

CALCULATOR METHOD

APARTMENTS (HIGH-RISE) (300)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Good	Face brick, limestone, metal or concrete and glass panels	Good interior detail, carpet, or hardwood, sheet vinyl or ceramic tile	*Many good fixtures, TV jacks, good baths and kitchens	Warm and cool air (zoned)	2680.21	24.90	249.00
	Average	Little trim, brick, block, metal or concrete and glass	Drywall or plaster, average carpet and vinyl composition floors	*Few electric fixtures, average plumbing, one bath per unit	Heat pump system	2120.49	19.70	197.00
	Low cost	Very plain, brick or block, or low-cost concrete panels	Drywall, sprayed or painted ceilings, very plain, asphalt tile	*Minimum uniform code, one bath per unit	Hot water	1679.17	15.60	156.00
B	Good	Face brick, limestone, metal or concrete and glass panels	Good interior detail, carpet or hardwood, sheet vinyl or ceramic tile	*Many good fixtures, TV jacks, good baths and kitchens	Warm and cool air (zoned)	2368.06	22.00	220.00
	Average	Little trim, brick, block, metal or concrete and glass	Drywall or plaster, vinyl composition tile and average carpet	*Few electric fixtures, average plumbing, one bath per unit	Heat pump system	1883.68	17.50	175.00
	Low cost	Very plain, brick or block or low-cost concrete panels	Drywall, sprayed or painted ceilings, very plain, asphalt tile	*Minimum uniform code, one bath per unit	Hot water	1496.18	13.90	139.00
C	Good	Brick, metal or concrete and glass panels, some trim	Drywall or plaster, good carpet or hardwood, vinyl composition, ceramic tile	*Good electric/plumbing, good baths and kitchens	Heat pump system	1894.45	17.60	176.00
	Average	Little ornamentation, brick or block, concrete panels	Drywall or plaster, average carpet and vinyl composition	*Average fixtures, one bath per unit, average circuits	Forced air	1453.13	13.50	135.00
	Low cost	Very plain brick or block, minimum fenestration	Drywall and painted masonry or plaster coat, asphalt tile, low-cost carpet	Minimum uniform code, one bath per unit	Indiv. thru-wall heat pumps	1097.92	10.20	102.00
C_{MILL}	Good	Mill-type construction, heavy brick walls, trusses, good sash	Drywall or plaster, good carpet or hardwood, vinyl composition, ceramic tile	*Good electric/plumbing, good baths and kitchens	Heat pump system	2152.78	20.00	200.00
	Average	Mill-type construction, brick and block, wood trusses	Drywall or plaster, average carpet and vinyl composition, softwood	*Average fixtures, one bath per unit, average circuits	Hot water	1765.28	16.40	164.00
D MASONRY VENEER	Good	Good brick veneer with ornamentation	Good drywall or plaster, carpet, good vinyl composition tile or sheet	*Good fixtures, many outlets over one bath per unit	Heat pump system	1851.39	17.20	172.00
	Average	Brick veneer, little trim, standard design	Plaster or drywall, carpet or hardwood, vinyl composition tile	*Average fixtures and circuits, one bath per unit	Forced air	1410.07	13.10	131.00
D	Good	Good stucco or siding with ornamentation	Good drywall or plaster, carpet, good vinyl composition tile or sheet	*Good fixtures, many outlets, over one bath per unit	Heat pump system	1797.57	16.70	167.00
	Average	Frame and stucco, little trim, standard design	Plaster or drywall, carpet or hardwood, vinyl composition tile	*Average fixtures and circuits, one bath per unit	Forced air	1367.02	12.70	127.00
	Low cost	Low-cost siding or stucco	Drywall, low-cost carpet, asphalt tile	Minimum uniform code, one bath per unit	Indiv. thru-wall heat pumps	1027.95	9.55	95.50
S	Good	Best insulated sandwich walls, good fenestration, good frame	Drywall, carpet and vinyl composition, ceramic tile	*Good fixtures, many outlets, over one bath per unit	Heat pump system	1754.52	16.30	163.00
	Average	Sandwich walls, fenestration to code, little trim	Drywall, carpet and vinyl composition, average cabinetry and finish	*Average fixtures and circuits, one bath per unit	Forced air	1323.96	12.30	123.00

NOTE: Fireplaces, balconies and canopies are not included, see Pages 34 - 35.

BUILT-IN APPLