210.21	209.27	208.25	207.59	207.08
D-8.5	250.51	247.79	245.55	243.59	242.09	240.42	239.23	238.27	237.08	236.23	235.71

All multiple-family residence costs assume one bath per unit. Use the following table for adding the cost of extra baths.

4 to 9 UNITS

Class	Cost Per Extra Bath		
	2-Fixture Bath	3-Fixture Bath	4-Fixture Bath
D-4	\$3,941	\$5,908	\$7,879
D-5	\$4,925	\$6,530	\$9,482
D-6	\$5,908	\$9,233	\$11,451
D-7	\$6,898	\$10,465	\$13,791
D-8	\$8,251	\$11,821	\$16,380

**MULTIPLE-FAMILY RESIDENCES
SQUARE FOOT AVERAGE UNIT AREA COST TABLES**

"D" CONSTRUCTION - 10 or MORE UNITS

Class	400	450	500	550	600	650	700	750	800	900	1000
D-4	119.61	113.79	111.38	109.11	106.87	105.26	103.70	102.51	101.41	99.67	98.18
D-4.5	129.56	123.30	120.59	118.11	115.85	113.98	112.44	110.94	109.85	107.90	106.35
D-5	140.22	133.48	130.62	127.89	125.31	123.53	121.66	120.32	119.12	116.81	115.30
D-5.5	151.90	144.61	141.55	138.48	135.72	133.58	131.76	130.13	128.86	126.62	124.76
D-6	164.48	156.38	153.18	150.01	147.03	144.73	142.89	141.03	139.51	137.01	135.06
D-6.5	179.81	171.05	167.50	164.09	160.86	158.33	156.18	154.15	152.67	149.90	147.67
D-7	196.53	186.95	183.14	179.18	175.69	173.06	170.57	168.49	166.79	163.85	161.39
D-7.5	224.57	213.71	209.25	204.87	200.73	197.73	194.96	192.43	190.59	187.13	184.52
D-8	256.14	243.68	238.65	233.57	228.85	225.42	222.43	219.56	217.23	213.62	210.36
D-8.5	291.71	277.36	271.64	265.95	260.61	256.59	253.06	249.89	247.38	243.08	239.46

"D" CONSTRUCTION - 10 or MORE UNITS

Class	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2200
D-4	97.01	96.02	95.18	94.44	93.59	93.04	92.77	92.28	91.93	91.49	91.31
D-4.5	105.09	104.15	103.10	102.23	101.37	100.79	100.40	100.00	99.48	99.13	98.84
D-5	113.79	112.62	111.54	110.65	109.82	109.25	108.70	108.15	107.85	107.27	107.08
D-5.5	123.30	121.95	120.91	119.84	118.77	118.30	117.66	117.25	116.68	116.19	115.94
D-6	133.48	132.13	130.87	129.78	128.73	128.07	127.61	126.93	123.07	125.88	125.40
D-6.5	145.97	144.42	143.06	141.92	140.60	140.00	139.48	138.73	138.17	137.56	137.21
D-7	159.45	157.86	156.38	155.03	153.74	153.10	152.36	151.69	150.94	150.34	150.01
D-7.5	182.14	180.31	178.66	177.27	175.82	174.99	174.20	173.37	172.57	171.97	171.33
D-8	207.73	205.63	203.77	202.02	200.52	199.42	198.69	197.69	196.94	195.96	195.46
D-8.5	236.51	234.16	231.88	230.11	228.27	227.05	226.16	225.03	224.06	223.06	222.58

All multiple-family residence costs assume one bath per unit. Use the following table for adding the cost of extra baths.

10 or MORE UNITS

Class	Cost Per Extra Bath		
	2-Fixture Bath	3-Fixture Bath	4-Fixture Bath
D-4	\$3,941	\$5,541	\$6,530
D-5	\$4,560	\$6,530	\$6,845
D-6	\$5,541	\$8,251	\$10,467
D-7	\$6,898	\$9,851	\$13,176
D-8	\$7,879	\$11,206	\$14,777

AH 531.35

MANUFACTURED HOUSING

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

**MANUFACTURED HOUSING
SQUARE FOOT AREA COST TABLE**

	321-	501-	701-	901-	1101-	1301-	1501-	1701-	1901-	2101-	2301-
Class	500	700	900	1100	1300	1500	1700	1900	2100	2300	2500
4	70.93	69.31	67.67	61.24	59.76	58.14	56.61	55.16	53.61	52.24	50.57
4.5	74.54	72.95	71.30	64.63	63.14	61.58	60.07	58.55	57.02	55.50	53.92
5	78.68	77.11	75.45	68.47	66.91	65.39	63.90	62.33	60.84	59.34	57.82
5.5	83.61	81.95	80.37	75.14	71.47	69.97	68.47	66.91	65.39	63.90	62.33
6	88.97	87.36	85.71	80.26	76.44	74.92	73.38	71.83	70.35	68.82	67.31
6.5	95.55	93.87	92.27	86.53	82.50	81.01	79.45	77.96	76.44	74.92	73.38
7	102.10	100.51	98.74	92.75	88.59	87.03	85.59	84.03	82.50	81.01	79.45
7.5	109.56	107.78	106.23	99.78	98.21	96.65	95.08	93.52	91.97	90.36	88.89
8	117.24	115.61	114.01	109.25	107.65	106.10	104.43	102.89	101.21	99.72	98.13
8.5	125.10	123.40	121.81	120.20	118.49	116.85	115.14	113.58	111.91	110.30	108.64
9	132.87	131.22	129.58	127.90	126.27	124.64	123.01	121.34	119.73	118.11	116.46

NOTE: The above cost factors are to be used only in the valuation of manufactured homes that are in excess of 8 feet in width or in excess of 40 feet in length, and/or in excess of 320 square feet. To compute square footage, measure the exterior perimeter of the unit(s) at the floor level. DO NOT INCLUDE THE TOW BAR.

Cost factors for all manufactured home quality classes include a cost for forced-air heating. Air conditioning is an additive. These cost factors do not include an allowance for park location value.

FOUNDATION

<u>Single Story</u>		
For units on permanent foundations	1,000 sq. ft. to 1,800 sq. ft.	\$5,225 to \$6,303
	1,801 sq. ft. to 3,000 sq. ft.	\$6,304 to \$7,686
<u>Two Story</u>		
Use the footprint of the first story for square foot calculation of foundation.		

MANUFACTURED HOUSING

AIR CONDITIONING

<u>Type</u>	<u>Cost</u>
Central Air for Ready Furnace Using Existing Ducts	
2 Ton Approximately 800 - 1100 sq. ft.	\$4,618
2 1/2 - 3 Ton Approximately 1101 - 1600 sq. ft.	\$5,306
4 - 5 Ton Approximately 1601 - 2500 sq. ft.	\$5,821 - \$6,850
	<u>Cost Per Unit</u>
Thru-wall Small Unit (1/2 H.P. 6,000 BTU)	\$1,774
Thru-wall Large Unit (1 H.P. 12,000 BTU)	\$2,253
Evaporative Cooler--Roof Mounted	\$2,013 - \$2,525
Wired Only for Air Conditioning	\$323 - \$673

BUILT-INS

<u>Type</u>	<u>Cost Each</u>
Dishwasher (included in Class 7, 8, or 9)	\$1,304 - \$1,613
Garbage Disposal (included in all base cost, deduct if missing)	\$270 - \$528
Built-in Microwave Oven	\$1,073 - \$2,140
Trash Compactor	\$1,183 - \$1,489
Wet Bar (walk-up--if not included in class)	\$1,084 - \$1,290
Wet Bar (walk behind--if not included in class)	\$3,534 - \$3,917
Separate Shower Master Bath	\$1,229 - \$1,549
One-half Bath: Toilet, Sink, and Pullman	\$2,345 - \$2,484
Bathroom Sink or Laundry Sink	\$517
Fireplace (permanent--includes flue)	\$4,565 - \$6,203
Fireplace (free standing--includes flue)	\$2,085 - \$3,718
Built-in Buffet-Hutch (1 hutch included in Class 8)	\$1,640 - \$2,064
Jetted Tub in Master Bath	\$1,911 - \$2,333

SKIRTING

<u>Type</u>	<u>Cost Per Linear Foot</u>
Lightweight Aluminum Panels	\$12
Lap Aluminum Siding	\$23
Painted Masonite® Panels	\$24
Flagstone-type Aluminum Panels	\$23
Concrete Composite Panels	\$29 - \$36
Vinyl Panels	\$19
Brick or Stone - Cost per Surface Foot	\$32

STORAGE BUILDINGS (Floor Included)

<u>Type</u>	<u>Cost Per Square Foot</u>
Aluminum Exterior	\$24
Enameled Steel Exterior	\$19
Masonite®	\$38

TIE DOWNS

<u>Type</u>	<u>Cost</u>
Cork Screw Anchors and Straps	\$140 - \$210 Each

MANUFACTURED HOUSING

STEPS AND RAILS

<u>Type</u>	<u>Cost</u>	
Fiberglass Steps	\$330	- \$505
Rail	\$70	- \$110

UPGRADED COMPONENTS

<u>Type</u>	<u>Cost</u>	
Upgraded Carpets	\$2,051	- \$5,124
Upgraded Drapes	\$1,744	- \$4,359

PORCHES AND DECKS (No Roofs Included)

<u>Type</u>	<u>Cost Per Square Foot</u>	
Wooden Deck with Outdoor Carpet, Handrails, Skirting, and Steps (manufactured home floor level)	\$28.76	- \$38.33

CARPORT, PORCH, AND DECK ROOFS

<u>Type</u>	<u>Cost Per Square Foot</u>	
Aluminum Supports and Roof Cover - Free Standing	\$16.61	- \$21.34
Aluminum Supports and Roof Cover - Attached to House	\$10.56	- \$15.03
Wooden Supports and Enameled Steel Cover	\$18.98	- \$23.72

SCREEN WALLS FOR PORCHES AND DECKS

<u>Type</u>	<u>Cost Per Square Foot</u>	
Wood Frame with Screen Walls and Door	\$38.60	
Wood or Aluminum Frame with Screen and Glass Walls and Door	\$135.04	

EXTRA INSULATION PACKAGE

<u>Type</u>	<u>Cost Per Square Foot</u>	
Minimum Fiberglass	\$1.31	- \$1.91
R-11 Floor, R-11 Sidewall, R-22 Ceiling	\$1.83	- \$1.97
R-22 Floor, R-19 Sidewall, R-33 Ceiling	\$2.09	- \$2.85

ROOF SNOW LOAD CAPABILITY

<u>Pounds Per Square Foot</u>	<u>Cost Per Square Foot</u>	
30 lbs.	\$.95	- \$1.54
40 lbs.	\$1.54	- \$2.77
50 lbs.	\$2.77	- \$3.66
60 lbs.	\$3.66	- \$4.88
80 lbs.	\$4.62	- \$7.35
100 lbs.	\$6.13	- \$8.44
175 lbs.	\$7.61	- \$9.16

MISCELLANEOUS

<u>Type</u>	<u>Cost</u>	
Hot Water Recirculating System (per unit)	\$981	- \$1,033
Tubular Skylight	\$838	- \$1,103
Foundation Ready	\$930	- \$1,238

MANUFACTURED HOUSING

DEPRECIATION

The depreciation table in this handbook section is *suggested as a guide to appraisers*. The percentage rates are applicable to the replacement cost estimates and *no minimum percent good is intended*. They are *averages* based upon *an analysis of actual market purchase price information*, and revisions to the table may be necessary as more market data become available.

The percentages only apply to manufactured housing in average condition. A separate adjustment should be considered for deferred maintenance (cost to cure). It is strongly suggested that the appraiser carefully evaluate the *effective age* of the manufactured home. This is a critical adjustment that will dramatically affect the cost approach. *Investigation has shown that the condition of the manufactured home may have a greater influence on value than age.*

PERCENT GOOD TABLE

<u>Effective Age (Years)</u>	<u>Percent Good</u>
0	100%
1	99%
2	98%
3	95%
4	91%
5	87%
6	84%
7	80%
8	76%
9	71%
10	66%
11	63%
12	61%
13	59%
14	56%
15	54%
16	52%
17	51%
18	50%
19	50%
20	49%
21	48%
22	47%
23	46%
24	45%
25	44%

No minimum percent good is intended.

AH 531.40

BUILDING ADDITIVES

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

BUILDING ADDITIVES

COVERED PORCHES AND LEAN-TOS

Costs of covered porches may be estimated by application of a fraction of the main building square-foot cost.

<u>Suggestions for Fractions</u>	<u>Suggested Fraction</u>		
Low (ground level) floor (usually concrete) without banister, with unceiled shed-type roof	1/4	-	1/3
High (house floor level) floor (concrete or wood) with light banister. Unceiled shed-type roof	1/3	-	1/2
Same ceiled and with roof-like residence (most typical)			1/2
Same partially enclosed with screen or glass	1/2	-	2/3
Enclosed lean-to (sleeping porch or similar) with lighter foundation, wall structure, interior finish or roof than that of house to which attached	1/2	-	3/4
Roofed-unenclosed-recessed porch, under the same roof as the main building and with the same type and quality foundation (includes shape costs)			3/4
Roofed-enclosed-recessed porch with the same type roof and foundation as the main building (includes shape costs)			4/4
Good arbor or pergola with floor	1/4	-	1/3

UNCOVERED PORCHES

<u>Concrete Decks</u>	<u>Cost Per Square Foot</u>				
	<u>8" High</u>	<u>1' High</u>	<u>2' High</u>	<u>3' High</u>	<u>4' High</u>
Less than 100 square feet	\$12.52	\$16.76	\$27.26	\$36.55	\$51.66
100 to 200 square feet	\$10.91	\$15.17	\$21.90	\$29.23	\$38.98
201 to 400 square feet	\$9.31	\$11.97	\$18.63	\$25.93	\$33.58
Over 401 square feet	\$9.04	\$10.91	\$16.62	\$21.90	\$28.58

WOOD DECKS AND PORCHES

<u>2" wood deck with steps and railings</u>	<u>Cost Per Square Foot</u>		
1 to 3 feet above ground	\$25.57	-	\$30.77
4 to 6 feet above ground	\$30.77	-	\$41.08
6 to 9 feet above ground	\$32.24	-	\$43.18
9 to 12 feet above ground	\$33.97	-	\$45.28
12 to 15 feet above ground	\$35.69	-	\$47.50
15 to 18 feet above ground	\$37.40	-	\$49.68
Plastic decking or fiberglass	\$29.88	-	\$47.10

PORCH ROOFS

<u>Type</u>	<u>Cost Per Square Foot</u>		
Unceiled shed roof with wood shingle cover	\$13.98	-	\$16.54
Ceiled shed roof with wood shingle cover	\$23.50	-	\$26.72
Unceiled gable roof with wood shingle cover	\$16.54	-	\$20.33
Ceiled gable roof with wood shingle cover	\$26.72	-	\$29.25
<u>Alternate Covers</u>	<u>Cost Difference Per Square Foot</u>		
Rolled roofing	deduct \$1.16	-	\$1.38
Corrugated aluminum	deduct \$1.29	-	\$1.52
Corrugated iron	deduct \$1.29	-	\$1.52
Asphalt shingles	deduct \$1.52	-	\$1.76
Wood shakes	add \$1.76	-	\$2.66
Clay tile	add \$10.03	-	\$12.10
Slate	add \$10.81	-	\$14.63

Covered porch costs may be estimated by adding a porch cover cost to an uncovered porch cost.

BUILDING ADDITIVES

RESIDENTIAL BASEMENTS

<u>Size</u>	<u>Cost Per Square Foot</u>					
	<u>Unfinished Basements</u>			<u>Finished Basements</u>		
Less than 400 square feet	\$56.75	-	\$76.79	\$100.54	-	\$136.04
401 - 1,000 square feet	\$45.38	-	\$61.37	\$80.38	-	\$108.75
Over 1,001 square feet	\$40.04	-	\$54.18	\$70.94	-	\$95.96

All basement costs assume normal soil conditions, 8' ceiling height, no plumbing, partitions, or windows.

Unfinished basements are based upon reinforced concrete floors and walls, open ceilings and minimum lighting

Finished basement costs are based upon reinforced concrete floors with vinyl tile cover, reinforced concrete walls with plywood paneled finish, acoustical tile ceiling and lighting similar to average residences.

Stair access is not included in the basement cost and should always be added.

BALCONIES

<u>Type</u>	<u>Cost Per Square Foot</u>		
Standard wood frame supported by 4" x 4" posts, 1" wood floor, open on underside, open 2" x 4" railing.	\$35.50	-	\$38.87
Standard wood frame supported by 4" x 4" posts, 1" wood floor, ceiled on underside, solid stucco or wood siding on railing.	\$42.27	-	\$45.63
Standard wood frame supported by steel columns, lightweight concrete floors, ceiled on underside, solid stucco or open grillwork railing.	\$64.25	-	\$70.97

Add for balcony roofs from porch roof cost on AH 531.40, page 47.

STAIRS

<u>Type</u>	<u>Cost Per Square Foot</u>		
Standard wood frame, wood steps with open risers, open on underside, open 2" x 4" railing.	\$30.73	-	\$33.97
Standard wood frame with solid wood risers, ceiled on underside, solid stucco or wood siding on railing.	\$37.21	-	\$43.68
Precast concrete steps with open risers, steel frame, pipe rail with ornamental grillwork	\$80.89	-	\$90.60

BUILDING ADDITIVES

HEATING AND COOLING SYSTEMS

<u>Type</u>	<u>Cost Per Square Foot of Floor</u>					
Central Ducted Air Systems	Perimeter			Overhead		
Single-Family Residences	<u>Outlets</u>			<u>Outlets</u>		
Forced air heating	\$9.80	-	\$10.88	\$7.60	-	\$8.72
Forced air heating and cooling	\$10.99	-	\$13.05	\$8.72	-	\$11.1
Gravity heat	\$6.14	-	\$7.29			
Multiple-Family Residences						
Forced air heating	\$6.75	-	\$7.41	\$6.16	-	\$6.75
Forced air heating and cooling	\$8.64	-	\$10.48	\$8.64	-	\$9.26
Hot and Chilled Water System (Water is heated or cooled in a central installation and circulated to various parts of a building. Building is heated or cooled by blowing air over coils containing hot or cold water.)				\$15.55	-	\$17.99
<u>Type</u>	<u>Cost Each</u>					
Gas Floor and Wall Furnaces						
Single floor unit				\$1,713	-	\$1,824
Dual floor unit				\$2,963	-	\$3,192
Single wall unit				\$906	-	\$1,363
Dual wall unit				\$2,490	-	\$2,660
Thermostat control - add				\$233	-	\$363
<u>Electric Baseboard Units</u>						
	<u>Wattage</u>		<u>Length</u>	<u>Cost Each</u>		
	500		3'	\$551	-	\$614
	1,000		4'	\$752	-	\$813
	1,500		6'	\$813	-	\$904
	2,000		8'	\$980	-	\$1,115
	2,500		10'	\$1,153	-	\$1,255
	3,000		12'	\$1,381	-	\$1,504
Electric Coils Under Bathroom Tile				\$2,867	-	\$3,583
Includes all electrical and wiring costs.						
<u>Geothermal</u>	<u>Cost Per Sq. Ft.</u>					
Ground Source Heat Pump System				\$17.39	-	\$23.87

BUILDING ADDITIVES

HEATING AND COOLING SYSTEMS (Contd.)

<u>Electric Wall Heaters</u>			
<u>Wattage</u>	<u>Cost Each</u>		
1,000	\$702	-	\$815
2,000	\$746	-	\$876
3,000	\$837	-	\$1,108
3,500	\$990	-	\$1,223
4,000	\$1,165	-	\$1,452
4,500	\$1,282	-	\$1,629
Add for circulating fan	\$297	-	\$408
Add for thermostatic control	\$347	-	\$364
Cost includes wiring.			

<u>Evaporative Coolers</u>			
<u>Capacity</u>	<u>Cost Each</u>		
	<u>Window Installation</u>		<u>Roof Installation</u>
2,200 CFM	\$1,165	-	\$1,279
4,000 CFM	\$1,395	-	\$1,513
4,500 CFM	\$1,628	-	\$1,861
5,500 CFM	\$1,746	-	\$1,980
	\$1,861	-	\$2,098
	\$2,098	-	\$2,212
	\$2,327	-	\$2,793
	\$2,564	-	\$3,026

<u>Refrigerated Room Coolers</u>			
<u>Capacity</u>	<u>Cost Each</u>		
1/3 Ton	\$1,330	-	\$1,507
1/2 Ton	\$1,619	-	\$1,728
3/4 Ton	\$1,861	-	\$1,972
1 Ton	\$2,081	-	\$2,193
1 1/2 Ton	\$2,614	-	\$2,769
2 Ton	\$2,879	-	\$3,567
Cost includes wiring and minimum duct work.			

SPRINKLER SYSTEMS

	<u>Per Square Foot</u>		
Single Family Residential	\$4.74	-	\$7.41

INSULATION

	<u>Per Square Foot</u>		
Minimum Code	\$1.45	-	\$2.68

BUILDING ADDITIVES

ELEVATORS, PASSENGER

<u>Hydraulic</u>	Car and Machinery Cost Per Shaft Base-Two Floors	
<u>Capacity</u>	<u>Speed</u>	
	<u>100 F.P.M.</u>	<u>200 F.P.M.</u>
2,000 lbs.	\$98,058	\$112,075
2,500 lbs.	\$106,475	\$126,083
3,000 lbs.	\$112,075	\$137,287
3,500 lbs.		\$145,688
4,000 lbs.		\$154,094
Add for deluxe car \$15,729 per car.		
Add for doors and door openers, \$13,486 per floor.		
	Baked enamel doors and frame \$4,492 per stop.	
	Stainless steel doors and frame \$4,929 per stop.	

FIRE ESCAPES

	<u>Unit</u>	\$	<u>Cost</u>	Total
Second story	Each	\$8,359	-	\$11,069
Additional floors	Per story	\$4,920	-	\$7,379

BURGLAR ALARMS

	\$	<u>Cost</u>	Total
Total cost in place	\$3,752	-	\$10,006

BUILDING ADDITIVES

FIREPLACES/INSTALLED

<u>Type</u>	<u>Cost Each</u>	
	<u>One Story</u>	<u>Two Story</u>
Zero Clearance Metal Firebox, natural gas Low Quality - Typically enclosed by painted or stuccoed wall board 36" width with 12.5' chimney pipe	\$3,090 - \$3,857	
Medium Quality - Typically enclosed in attractive wood paneling, simulated materials, or moderate brickwork, has average wood mantel. 36" width with 15' chimney pipe	\$3,857 - \$4,463	\$4,246 - \$4,632
High Quality - Firebox unit has fire-brick back and floor and glass door. Unit typically enclosed by brick or stone, also has raised brick hearth. 48" width with 15' chimney pipe	\$5,306 - \$8,320	\$6,367 - \$11,441
Add: Insulation, gas line, mantel	\$1,770 - \$2,080	
Pellet fed fireplace	\$4,650 - \$6,326	
Free Standing Prefabricated Fireplace	\$2,769 - \$4,370	
Masonry:		
5' base, common brick or concrete block, low cost Douglas fir or common brick mantle	\$6,703 - \$7,477	\$7,477 - \$8,304
6' base, common brick, used brick, or natural stone on interior face or with average wood mantle	\$7,477 - \$8,304	\$8,304 - \$13,287
6' base, common brick, face brick with good wood mantle	\$8,304 - \$13,287	\$13,287 - \$15,776
6' base, common brick, used brick, or natural stone on interior face, raised hearth	\$13,287 - \$15,776	\$15,776 - \$19,932
8' base, common brick, used brick, or natural stone on interior face, raised hearth	\$15,776 - \$19,932	\$19,932 - \$24,082
Add 25 to 40 percent to above costs for additional openings using a common chimney.		

BUILDING ADDITIVES

STOVES (Franklin or Buck)

<u>Type</u>			
Low Quality			
Steel body with cast iron legs and front	\$2,420	-	\$3,571
Medium Quality			
Steel body with cast iron front, doors, and legs, small glass panel in door	\$4,288	-	\$4,836
High Quality			
All cast iron with large glass panel in door with slate or rock borders	\$5,990	-	\$8,522

BUILT-IN APPLIANCES

<u>Type</u>	<u>Cost Each</u>		
Combination oven-range with single oven			
Economy	\$693	-	\$1,128
Good	\$1,128	-	\$1,971
Excellent	\$1,825	-	\$3,407
Surface Cooking Units--Ceramic Cook Top Over Oven			
Economy	\$966	-	\$1,477
Good	\$1,477	-	\$2,085
Excellent	\$1,933	-	\$2,661
Built-ins			
Single oven with broiler	\$966	-	\$1,086
Single convection oven	\$2,041	-	\$3,304
Double oven	\$3,170	-	\$3,904
Range Top			
Economy	\$825	-	\$1,086
Good	\$1,086	-	\$1,595
Excellent	\$6,386	-	\$10,639
Range Top With Grill	\$1,196	-	\$2,321
Range Hoods and Fans	\$294	-	\$620
Dishwashers			
Economy	\$413	-	\$657
Good	\$609	-	\$1,217
Excellent	\$1,128	-	\$1,937
Garbage Disposer	\$347	-	\$981
Wine Cooler	\$745	-	\$1,065
Instant Hot Water Dispenser	\$851	-	\$1,256
Trash Compactor	\$639	-	\$1,065
Hot Water Recirculator	\$1,012	-	\$1,065
Microwave Oven Stove Top	\$979	-	\$1,170
Miscellaneous Additives			
Intercom Systems			
Central control-per station	\$1,038	-	\$1,255
Vacuum Systems			
Power unit and three outlets	\$2,902	-	\$5,805
Additional outlets	\$366	-	\$469
Crown Molding (per linear foot)	\$13	-	\$24
Two-speaker surround sound	\$1,159	-	\$1,355
Four-speaker surround sound	\$1,934	-	\$2,323
Six-speaker surround sound	\$3,483	-	\$4,062

BUILDING ADDITIVES

SOLAR HEATING AND COOLING

DOMESTIC HOT WATER SYSTEMS

Thermosyphon System Cost does not include back-up unit.	\$9,158	-	\$11,716
Breadbox Hot Water Heaters	\$4,840	-	\$5,358
Active Systems	\$10,014	-	\$13,850
Space Heating and Cooling	\$27,966	-	\$38,712
Passive or Indirect Cost per square foot of living area:	\$15.07	-	\$17.22

SOLAR HEATED SWIMMING POOLS

Cost per square foot of pool surface area:	\$16.89	-	\$23.61
--	---------	---	---------

BUILDING ADDITIVES

DOMESTIC WATER SYSTEMS

Homes that are not served by a public water system usually obtain necessary water from a well. However, wells (including the hole, casing, grouting, and gravel pack) are considered real property and appraised as part of the land value. The pump, motor, tank, and distribution piping are considered improvements and are appraised as part of the improvement value.

Many types of pumps are available for domestic wells, but two types are the most common. They are jet pumps and submersible pumps.

SUBMERSIBLE PUMPS

A submersible pressure system consists of a multi-stage centrifugal pump coupled to an electric motor. The entire unit is submersed below the water level. Water enters a screened section of pipe and is pumped to the surface. This system is by far the most common as it is used in about 60 to 80 percent of all new pump installations.

SUBMERSIBLE PUMP COST TABLE
EXCLUDES WELL AND CASING COSTS

H.P.	<u>Depth of Setting</u>											
	<u>40'</u>	<u>60'</u>	<u>80'</u>	<u>100'</u>	<u>120'</u>	<u>140'</u>	<u>160'</u>	<u>180'</u>	<u>200'</u>	<u>220'</u>	<u>260'</u>	<u>300'</u>
1/2	5,070	5,240	5,408	5,577	5,748	5,920	6,085					
3/4	5,748	6,085	6,426	6,761	7,102	7,436	7,772	8,116				
1	6,761	7,102	7,436	7,772	8,116	8,452	8,789	9,126	9,463			
1 1/2	8,116	8,452	8,789	9,126	9,463	9,805	10,141	10,480	10,819	11,153		
2	10,141	10,480	10,819	11,153	11,494	11,831	12,170	12,506	12,846	13,187		
3	11,831	12,506	13,187	13,859	14,535	15,211	15,550	15,886	16,225	16,565	16,904	
5	13,522	14,197	14,875	15,550	16,225	16,565	16,904	17,241	17,580	17,917	18,256	18,592

	Submersible Pump, Installed at 100' Depth Excluding Well and Casing Typical Installation						
	<u>1/2 H.P.</u>	<u>3/4 H.P.</u>	<u>1 H.P.</u>	<u>1 1/2 H.P.</u>	<u>2 H.P.</u>	<u>3 H.P.</u>	<u>5 H.P.</u>
Total Cost	\$5,577	\$6,761	\$7,772	\$9,126	\$11,153	\$13,859	\$15,550
Tank Size (Gal)	84	84	122	224	224	321	321

BUILDING ADDITIVES

JET PUMPS

Jet pumps involve a centrifugal pump connected to an ejector consisting of a nozzle and venturi tube. Both the pump and motor are installed at ground level, and the only parts submerged are the pipes and ejector. Maximum pumping depth is 200 feet. Jet pump systems generally cost between 15 and 20 percent less than submersible systems.

PRESSURE TANKS

Cost Installed				
<u>Galvanized Tanks</u>				
42 Gal.	16" Diameter x	48" Depth	50" Cir.	\$98
82 Gal.	20" Diameter x	60" Depth	63" Cir.	\$836
120 Gal.	24" Diameter x	60" Depth	75" Cir.	\$1,045
220 Gal.	30" Diameter x	72" Depth	94" Cir.	\$2,301
315 Gal.	36" Diameter x	72" Depth	113" Cir.	\$3,142
525 Gal.	36" Diameter x	120" Depth	113" Cir.	\$4,184

WELL COSTS

<u>Drilling Cost Per Linear Foot Including Casing and Gravel Pack</u>						
<u>Casing Diameter</u>	<u>Plastic Casing</u>			<u>Steel Casing</u>		
6"	\$67.79	-	\$74.25	\$74.25	-	\$80.70
8"				\$80.70	-	\$87.12

Price ranges are due largely to the area in which wells are drilled. The harder the soil, the more costly to drill. Domestic wells rarely have casing greater than 8" in diameter.

SEPTIC TANK COSTS

<u>House Description</u>	<u>Tank Size</u>	<u>Cost</u>		
2 bedroom house	1,000 - 1,250 gallon tank	\$8,545	-	\$11,235
3 bedroom house	1,250 - 1,500 gallon tank	\$10,396	-	\$12,950
4 bedroom house	1,500 - 2,000 gallon tank	\$16,367	-	\$19,253
5 bedroom house	2,000 - 2,400 gallon tank	\$18,291	-	\$20,216

The installed cost of septic tanks will vary greatly depending upon soil conditions and type of system. Heavy clay or rocky soil will increase the cost of the system.

AH 531.50

RESIDENTIAL GARAGES

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

RESIDENTIAL GARAGES
ATTACHED
SQUARE FOOT AREA COST TABLES

"D" CONSTRUCTION

Class	220	260	280	320	360	400	440	480	540	600	800	1000
D-1	15.74	15.16	14.95	14.52	14.10	13.87	13.67	13.45	13.27	13.06	12.75	12.68
D-1.5	22.65	21.73	21.45	20.70	20.37	19.86	19.27	18.79	18.32	17.86	17.29	17.19
D-2	29.36	28.31	27.86	27.01	26.21	25.56	24.81	24.19	23.60	23.00	22.26	22.17
D-3	32.66	31.44	30.82	30.07	28.99	28.26	27.41	26.75	26.08	25.41	24.63	24.51
D-3.5	36.07	34.62	33.83	32.88	31.94	31.16	30.23	29.49	28.75	28.05	27.13	26.99
D-4	39.24	37.50	36.88	35.84	34.61	33.75	32.75	31.94	31.14	30.37	29.41	29.27
D-4.5	42.15	40.06	39.44	38.24	36.88	35.96	34.89	34.03	33.18	32.34	31.32	31.14
D-5	45.00	42.68	42.00	40.62	39.05	38.08	36.95	36.05	35.16	34.25	33.15	33.01
D-5.5	51.38	48.50	47.42	45.60	43.89	42.81	41.51	40.50	39.48	38.49	37.28	37.09
D-6	57.88	54.34	53.08	51.05	48.84	47.64	46.22	45.09	43.96	42.86	41.49	41.28
D-6.5	61.81	58.45	57.18	55.28	53.28	51.99	50.44	49.20	47.94	46.77	45.27	45.06
D-7	65.54	62.51	61.39	59.72	57.73	56.29	54.62	53.26	51.93	50.62	49.03	48.80
D-7.5	74.01	71.04	69.80	67.68	65.23	63.59	61.70	60.18	58.70	57.22	55.40	55.13
D-8	83.85	80.43	79.05	76.67	73.90	72.02	69.89	68.17	66.45	64.80	62.77	62.45
D-8.5	86.36	82.86	81.42	78.96	76.11	74.18	71.98	70.22	68.46	66.74	64.68	64.30
D-9	88.92	85.35	83.86	81.33	78.39	76.43	74.16	72.31	70.53	68.75	66.58	66.23
D-9.5	91.60	87.88	86.37	83.75	80.75	78.74	76.37	74.49	72.63	70.80	68.60	68.26
D-10	94.38	90.53	88.96	86.26	83.16	81.08	78.65	76.70	74.80	72.93	70.66	70.30

DETACHED
SQUARE FOOT AREA COST TABLES

"D" CONSTRUCTION

Class	220	260	280	320	360	400	440	480	540	600	800	1000
D-1	18.90	17.67	17.15	16.50	16.14	15.81	15.44	15.21	15.00	14.75	14.44	14.36
D-1.5	26.58	24.85	24.17	23.25	22.94	22.22	21.25	20.70	20.21	19.70	19.07	18.98
D-2	34.03	32.13	31.36	30.02	29.65	28.70	27.45	26.75	26.10	25.43	24.63	24.51
D-3	39.41	36.83	35.84	34.01	33.43	32.38	30.98	30.22	29.44	28.72	27.81	27.67
D-3.5	43.00	40.16	39.15	37.15	36.74	35.56	34.02	33.18	32.35	31.55	30.53	30.37
D-4	46.85	43.87	42.60	40.57	39.84	38.61	36.95	36.03	35.11	34.23	33.14	32.99
D-4.5	49.62	46.29	45.13	42.87	42.61	41.26	39.47	38.48	37.54	36.62	35.45	35.28
D-5	53.11	49.03	47.65	45.22	44.57	43.18	41.29	40.25	39.27	38.30	37.09	36.89
D-5.5	60.96	56.27	54.34	51.54	50.68	49.07	46.94	45.76	44.61	43.52	42.11	41.90
D-6	72.44	66.31	63.98	60.29	58.97	57.11	54.62	53.26	51.93	50.66	49.02	48.76
D-6.5	76.68	71.36	69.29	65.25	64.97	62.93	60.18	58.69	57.22	55.80	54.00	53.76
D-7	82.97	77.28	74.93	71.26	70.19	67.99	65.02	63.39	61.84	60.29	58.34	58.08
D-7.5	94.09	87.57	84.92	80.84	79.64	77.10	73.73	71.92	70.15	68.40	66.22	65.86
D-8	96.88	90.15	87.45	83.26	82.01	79.40	75.94	74.04	72.24	70.41	68.19	67.87
D-8.5	99.80	92.88	90.07	85.71	84.48	81.76	78.23	76.27	74.37	72.52	70.21	69.89
D-9	113.05	105.24	102.04	97.15	95.69	92.66	88.62	86.42	84.29	82.17	79.59	79.17
D-9.5	116.44	108.38	105.12	100.05	98.58	95.44	91.31	89.02	86.80	84.62	81.98	81.55
D-10	119.94	111.61	108.30	103.06	101.54	98.27	94.01	91.69	89.42	87.20	84.41	83.99

RESIDENTIAL GARAGES
ATTACHED
SQUARE FOOT COST TABLES

"C" CONSTRUCTION

Class	220	260	280	320	360	400	440	480	540	600	720
C-4	48.14	45.47	44.37	42.69	41.51	40.36	39.45	38.85	37.88	37.16	36.20
C-4.5	50.22	47.43	46.49	44.73	43.41	42.32	41.51	40.76	39.89	39.13	37.75
C-5	52.39	49.64	48.44	46.72	45.40	44.31	43.41	42.68	41.71	40.94	38.86
C-5.5	55.18	52.28	51.08	49.29	47.86	46.66	45.69	44.90	43.97	43.18	41.31
C-6	58.06	55.09	53.91	51.93	50.44	49.29	48.32	47.41	46.49	45.66	44.37
C-6.5	62.11	58.82	57.60	55.64	53.91	52.78	51.66	50.81	49.80	48.85	47.55
C-7	65.47	61.96	60.72	58.54	56.86	55.64	54.40	53.46	52.39	51.45	50.22
C-7.5	72.57	68.99	67.51	65.19	63.25	61.85	60.51	59.48	58.27	57.31	55.85
C-8	84.44	80.12	78.38	75.48	73.48	71.63	70.27	69.12	67.64	66.51	64.78

DETACHED
SQUARE FOOT COST TABLES

"C" CONSTRUCTION

Class	220	260	280	320	360	400	440	480	540	600	720
C-4	62.21	57.22	55.39	52.06	49.53	47.55	45.90	44.63	42.96	41.61	39.91
C-4.5	64.71	59.62	57.54	55.77	51.63	49.68	48.04	46.70	45.03	43.67	41.78
C-5	67.39	62.05	59.91	56.54	53.86	51.68	50.09	48.57	47.09	45.53	43.47
C-5.5	70.75	65.23	63.07	59.38	56.69	54.47	52.70	51.26	49.39	47.91	46.89
C-6	77.95	71.79	69.50	65.65	62.65	60.17	58.20	56.51	54.52	52.47	50.60
C-6.5	83.01	76.66	74.12	69.93	66.79	64.25	62.23	60.34	58.37	56.69	54.03
C-7	87.57	80.81	78.14	73.76	70.39	67.74	65.47	63.69	61.47	59.61	57.20
C-7.5	97.54	89.88	86.91	82.12	78.41	75.28	72.81	70.88	68.40	66.45	63.53
C-8	107.79	99.30	96.17	90.90	86.68	83.39	80.75	78.42	75.83	73.55	72.04

RESIDENTIAL GARAGES

MULTIPLE-FAMILY RESIDENTIAL GARAGES

Built at ground level and under a multiple-family unit.

SQUARE-FOOT COST TABLE

Area	400	800	1,200	2,000	3,000	5,000	10,000	20,000
Cost	\$46.21	\$41.20	\$36.99	\$32.65	\$30.50	\$29.17	\$28.47	\$26.98

These costs include the following components.

1. A reinforced concrete floor in all areas.
2. Exterior walls, on one long side and two short sides, made up of a standard wood frame with stucco on both sides.
3. Steel support columns for the floor above.
4. A stucco ceiling in all areas.
5. The difference between the cost of a standard wood frame floor structure at the second floor level and one at the ground.
6. An average quality light fixture per each 600 square feet.

For multiple-family residential garages built at ground level under a multi-family residence and including all components listed above except exterior walls, use \$23.80 per square foot.

MULTIPLE-FAMILY RESIDENTIAL GARAGES BUILT AS SEPARATE BUILDINGS

SQUARE-FOOT COST TABLE

Area	400	800	1,200	2,000	3,000	5,000	10,000	20,000
Cost	\$55.76	\$49.82	\$45.43	\$44.70	\$43.14	\$39.47	\$37.91	\$37.20

These costs include the following components:

1. Foundations.
2. A reinforced concrete floor in all areas.
3. Exterior walls, on one long side and two short sides made up of a standard wood frame with stucco on both sides.
4. Steel support columns supporting the roof.
5. An unceiled standard wood frame roof structure with composition tar and gravel, wood shingle, or light shake cover.
6. An average quality light fixture per each 600 square feet.

Common wall: deduct \$5.82 per square foot of wall area

CARPORTS

Wood or steel posts, asphalt floors, built-up wood frame, or corrugated metal roof at \$21.69 to \$25.01 per square foot.

RESIDENTIAL GARAGES

BASEMENT GARAGES

One level, five feet below grade, directly beneath 2- to 4-story apartments with perimeter walls in vertical alignment.

SQUARE-FOOT AREA COST TABLE

Type	5,000	7,500	10,000	15,000	20,000	30,000	40,000	60,000
Reinforced concrete exterior walls, reinforced concrete columns and flat concrete roof slab	\$71.87	\$68.23	\$63.69	\$61.83	\$60.07	\$59.32	\$58.44	\$57.78
Concrete block exterior walls, reinforced concrete columns and flat concrete roof slab	\$71.19	\$66.68	\$62.28	\$60.76	\$59.32	\$58.62	\$57.78	\$56.35
Concrete block exterior walls, steel posts and beams, light concrete/metal roof fireproofed with spray plaster	\$66.96	\$61.13	\$58.22	\$56.67	\$55.30	\$53.78	\$52.42	\$51.56
Concrete block walls, wood posts and beams, light concrete/metal roof fireproofed with spray plaster	\$59.62	\$56.67	\$53.10	\$49.45	\$47.97	\$47.26	\$46.59	\$45.75

Basement garage costs include the following:

1. 5' excavation
2. Full wall enclosure
3. Storage facilities
4. Minimum lighting
5. Concrete floors
6. Two-car bays

Access stairways and driveway ramps outside the perimeter walls are considered to be part of the garage area.

Add \$1,147 for each security door with mechanical operation.

AH 531.51

YARD IMPROVEMENTS

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

YARD IMPROVEMENTS

SWIMMING POOLS

SWIMMING POOLS

	<u>Cost Per Square Foot</u>
Concrete Pools	\$85 - \$157
Fiberglass Pools	\$64 - \$85
In-ground Liner	\$41 - \$64

A typical 440 square foot concrete pool will cost between **\$102.85 and \$146.41** per square foot.

Swim spas are narrow lap pools with powerful jets that create a current. The swimmer swims in place against the current—**\$54,172 to \$92,238**.

A key cost in fiberglass pools is for shipping the pool from the manufacturer to the local installer. Shipping charges can add between **\$1,597 to \$4,525** to the cost of the pool.

SWIMMING POOL ADDITIVES

<u>Heaters</u>		<u>Other Additives</u>	
<u>Average MBH¹</u>	<u>Average Price</u>		
125	\$3,645	Slides	\$2,780 – \$6,076
250	\$6,251	Diving Boards	\$1,214 – \$2,431
400	\$6,944	Concrete decking per square foot	\$12.14
		Redwood decking per square foot	\$55.57

NOTE: Solar heating costs around three to four times more than standard gas heating, average **\$10,418 to \$13,890**. See AH 531.40 and 531.40A for additional data on solar heated pools.

Two typical types of filters are the cartridge and the diatomaceous earth. Typically, these costs are in the basic pool. Deduct for cartridge filter **\$1,042 - \$1,738**.

NOTE: Permit costs vary throughout the state ranging from **\$200 to \$2,662**.

NOTE: Pool sweeps average **\$2,609**, but may be personal property.

DETACHED SPAS (BELOW GROUND)

	<u>With Pool</u>	<u>Without Pool</u>
Gunite®	\$13,193 - \$24,479	\$25,693 - \$32,986
Fiberglass	\$10,418 - \$17,536	\$18,404 - \$23,597

SPA ADDITIVES

Remote Control	\$1,738
Solar Control	\$2,605

¹ One MBH = One thousand BTUs per hour.

YARD IMPROVEMENTS

RESIDENTIAL HOT TUBS AND SPAS

Both spas and hot tubs commonly have pumps, filters, jets, blowers, and heaters that may be used in any class or size installation. Most units are gas and average about 8 percent more in cost than electric.

There is little difference in spa and hot tub installed costs. Below ground and aboveground have offsetting costs that are about equal. Replacement costs consider typical installations with normal access. Additions to existing residences may result in an excessive installation cost due to restricted access. Labor costs should be added to the historical cost of owner-installed units.

The following tables provide replacement costs for the most common installations, in place, and include materials, sales tax, and installation labor. Component deductions include materials, sales tax, and labor. Higher capacity components are interchangeably used in all classes. The components used will indicate where the replacement cost should fall in the table range of each class.

YARD IMPROVEMENTS

HOT TUBS-SPAS-ROUND-OCTAGONAL-SQUARE (Above Ground) INSTALLED COST WITH FULL EQUIPMENT GAS (Factor .92 for Electric Units)

Installed Unit	<u>Class I 6'</u>		<u>Class II 7'</u>		<u>Class III 8'</u>	
Diameter	6'		7'		8'	
Hot Tub or Spa	\$9,737	-	\$11,010	\$10,199	-	\$11,591
Typical Contractors (Installation/Labor included in unit cost.)	\$3,709	-	\$4,866	\$4,866	-	\$6,029
Deduct for Lack of:						
Heaters (Gas)	\$1,972			\$2,204		\$2,550
Heaters (Elect.)	\$985			\$1,102		\$1,275
Filters	\$755			\$872		\$1,043
Blowers	\$546			\$614		\$755
Pumps	\$985			\$1,102		\$1,161
Jets (Spas)	\$755			\$813		\$872
Jets (Hot Tubs)	\$755			\$872		\$927
Additional Costs						
Decks 30" Around Spa up to 8' Octagon						
6" High			Brick	\$1,508	Concrete	\$1,275
12" High 2 Steps			Brick	\$1,971	Concrete	\$1,854
<u>12' x 12' Square Pattern</u>						
Flush			Brick	\$1,854	Concrete	\$1,621
6" High			Brick	\$2,550	Concrete	\$1,971
12" High 2 Steps			Brick	\$2,782	Concrete	\$2,461
Mahogany wood hot tub - \$910 more than redwood.						
Tile work - concrete base - see tile-in place costs.						
Tile spa - glass base installed \$3,801 more than installed acrylic spa.						
Excavation and dirt removal - sunken installation				\$912	-	\$1,392
Extra material above ground installation				\$813	-	\$927
Extra installation on spas 1" thick				\$230		
Wood decks (common in Northern California)				\$37	per sq. ft.	
Remote Controls				\$230	-	\$349

YARD IMPROVEMENTS

CURBS

<u>Type</u>	<u>Cost Per Linear Foot</u>		
Asphalt 6" high	\$12.74	-	\$17.18
Concrete Bumper Strip 6" x 6"	\$16.20	-	\$17.39
Concrete 6" wide 12" high	\$17.39	-	\$18.54
Concrete 6" wide 18" high	\$19.68	-	\$23.13
Wood bumper rail 6" x 6"	\$18.54	-	\$22.00
Vertical curb and gutter	\$27.79	-	\$31.24

FENCES

	<u>Cost Per Linear Foot</u> <u>Six Feet High</u>		
Redwood			
1" x 4"	\$38.24	-	\$41.11
1" x 6"	\$39.67	-	\$44.53
1" x 8"	\$41.11	-	\$47.95
1" x 10"	\$41.11	-	\$54.80
1" x 6" Picket	\$38.24	-	\$47.95
Cedar			
1" x 4"	\$35.57	-	\$36.44
1" x 6"	\$38.24	-	\$41.11
Douglas Fir	\$32.63	-	\$47.52
Tri Stake	\$48.90	-	\$58.23
Grape Stake	\$44.26	-	\$51.23
Good Neighbor	\$32.63	-	\$37.27
Basket Weave	\$39.57	-	\$46.59
Split Rail	\$21.34	-	\$30.86
Corral Fence			
Two Rail	\$21.34	-	\$30.86
Three Rail	\$25.63	-	\$39.57
Picket	\$22.88	-	\$32.66
Vinyl - 6' Solid (Add 10-15% for color)	\$32.49	-	\$52.54

WOOD GATES

<u>Size</u>		<u>Range</u>	
3' x 6'	\$469.47	-	\$554.50
4' x 4'	\$458.83	-	\$545.29
5' x 6'	\$575.76	-	\$679.39

CHAIN LINK GATES

Width	Height			
	<u>3'</u>	<u>4'</u>	<u>5'</u>	<u>6'</u>
3'	\$403	\$463	\$523	\$616
5'	\$466	\$558	\$761	\$861
15'	\$876	\$1,136	\$1,531	\$1,664

YARD IMPROVEMENTS

FENCES (Contd.)

Chain Link Fences: 11 Gauge, 2" Mesh, Top Rail					
	Height				
	4'	6'	8'	10'	12'
Per Linear Foot	\$21.53	\$29.37	\$37.38	\$45.22	\$52.87

PAVING

<u>Type</u>	<u>Cost Per Square Foot</u>		
	0 to 1,000	1,001 to 10,000	10,001 Up
2" asphalt on 4" rock base	\$5.00	\$4.77	\$3.21
2" pea gravel	\$.97	\$.85	\$.76
2" concrete on 4" rock base	\$8.35	\$6.55	\$5.84
4" concrete aggregate on 4" rock base (reinforced)	\$9.50	\$8.07	\$7.07
2" concrete salt finish with color	\$13.03	\$11.43	-
Broom finish	\$10.29	\$9.26	\$7.41
Decorator concrete, stamped and stenciled		\$20.94	\$17.35

UNCOVERED PATIOS

<u>Type</u>	<u>Cost Per Square Foot</u>
Brick in mortar	\$27.62
Brick in sand	\$25.52
Flagstone	\$30.09
Quarry tile	\$21.88

GARDEN STEPS AND STAIRS

<u>Type</u>	<u>Cost Per Square Foot</u>
Concrete steps	\$48.90
Brick surface steps	\$61.63
Flagstone surface steps	\$27.36

MOWING STRIP

<u>Type</u>	<u>Cost Per Linear Foot</u>		
6" wide concrete	\$15.60	-	\$16.81
12" wide concrete	\$19.46	-	\$23.11
12" wide/3" rise	\$25.74	-	\$28.36
1 row brick on top	\$25.96	-	\$29.96

CONCRETE BLOCK WALLS - INCLUDING FOUNDATION AND CAPPING COSTS

<u>Height</u>	<u>Cost Per Linear Foot</u>		
	<u>4" Thick</u>	<u>6" Thick</u>	<u>8" Thick</u>
40"	\$42.60	\$48.69	\$56.83
48"	\$50.73	\$58.85	\$64.96
56"	\$56.83	\$69.00	\$75.09
64"	\$66.95	\$77.11	\$85.25
72"	\$75.09	\$95.38	\$93.36

YARD IMPROVEMENTS

LAWN SPRINKLERS

<u>Type</u>	<u>Cost</u>
Lawn - shrubbery and bubbler heads	\$1.44 per square foot
Rotary pop-up sprinkler heads	\$1.54 per square foot
Sprinkler heads	\$1.54 per square foot
Skinner lines	\$8.38 per linear foot
Automatic Valve -	Add \$1.36 per square foot

PATIOS

<p>Minimum Quality Wood Concrete slab with footings under posts, 4" x 4" posts, 4" x 6" beam, 2" x 4" rafters, 1" x 6" sheathing, and 12" overhang all around. Composition with gravel or aluminum roof cover. Wood painted or stained.</p>			
\$29.08	<u>Cost</u>	-	\$32.31 per square foot
<p>Good Quality Wood Concrete slab with continuous footing. 6" x 6" posts, 6" x 8" beam, 2" x 6" or 4" x 6" rafters with 2" fascia. 1" x 8" vee groove shiplap sheathing, and 18' overhang all around. Composition with rock roof cover. Wood painted or stained.</p>			
\$38.04	<u>Cost</u>	-	\$51.88 per square foot
<p><u>Additions</u></p>			
Shingle roof		\$5.84	per square foot
Shake roof		\$6.69	per square foot
Screen walls (includes door)	\$72.42	-	\$103.09 per linear foot
Lights	\$147.65	-	\$175.52 each
<p><u>Deduct for Lack of</u></p>			
Concrete slab		\$10.45	per square foot
Continuous footing		\$13.07	per linear foot
<p><u>Aluminum Patios</u></p>			
Concrete slab, aluminum framework and enameled aluminum roof cover	\$21.18	-	\$26.79 per square foot
Additions - Screen walls (includes door)		\$66.51	per linear foot
Screen walls - removable plastic panels	\$136.85	-	\$175.21 per linear foot
Styrofoam insulated ceilings		\$5.90	per square foot
Lights	\$165.55	-	\$188.11 each
Deduct - for lack of slab	\$7.15	-	\$11.62 per square foot
Sun rooms	\$53.14	-	\$178.59 per square foot
Lattice sun screen, fiberglass or aluminum	\$23.66	-	\$26.26 per square foot
Barbeque islands	\$2,475.00	-	\$21,006.70 each

AH 531.60

IN-PLACE COSTS (SEGREGATED COSTS)

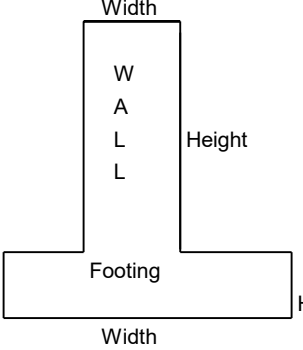
All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

IN-PLACE COSTS

FOUNDATIONS - REINFORCED CONCRETE

<u>Type</u>	<u>Cost Per Cubic Foot</u>		
Footings	\$28.19	-	\$32.79
Walls	\$28.68	-	\$35.85

Foundation cost per linear foot - including footing.

	<u>Footing</u>		<u>Wall</u>		<u>Cost per Linear Foot</u>		
	<u>Width</u>	<u>Height</u>	<u>Width</u>	<u>Height</u>			
W A	12"	6"	6"	6"	\$25.54	-	\$33.14
L	12	6	6	12	\$33.95	-	\$38.16
L	12	6	6	18	\$39.10	-	\$43.62
Footing	12	6	6	24	\$45.59	-	\$51.41
Footing	16	8	8	12	\$49.75	-	\$58.72
Footing	16	8	8	24	\$68.95	-	\$75.95
Footing	16	8	8	36	\$78.37	-	\$82.73

HILLSIDE FOUNDATIONS

	<u>Cost</u>		
Retaining walls	\$41.88	-	\$59.33 per cubic foot
Reinforced concrete columns 16" circular	\$83.75	-	\$116.33 per linear foot
Steel columns: 6" diameter	\$108.74	-	\$163.09 per linear foot
8" diameter	\$135.91	-	\$217.45 per linear foot
10" diameter	\$176.66	-	\$271.81 per linear foot
Pipe columns: 4" diameter	\$63.44	-	\$65.90 per linear foot
6" diameter	\$66.72	-	\$69.19 per linear foot
8" diameter	\$70.02	-	\$72.48 per linear foot
Wood poles: 10" diameter	\$39.53	-	\$46.13 per linear foot
12" diameter	\$46.13	-	\$52.71 per linear foot
14" diameter	\$52.71	-	\$56.01 per linear foot
Caissons: 24" diameter (depending on depth to bedrock)	\$8,699	-	\$26,095 each

For Class 8 and above on 35% to 40% slope, add 30% to 40% to total building costs.

FLOORS - REINFORCED CONCRETE

<u>Size and Type</u>	<u>Cost Per Square Foot</u>		
4" slab only	\$6.85	-	\$7.80
6" slab only	\$8.13	-	\$8.84
8" slab only	\$8.84	-	\$10.59
4" with 4" rockfill and waterproof membrane	\$7.54	-	\$8.84
6" with 6" rockfill and waterproof membrane	\$9.88	-	\$10.50
8" with 8" rockfill and waterproof membrane	\$10.50	-	\$12.34

MUDSILLS

<u>Size and Type</u>	<u>Cost Per Linear Foot</u>		
2" x 4" redwood	\$4.87	-	\$5.45
2" x 6" redwood	\$5.70	-	\$6.60

Cost includes treating, boring, and bedding.

IN-PLACE COSTS

GIRDERS

<u>Size and Type</u>	<u>Cost Per Linear Foot</u>		
4" x 6" Douglas Fir	\$8.43	-	\$11.00
4" x 8" Douglas Fir	\$9.79	-	\$11.41
4" x 10" Douglas Fir	\$11.41	-	\$12.39
4" x 12" Douglas Fir	\$14.00	-	\$18.02
6" x 6" Douglas Fir	\$11.41	-	\$14.00
6" x 8" Douglas Fir	\$12.39	-	\$14.96
6" x 10" Douglas Fir	\$13.74	-	\$16.31
6" x 12" Douglas Fir	\$15.53	-	\$17.95
8" x 8" Douglas Fir	\$17.95	-	\$19.13

FLOOR JOISTS

<u>Size and Type</u>	<u>Cost Per Square Foot of Floor Area</u>		
2" x 4" - 16" on center	\$2.74	-	\$3.50
2" x 4" - 24" on center	\$2.46	-	\$3.28
2" x 6" - 16" on center	\$3.50	-	\$4.13
2" x 6" - 24" on center	\$2.87	-	\$3.59
2" x 8" - 16" on center	\$4.39	-	\$4.82
2" x 8" - 24" on center	\$4.07	-	\$4.51
2" x 10" - 16" on center	\$4.51	-	\$5.19
2" x 10" - 24" on center	\$4.22	-	\$4.82
2" x 12" - 16" on center	\$5.18	-	\$5.73
2" x 12" - 24" on center	\$4.86	-	\$5.32

WALLS - CONCRETE OR MASONRY

<u>Size and Type</u>	<u>Cost Per Square Foot of Wall Area</u>		
Brick			
8" common brick	\$48.36	-	\$56.31
12" common brick	\$60.24	-	\$68.01
8" common brick, 1 side face brick	\$56.31	-	\$60.24
12" common brick, 1 side face brick	\$63.92	-	\$72.79
Concrete block reinforced			
8" gray	\$27.60	-	\$29.62
8" colored	\$29.62	-	\$31.55
8" detailed blocks, gray	\$29.62	-	\$31.55
8" detailed blocks, colored	\$29.62	-	\$31.55
8" sandblasted	\$27.60	-	\$29.62
8" splitface, gray	\$51.18	-	\$55.13
8" splitface, colored	\$48.86	-	\$53.12
8" slumpstone, gray	\$48.86	-	\$53.12
8" slumpstone, colored	\$51.18	-	\$55.13
12" gray	\$29.62	-	\$31.55
4" screen block	\$27.60	-	\$31.55

IN-PLACE COSTS

SUBFLOORING

<u>Size and Type</u>	<u>Cost Per Square Foot of Floor Area</u>		
1" x 6" or 8"	\$3.85	-	\$3.96
2" T & G	\$5.32	-	\$6.29
5/8" plywood	\$4.03	-	\$4.60
3/4" plywood	\$4.40	-	\$5.07
1 1/8" plywood	\$4.72	-	\$5.18
1/2" particle board	\$2.74	-	\$3.48
3/8" particle board	\$2.34	-	\$3.15

WOOD FRAME WALL FRAMING

<u>Size and Type</u>	<u>Cost Per Square Foot of Wall Area</u>		
2" x 3" - 16" on center	\$2.92	-	\$3.59
2" x 3" - 24" on center	\$2.63	-	\$3.14
2" x 4" - 16" on center	\$3.14	-	\$3.78
2" x 4" - 24" on center	\$2.92	-	\$3.59
2" x 6" - 16" on center	\$3.78	-	\$4.32
2" x 6" - 24" on center	\$3.59	-	\$4.00

WOOD POSTS

<u>Size and Type</u>	<u>Cost Per Linear Foot of Height</u>		
4" x 4" Douglas Fir	\$7.95	-	\$8.99
4" x 6" Douglas Fir	\$8.37	-	\$9.43
6" x 6" Douglas Fir	\$8.99	-	\$9.68
8" x 8" Douglas Fir	\$10.68	-	\$12.14
10" x 10" Douglas Fir	\$14.51	-	\$15.93
12" x 12" Douglas Fir	\$21.68	-	\$26.03

WALL SHEATHING

<u>Size and Type</u>	<u>Cost Per Square Foot of Wall Area</u>		
#15 felt	\$.87	-	\$1.03
Line wire	\$.74	-	\$.85
1/2" asphalt impregnated drywall	\$2.53	-	\$2.65
1/2" fiber board	\$2.57	-	\$2.74
3/8" plywood	\$3.37	-	\$4.22
1" boards solid	\$3.74	-	\$4.83
1" x 4" or 6" spaced	\$2.57	-	\$2.98

CEILING JOISTS

<u>Size and Type</u>	<u>Cost Per Square Foot of Floor Area</u>		
2" x 4" - 16" on center	\$3.12	-	\$3.29
2" x 4" - 24" on center	\$2.86	-	\$3.01
2" x 6" - 16" on center	\$3.31	-	\$3.52
2" x 6" - 24" on center	\$3.01	-	\$3.12
2" x 8" - 16" on center	\$3.43	-	\$3.63
2" x 8" - 24" on center	\$3.12	-	\$3.31
2" x 10" - 16" on center	\$3.52	-	\$3.74
2" x 10" - 24" on center	\$3.23	-	\$3.43
2" x 12" - 16" on center	\$3.63	-	\$3.85
2" x 12" - 24" on center	\$3.31	-	\$3.52

IN-PLACE COSTS

ROOF RAFTERS

<u>Size and Type</u>	<u>Cost Per Square Foot of Floor Area</u>		
	<u>Flat-roof</u>	<u>5 in 12 Rise</u>	<u>12 in 12 Rise</u>
2" x 4" - 16" on center	\$3.47	\$4.03	\$4.68
2" x 4" - 24" on center	\$3.00	\$3.80	\$4.49
2" x 4" - 30" on center	\$2.88	\$3.70	\$4.24
2" x 6" - 16" on center	\$3.80	\$4.37	\$5.01
2" x 6" - 24" on center	\$3.34	\$4.13	\$4.82
2" x 8" - 16" on center	\$4.13	\$4.68	\$5.37
2" x 8" - 24" on center	\$3.70	\$4.49	\$5.12

Includes ridge boards, collar ties, purlins, bracing, and typical overhang.

ROOF SHEATHING AND DECKING

<u>Size and Type</u>	<u>Cost Per Square Foot of Floor Area</u>		
	<u>Flat-roof</u>	<u>5 in 12 Rise</u>	<u>12 in 12 Rise</u>
3/4" cellular concrete	\$2.64		
2" gypsum poured	\$3.19		
1 1/2" insulation board	\$6.96	\$7.26	\$9.50
2" insulation board	\$7.94	\$8.51	\$11.09
1" solid wood boards	\$2.98	\$3.28	\$4.57
1" x 4" or 6" spaced wood board	\$1.72	\$1.89	\$2.41
3/8" plywood	\$2.61	\$2.76	\$4.14
1/2" plywood	\$3.34	\$3.50	\$4.68
5/8" plywood	\$3.50	\$3.63	\$4.96
2" T & G	\$6.80	\$7.39	\$10.23

ROOFING

<u>Size and Type</u>	<u>Cost Per Square Foot of Floor Area</u>	
	<u>Flat-roof to 3 in 12 Rise</u>	<u>6 in 12 Rise</u>
Built-up roofing		
3 layers 15 lb. felt hot mopped with pea gravel	\$3.06	\$4.25
4 layers 15 lb. felt hot mopped with pea gravel	\$3.76	\$3.63
1 layer 30 lb. felt with a 90 lb. cap sheet	\$2.74	\$3.30
1 layer 30 lb. felt, 2 layers 15 lb. felt hot mopped with pea gravel	\$3.06	\$3.96
1 layer 30 lb. felt, 3 layers 15 lb. felt hot mopped with pea gravel	\$3.76	\$4.26

IN-PLACE COSTS

ROOFING (Contd.)

<u>Size and Type</u>	<u>Cost Per Square Foot of Floor Area</u>		
	<u>3 in 12 Rise</u>	<u>5 in 12 Rise</u>	<u>12 in 12 Rise</u>
Composition shingles			
168 lb. hex. strip with 15 lb. felt		\$3.22	\$4.22
235 lb. square strip with 15 lb. felt		\$4.22	\$6.50
Wood shingles			
16" #1 red cedar 4 1/2" exposure		\$6.00	\$7.36
24" royals 7 1/2" exposure		\$6.31	\$8.09
Natural shakes			
1/2" to 3/4" red cedar		\$6.02	\$7.36
3/4" to 1 1/4" red cedar		\$8.00	\$9.07
Composition shingles with 38 lb. felt		\$7.43	\$9.51
Clay tile			
Red mission tile with 2 layers			
40 lb. felt and 1 layer of			
30 lb. felt hot mopped		\$9.37	\$11.73
Red shingle tile with 2 layers			
40 lb. felt with 1 layer			
30 lb. felt hot mopped		\$7.88	\$9.17
Concrete tile/shake	\$4.70	\$5.34	\$7.40
Slate			
Pennsylvania black 30 lb. felt	\$18.26	\$20.49	\$29.73
Metal			
Aluminum interlock shingles		\$9.54	\$11.90
Aluminum corrugated 24 gauge	\$4.89	\$5.63	\$5.43
Galvanized iron corrugated 26 gauge	\$6.31	\$6.43	\$7.36
Copper standing seam 10 oz.	\$22.53	\$23.22	\$28.95
Copper flat lock 10 oz.	\$23.48	\$24.69	\$30.64

Cost includes typical overhangs.

SKYLIGHTS and OPTIONS

		<u>Cost</u>		
Skylights	\$2,476	-	\$3,007	each
Tubular Skylight	\$881	-	\$1,159	each
Extra tubing			\$44.21	per linear foot

GUTTERS

<u>Size and Type</u>	<u>Cost Per Linear Foot</u>		
Seamless galvanized gutters - painted	\$12.96	-	\$14.22
6" deep galvanized gutters - painted	\$17.18	-	\$18.68
8" deep galvanized gutters - painted	\$18.68	-	\$20.05
Downspouts, galvanized - painted	\$10.12	-	\$11.53

IN-PLACE COSTS

WALL COVER - EXTERIOR

<u>Size and Type</u>	<u>Cost Per Square Foot of Wall Area</u>		
Aluminum siding			
Horizontal, colored	\$7.46	-	\$8.10
Horizontal, colored, insulated	\$7.79	-	\$8.42
Vertical, colored	\$8.10	-	\$8.56
Vertical, colored, insulated	\$8.42	-	\$8.70
Masonry veneer - Brick			
Select common	\$21.74	-	\$26.08
Red jumbo	\$20.85	-	\$23.85
Roman	\$33.72	-	\$36.59
Norman	\$27.79	-	\$30.73
Glazed	\$45.25	-	\$48.30
Rock facia	\$26.40	-	\$30.20
Concrete block			
4" gray	\$19.79	-	\$21.44
4" colored	\$20.65	-	\$22.26
4" splitface, gray	\$32.66	-	\$35.95
4" splitface, colored	\$35.95	-	\$39.66
4" slumpstone, gray	\$35.95	-	\$37.96
4" slumpstone, colored	\$32.66	-	\$35.95
Imitation stone	\$36.44	-	\$44.17
Natural stone	\$42.57	-	\$47.33
Shingles and shakes			
Aluminum	\$10.12	-	\$11.00
Composition	\$6.37	-	\$7.05
Asphalt	\$3.37	-	\$3.63
Natural shakes	\$9.67	-	\$10.35
Wood shingles	\$8.33	-	\$9.02
Shake panels	\$9.02	-	\$9.67
Stucco			
1" on masonry	\$5.93	-	\$7.60
1" on wire	\$6.89	-	\$8.62
Wood siding			
1/4" hardboard prime painted	\$4.48	-	\$4.97
7/16" hardboard prime painted	\$5.58	-	\$6.25
3/8" plywood prime painted	\$5.10	-	\$5.53
3/8" plywood plastic coated	\$6.91	-	\$7.33
3/8" plywood rough cedar	\$4.58	-	\$4.88
5/8" plywood texture III	\$4.88	-	\$5.53
5/8" plywood redwood textured	\$6.22	-	\$6.50
1/2" bevel siding	\$4.47	-	\$4.97
3/4" bevel siding	\$5.53	-	\$5.83
3/4" bevel siding, mitered corners	\$5.83	-	\$6.39
1" rustic or lap siding (cedar)	\$5.53	-	\$5.83
1" rustic or lap siding (redwood)	\$6.80	-	\$7.17

IN-PLACE COSTS

FLOOR COVERING

<u>Size and Type</u>	<u>Cost Per Square Foot</u>		
Asphalt tile	\$2.27	-	\$2.77
Carpet			
Low cost cotton, nylon, or acrylic	\$4.18	-	\$4.83
Medium price wool, nylon, or acrylic	\$5.67	-	\$6.41
High price wool, nylon, or acrylic	\$8.03	-	Up
Ceramic tile (mosaic including base)	\$17.82	-	\$24.15
Cork tile	\$6.36	-	\$7.60
Cork tile, vinyl coated	\$7.33	-	\$10.38
Leather	\$50.41	-	\$83.05
Linoleum	\$5.21	-	\$10.86
Epoxy-type floor only (decorative flakes)	\$8.91	-	\$11.94
Quarry tile			
Regular grout	\$22.84	-	\$25.87
Epoxy grout	\$27.31	-	\$28.80
Rubber tile	\$13.92	-	\$21.05
Terrazzo	\$23.31	-	\$29.15
Vinyl composition tile	\$3.50	-	\$7.43
Vinyl sheeting	\$6.26	-	\$7.30
Vinyl tile - solid	\$6.40	-	\$8.73
Wood flooring			
Douglas fir			
1" x 4" flat grain T & G	\$11.54	-	\$12.24
1" x 4" vertical grain T & G	\$12.24	-	\$13.60
Oak			
5/16" x 1 1/2" square edge #. 2 common	\$15.31	-	\$16.20
5/16" x 1 1/2" square edge #. 1 common	\$16.42	-	\$17.59
1/2" x 2" T & G #. 2 common	\$16.72	-	\$18.01
1/2" x 2" T & G #. 1 common	\$18.98	-	\$19.84
1/2" x 2" T & G select	\$19.00	-	\$19.87
1/2" x 2" T & G clear	\$19.37	-	\$20.28
13/16" x 2 1/4" T & G #. 2 common	\$19.64	-	\$20.13
13/16" x 2 1/4" T & G #. 1 common	\$19.94	-	\$20.36
13/16" x 2 1/4" T & G select	\$19.84	-	\$20.68
13/16" x 2 1/4" T & G clear	\$20.68	-	\$22.00
13/16" x 2 1/4" T & G select quartered	\$21.13	-	\$22.87
Oak parquetry			
5/16" #. 1 common set in mastic	\$17.47	-	\$18.48
3/16" clear plain	\$18.23	-	\$19.40
Oak random plank			
5/16" beveled edge	\$16.54	-	\$17.51
3/16" T & G	\$19.47	-	\$20.45
Maple			
13/16" x 2 1/4" T & G	\$20.78	-	\$26.40

IN-PLACE COSTS

FLOOR BASE

<u>Size and Type</u>	<u>Cost Per Linear Foot</u>		
Epoxy cover base (2 1/2" to 6")	\$14.33	-	\$16.60
Rubber (4" to 6")	\$5.51	-	\$6.67
Wood (pine) (2 1/2" to 6")	\$6.15	-	\$7.68
Wood (hardwood) (2" to 6")	\$9.70	-	\$10.18
Terrazzo	\$17.04	-	\$21.02
Vinyl (2 1/2" to 4")	\$3.11	-	\$4.11

INTERIOR WALL LINING

<u>Size and Type</u>	<u>Cost Per Square Foot of Wall Area</u>		
Drywall			
1/2" taped and sanded	\$2.49	-	\$2.81
5/8" taped and sanded	\$2.63	-	\$2.93
1/2" taped, textured and painted	\$3.43	-	\$4.14
5/8" taped, textured and painted	\$3.76	-	\$4.39
1/2" taped, stippled and enameled	\$4.39	-	\$5.07
5/8" taped, stippled and enameled	\$4.75	-	\$5.41
Hardboard			
1/8"	\$3.96	-	\$4.64
1/4"	\$4.64	-	\$4.97
1/8" plastic coated with metal trim	\$10.74	-	\$14.01
1/4" plastic coated with metal trim	\$12.34	-	\$15.77
1/4" wood grain finish	\$5.47	-	\$8.33
Lath			
Gypsum lath	\$2.08	-	\$2.67
Metal lath	\$2.81	-	\$3.24
Plaster			
2 coats, no lath	\$6.68	-	\$8.35
3 coats, no lath	\$8.35	-	\$10.01
Plywood paneling (hardwood)			
1/4" prefinished	\$7.92	-	\$12.29
1/4" unfinished	\$6.78	-	\$11.52
7/16" prefinished	\$11.52	-	\$18.52
3/4" unfinished	\$12.29	-	\$15.70
Tile			
Ceramic	\$18.44	-	\$23.99
Plastic	\$13.67	-	\$17.09
Tile board or marlite, metal trim	\$12.96	-	\$16.10
Terrazzo	\$32.52	-	\$40.81
Wallpaper - Standard	\$2.11	-	\$4.59
Wood Paneling			
Knotty Pine	\$7.38	-	\$8.18
Red Cedar	\$8.51	-	\$10.37
Redwood	\$8.51	-	\$10.37

IN-PLACE COSTS

CEILING FINISH

<u>Size and Type</u>	<u>Cost Per Square Foot</u>		
Drywall			
1/2" taped and sanded	\$2.53	-	\$2.87
5/8" taped and sanded	\$2.67	-	\$3.17
1/2" taped, textured and painted	\$3.50	-	\$3.91
5/8" taped, textured and painted	\$3.86	-	\$4.93
1/2" taped, stippled and enameled	\$4.51	-	\$5.03
5/8" taped, stippled and enameled	\$4.82	-	\$5.18
1/2" taped with acoustical texture	\$3.30	-	\$4.08
5/8" taped with acoustical texture	\$3.54	-	\$4.35
Lath			
Gypsum lath	\$1.91	-	\$2.16
Metal lath	\$2.34	-	\$2.65
Plaster			
2 coats, no lath	\$6.36	-	\$7.48
3 coats, no lath	\$6.66	-	\$8.17
3 coats, suspended on metal lath	\$11.21	-	\$11.94
1/2" acoustical plaster, no lath	\$9.89	-	\$10.52
Acoustical tile			
Stapled to furring strips (not including strips)			
3/4" x 12" x 12"	\$5.04	-	\$6.61
Suspended in "T" bar grid (including cost of grid)			
1/2" x 24" x 48"	\$5.15	-	\$6.75
1/2" x 24" x 24"	\$5.37	-	\$7.41
1/2" x 24" x 24" vinyl coated	\$7.18	-	\$8.78
Suspended in concealed "Z" bar-type grid (including cost of grid)			
3/4" x 12" x 12"	\$7.30	-	\$9.16
3/4" x 12" x 12" vinyl coated	\$8.09	-	\$9.70
Suspended on 1/2" drywall (including grid and drywall)			
3/4" x 12" x 12"	\$9.16	-	\$10.52

EXTERIOR PAINTING

<u>Type</u>	<u>Cost Per Square Foot of Residence</u>		
Latex, 1 coat	\$1.76	-	\$2.07
Oil base, 2 coats	\$2.95	-	\$3.30
Oil base, 3 coats	\$3.66	-	\$3.94
Spray painting, 2 coats	\$3.30	-	\$3.66
Stain, 1 coat and sealer	\$2.17	-	\$2.50
Stucco wash, 1 coat	\$1.71	-	\$2.04
Stucco wash, 2 coats	\$2.04	-	\$2.37
Vinyl on stucco, 2 coats	\$2.78	-	\$3.19

IN-PLACE COSTS

INTERIOR DECORATING

<u>Type</u>	<u>Cost Per Square Foot of Residence</u>		
Painting			
On drywall or plaster			
Primer and 1 coat flat	\$4.07	-	\$4.55
Primer and 2 coats flat	\$5.80	-	\$6.81
Primer and 1 coat enamel	\$4.07	-	\$4.55
Primer and 2 coats enamel	\$5.80	-	\$6.81
Wood work			
Primer and 1 coat enamel	\$5.80	-	\$6.81
Primer and 2 coats enamel	\$6.81	-	\$8.12
Masonry			
Primer and 1 coat latex	\$5.23	-	\$5.80
Primer and 2 coats latex	\$6.22	-	\$6.81
Wall covering			
Aluminum foil	\$19.33	-	\$21.99
Paper	\$14.61	-	\$16.50
Vinyl wall cover	\$11.21	-	\$14.85

TRIM PAINTING

<u>Type</u>	<u>Cost Per Linear Foot</u>		
Exterior trim to 6", 2 coats	\$1.91	-	\$2.17
Interior trim			
Primer and 1 coat enamel	\$1.18	-	\$1.45
Primer and 2 coats enamel	\$1.74	-	\$2.07

DOORS

<u>Size and Type</u>	<u>Cost Per Door</u>		
Exterior doors			
Colonial 1 3/4" fir	\$574	-	\$669
Dutch door 1 3/4" fir	\$839	-	\$983
French doors	\$750	-	\$839
Solid core slab single door	\$637	-	\$669
Solid core slab double door	\$574	-	\$637
Hardwood door	\$983	-	Up
Includes frame, trim, threshold, and hardware			
Garage doors - Overhead type			
8' x 7' all aluminum	\$1,694	-	\$1,986
16' x 7' all aluminum	\$2,106	-	\$2,806
8' x 7' aluminum - wood frame	\$785	-	\$972
16' x 7' aluminum - wood frame	\$1,493	-	\$1,681
8' x 7' plywood	\$972	-	\$1,046
16' x 7' plywood	\$1,782	-	\$2,083
18' x 7' plywood	\$1,609	-	\$1,755

IN-PLACE COSTS

DOORS (Contd.)

<u>Size and Type</u>	<u>Cost Per Door</u>		
Sectional roll up			
8' x 7' aluminum	\$3,824	-	\$4,076
16' x 7' aluminum	\$4,323	-	\$4,490
8' x 7' fiberglass on aluminum frame	\$3,824	-	\$4,007
16' x 7' fiberglass on aluminum frame	\$4,056	-	\$4,291
8' x 7' steel	\$3,491	-	\$3,824
16' x 7' steel	\$4,490	-	\$4,657
Interior doors			
Hollow core slab doors	\$460	-	\$520
Solid core slab doors	\$520	-	\$585
Panel doors - flat panel	\$460	-	\$520
Panel doors - raised panel	\$520	-	\$585
Includes frame, trim, and hardware			
Sliding glass doors			
6' x 6'8" aluminum	\$749	-	\$849
8' x 6'8" aluminum	\$838	-	\$1,084
12' x 6'8" aluminum	\$1,547	-	\$1,650
Mirrored wardrobe closet doors	\$354	-	\$416
French pantry door	\$738	-	\$838

WINDOWS

<u>Type</u>	<u>Cost Per Window</u>		
Aluminum	\$914	-	\$1,357
Steel	\$999	-	\$1,429
Wood	\$787	-	\$1,144
Decorative glass block (per square foot)	\$97	-	\$128

CABINETS

<u>Type</u>	<u>Cost Per Linear Foot</u>									
	Painted Fir			Low Cost Veneer			Good Hard-wood Veneer			
Base cabinet	\$189.29	-	\$203.35	\$171.73	-	\$196.34	\$196.34	-	\$245.39	
Upper cabinet	\$136.72	-	\$171.73	\$126.18	-	\$147.25	\$171.73	-	\$196.34	
Full height	\$294.46	-	\$350.55	\$262.92	-	\$329.53	\$315.48	-	\$382.12	
Bath pullman	\$143.72	-	\$203.35							
Open shelving	\$9.10	-	\$12.27							
Melamine Interiors							\$142.78	-	\$190.37	
							<u>Cost Each</u>			
Wood entertainment center						\$2,968	-		\$6,749	
							<u>Cost Per Linear Foot</u>			
<u>Counter Tops Including Splash</u>										
Ceramic tile						\$120.14	-		\$134.95	
Plastic laminate						\$84.14	-		\$97.01	
Imitation marble						\$110.44	-		\$134.28	
Granite						\$344.19	-		\$458.90	
Concrete						\$133.23	-		\$321.24	
Kitchen Corian®						\$263.88	-		\$321.24	
Butcher block						\$137.68	-		\$229.45	

IN-PLACE COSTS

ELECTRICAL

<u>Type</u>	<u>Cost Per Outlet</u>		
110 volt average Romex® or sheathed wiring	\$94	-	\$117
110 volt average conduit	\$138	-	\$177
220 volt wiring for range and oven	\$586	-	\$694
220 volt wiring for dryer	\$586	-	\$694

PLUMBING

<u>Type</u>	<u>Cost Per Fixture</u>		
Bathtubs	\$1,401	-	\$3,242
Laundry trays	\$1,321	-	\$2,336
Sinks	\$737	-	\$1,597
Service sinks	\$1,329	-	\$1,769
Shower stall	\$1,473	-	\$2,064
Tile shower stall	\$1,624	-	\$3,088
Urinals	\$1,104	-	\$1,329
Toilets	\$1,030	-	\$2,355

All fixture costs include the cost of rough plumbing.

LIGHTING

	<u>Cost Per Fixture</u>		
Track lights, 4 foot	\$642	-	\$820
Track lights, 8 foot	\$878	-	\$1,110
Recessed can	\$237	-	\$292
Recessed mini can	\$292	-	\$351
Eyeball spot light	\$292	-	\$351

FANS

	<u>Cost Per Fixture</u>		
Ceiling fans	\$523	-	\$1,738

ENERGY REQUIREMENTS MANDATED BY TITLE 24 (AB 970, 2001)

	<u>Cost</u>			<u>Climate Zones *</u>
Radiant barrier	\$690			2, 4, 7-15
Spectrally selective glass	\$917			2, 4, 8-15
Duct sealing with testing	\$402	-	\$690	All
Thermostatic expansion valves (TXV)	\$118			2, 8-15

Adds approximately **\$2,529** for a typical 2,000 square foot residence for Climate Zones 2 and 8-15.
Climate zones 1,3, 5, and 6 only require duct sealing.

* See section AH 531A, Appendix A, page 136 for information on the California Climate Zones.

AH 531.70 DEPRECIATION TABLES

AVERAGE LIFE TABLES FOR BUILDINGS

Type of Schedule and Average Life		Classification					
Construction Type	Use Type	5	6	7	8	9	10
C	Multiple Residence ²	50	55	55	60	60	60
C	Single-Family Residence ³	55	60	60	60	60	60
D	Multiple Residence ¹	50	55	55	60	60	60
D	Single-Family Residence ²	55	60	60	60	60	60

Average life assumes normal maintenance, but no functional obsolescence due to poor design.

When a decimal classification is used, apply the average life for the nearest whole classification. When a half-classification (for example, 7.5) is used, raise to the next higher classification (that is, 8) for selection of the average life.

² This table is applicable to residential buildings of more than two living units each.

³ This table is applicable to residential buildings of one or two living units each.

DEPRECIATION

NORMAL PERCENT GOOD TABLES - RESIDENTIAL BUILDINGS

Age Years	20 Year Avg. Life		25 Year Avg. Life		30 Year Avg. Life		40 Year Avg. Life	
	Rem Life Years	Percent Good	Rem Life Years	Percent Good	Rem Life Years	Percent Good	Rem Life Years	Percent Good
0	20	100	25	100	30	100	40	100
1	19	94	24	95	29	96	39	98
2	18	88	23	90	28	93	38	96
3	17	81	22	86	27	89	37	94
4	16	75	21	81	26	86	36	92
5	15	69	20	77	25	82	35	90
6	14	63	19	72	24	79	34	87
7	13	59	18	68	23	75	33	84
8	12	57	17	63	22	71	32	82
9	11	55	16	60	21	67	31	80
10	11	53	16	58	20	64	30	77
11	10	50	15	56	19	60	29	74
12	9	48	14	54	19	59	28	72
13	8	46	13	53	18	57	27	70
14	7	44	12	51	17	56	27	67
15	7	42	11	49	16	54	26	65
16	6	40	11	48	15	53	25	62
17	5	38	10	46	14	52	24	60
18	5	36	9	44	13	50	23	59
19	4	33	8	43	13	49	22	58
20	4	31	7	41	12	47	21	56
21	3	29	7	39	11	46	21	55
22	3	27	6	37	11	44	20	54
23	3	25	6	35	10	43	19	53
24	3	23	5	34	9	42	18	52
25	2	21	5	32	9	40	17	51
26	2	19	4	30	8	39	17	50
27	2	16	4	29	7	37	16	49
28	2	14	4	27	7	36	15	48
29	2	12	3	25	6	34	14	47
30	1	10	3	24	6	33	14	46
31			3	22	5	31	13	45
32			3	20	5	30	12	44
33			2	18	5	29	12	43
34			2	17	4	27	11	42
35			2	15	4	26	11	41
36			2	13	4	24	10	40
38			1	10	3	21	9	38
40					2	19	7	35
42					2	16	6	33
46					1	10	5	29
50							4	25
55							3	20
60							2	14
65							1	10

DEPRECIATION

NORMAL PERCENT GOOD TABLES - RESIDENTIAL BUILDINGS

Age Years	45 Year Avg. Life		50 Year Avg. Life		55 Year Avg. Life		60 Year Avg. Life	
	Rem Life Years	Percent Good	Rem Life Years	Percent Good	Rem Life Years	Percent Good	Rem Life Years	Percent Good
0	45	100	50	100	55	100	60	100
2	43	97	48	97	53	98	58	98
4	41	93	46	94	51	96	56	96
6	39	89	44	91	49	94	54	94
8	47	85	42	88	47	91	52	92
10	35	81	40	85	45	88	50	90
12	33	77	38	82	43	85	48	88
14	32	73	36	78	41	82	46	86
16	30	69	35	74	40	79	45	83
18	28	65	33	70	38	76	43	80
20	26	60	31	67	36	73	41	77
22	24	58	29	63	34	69	39	74
24	23	56	28	60	32	65	37	71
26	22	54	26	58	31	62	35	68
28	20	52	24	56	29	60	34	65
30	18	50	23	54	27	58	32	63
32	17	48	21	53	26	56	30	60
34	15	47	20	41	24	55	29	58
36	14	45	18	49	23	53	27	57
38	12	43	17	48	21	51	26	55
40	11	41	16	45	20	50	24	54
42	10	39	14	44	19	48	23	52
44	9	37	13	42	17	46	21	51
46	8	35	12	40	16	45	20	49
48	7	33	11	38	15	43	19	47
50	6	31	10	37	14	41	18	46
52	5	29	9	35	12	40	16	44
54	5	28	8	33	11	38	15	43
56	4	26	7	31	10	36	14	41
58	4	24	6	30	9	35	13	40
60	3	22	5	28	8	33	12	38
62	3	20	4	26	7	31	11	37
64	3	18	4	24	6	30	10	35
66	2	16	3	22	5	28	9	33
68	2	14	3	21	5	27	8	32
70	2	12	3	19	4	25	7	30
72	1	10	2	17	4	23	6	29
76			2	14	3	20	6	26
80			1	10	2	17	5	23
84					1	10	3	16
96							2	10

AH 531.90: COMPACT COSTS

Compact costs do not apply to *Mountain Residences* due to the nature of building in mountainous areas, which requires more individual analysis of elements, such as construction site slope and construction materials, among others.

PROCEDURE

Cost estimates are made by selecting a proper square-foot cost from a table and multiplying it by the living area of the building. If the building has air conditioning and/or fire sprinklers, a square-foot cost is added to the basic square-foot cost. If a garage is present, a lump sum amount for a single, double, triple, or other size garage is added.

Following is an example of a cost estimate made using the standard cost tables and a cost estimate using compact costs.

STANDARD COST TABLES

Residence D7C (Post- 1990 Modern Type)	2,200 sq. ft.	x	\$177.13	=	\$389,686
Concrete Covered Porch (1/3)	56 sq. ft.	x	\$59.04	=	\$3,306
Forced Air Heating and Cooling (Overhead Outlets)	2,200 sq. ft.	x	\$8.72	=	\$19,184
Garage (Attached)	440 sq. ft.	x	\$54.62	=	\$24,033
Wood Covered Concrete Patio	300 sq. ft.	x	\$38.04	=	\$11,412
Fence (1" x 4" Redwood)	130 lin. ft.	x	\$38.24	=	\$4,971
Concrete Flatwork	1,000 sq. ft.	x	\$8.35	=	<u>\$8,350</u>
RCN					\$460,942

COMPACT COST METHOD

Residence D7	\$186.52
A-C (cool only)	\$6.83
Fire Sprinkler System	<u>\$6.23</u>
Residence	2,200 sq. ft. x \$199.58 = \$439,076
Garage, Double	<u>\$29,192</u>
RCN	\$468,268

Extra items, such as swimming pools, septic systems, or pressure systems, should be added to the cost estimate.

ADDITIONS

Additions can be cost estimated using a compact square foot cost based upon the quality class of the addition and the total area of the original house plus the addition. The square foot cost is applied to the addition area only.

If the addition has built-ins, plumbing fixtures, cabinets, or other additives that were not included in the original structure, the cost of the additives should be added by appropriately increasing the quality class of the addition.

The cost of the addition is then adjusted for location by using the Single-Family Residential Map in AH 531.

Example:

Assume an original 1,200 square foot, D7.0, air conditioned residence with a two-car garage in Mendocino County that was built and first sold in 1996.

On January 1, 2025, a 400 square foot addition with a quality class of D7.0 is built. The RCN of the addition is computed as follows:

Total Area for Modification				
Original Residence	=	1,200 sq. ft.		
Addition	=	<u>400</u> sq. ft.		
Total Square Feet	=	1,600 sq. ft.		

COMPACT COSTS

Addition	400 sq. ft.	x	\$197.00	=	\$78,800
Air Conditioning	400 sq. ft.	x	\$6.83	=	\$2,732
Fire Sprinklers	400 sq. ft.	x	\$6.23	=	<u>\$2,492</u>
Total RCN January 1, 2025					\$84,024
Location Adjustment					<u>1.15</u>
RCN Addition					\$96,628

All quality class building specifications, information, and photographs are published in AH 531A, located on the [BOE website](#).

COMPACT COSTS

All square-foot costs include typical porches, yard improvements, and heating systems. Air conditioning systems and garages are to be added. Built-ins, plumbing fixtures, and fireplaces may be included as per building quality class specifications.

SINGLE-FAMILY RESIDENCES

	<u>Residence</u>	<u>Garage</u>
D1	\$65.11	\$20.09
D1.5	\$71.21	\$27.74
D2	\$84.51	\$36.02
D3	\$91.18	\$37.86
D3.5	\$98.08	\$40.43

	<u>Square-Foot Area</u>									
<u>Class</u>	<u>500</u>	<u>600</u>	<u>700</u>	<u>800</u>	<u>900</u>	<u>1,000</u>	<u>1,100</u>	<u>1,200</u>	<u>1,300</u>	<u>1,400</u>
D4	135.50	127.81	124.26	116.60	112.70	109.51	106.80	104.77	102.35	99.99
D4.5	149.42	140.55	134.33	128.41	123.97	121.31	116.60	115.41	111.84	109.76
Add:	\$5.72 per square foot for central air conditioning, \$4.83 per square foot for fire sprinklers, \$41.33 per square foot for garage area, or \$9,051 single, \$18,235 double, or \$24,624 triple garage. Fireplace not included.									

	<u>Square-Foot Area</u>									
<u>Class</u>	<u>800</u>	<u>900</u>	<u>1,000</u>	<u>1,100</u>	<u>1,200</u>	<u>1,300</u>	<u>1,400</u>	<u>1,500</u>	<u>1,600</u>	<u>1,700</u>
D5	150.32	144.66	140.82	136.98	132.55	130.76	128.41	125.44	124.26	122.80
D5.5	164.80	159.47	154.46	150.00	146.46	143.52	141.10	138.78	136.10	134.33
Add:	\$5.72 per square foot for central air conditioning, \$4.83 per square foot for fire sprinklers, \$48.28 per square foot for garage area, or \$10,781 single, \$21,030 double, or \$28,617 triple garage. Fireplace not included.									

	<u>Square-Foot Area</u>									
<u>Class</u>	<u>900</u>	<u>1,000</u>	<u>1,100</u>	<u>1,200</u>	<u>1,300</u>	<u>1,400</u>	<u>1,500</u>	<u>1,600</u>	<u>1,700</u>	<u>1,800</u>
D6	185.53	179.91	174.86	170.74	168.09	163.97	162.15	159.20	157.45	154.78
D6.5	204.77	199.76	194.43	189.40	185.22	182.00	179.60	176.93	174.61	170.44
<u>Class</u>	<u>2,000</u>	<u>2,200</u>	<u>2,400</u>	<u>2,600</u>	<u>2,800</u>	<u>3,000</u>	<u>3,200</u>	<u>3,400</u>	<u>3,800</u>	<u>4,200</u>
D6	148.08	144.90	142.44	140.01	137.59	—	—	—	—	—
D6.5	162.74	159.68	156.88	153.84	151.18	148.23	143.43	142.49	138.36	132.77
Add:	\$6.49 per square foot for central air conditioning, \$5.54 per square foot for fire sprinklers, \$58.69 per square foot for garage area, or \$12,911 single, \$25,821 double, or \$35,005 triple garage. Fireplace not included.									

COMPACT COSTS

SINGLE-FAMILY RESIDENCES (Contd.)

	<u>Square-Foot Area</u>									
<u>Class</u>	<u>1,500</u>	<u>1,600</u>	<u>1,700</u>	<u>1,800</u>	<u>2,000</u>	<u>2,200</u>	<u>2,400</u>	<u>2,600</u>	<u>2,800</u>	<u>3,000</u>
D7	199.90	197.00	194.38	192.05	188.86	186.52	183.21	180.59	177.98	176.24
D7.5	238.13	233.67	228.95	225.12	221.53	218.25	215.60	213.53	212.03	210.85
<u>Class</u>	<u>3,400</u>	<u>3,800</u>	<u>4,200</u>	<u>4,600</u>	<u>5,000</u>					
D7	172.51	166.99	160.23	153.51	146.69					
D7.5	205.37	198.77	190.76	182.75	174.64					
Add:	\$6.83 per square foot for central air conditioning, \$6.23 per square foot for fire sprinklers, \$70.37 per square foot for garage area, or \$15,591 single, \$29,192 double, or \$41,927 triple garage. Fireplace is included in D7 and D7.5 costs.									

	<u>Square-Foot Area</u>									
<u>Class</u>	<u>1,800</u>	<u>2,000</u>	<u>2,200</u>	<u>2,400</u>	<u>2,600</u>	<u>2,800</u>	<u>3,000</u>	<u>3,200</u>	<u>3,600</u>	<u>4,000</u>
D8	272.34	267.58	263.11	260.15	255.99	253.32	250.37	247.98	245.60	243.26
D8.5	357.14	344.27	333.01	327.34	322.99	318.92	315.49	311.69	309.20	307.01
<u>Class</u>	<u>4,400</u>	<u>4,800</u>	<u>5,200</u>	<u>5,600</u>	<u>6,000</u>					
D8	242.36	237.44	230.88	222.67	213.03					
D8.5	302.96	296.77	288.56	278.31	266.33					
Add:	\$7.85 per square foot for central air conditioning, \$6.96 per square foot for fire sprinklers, \$86.38 per square foot for garage area, or \$18,887 single, \$37,774 double, or \$51,150 triple garage. Fireplace is included in D8 and D8.5 costs.									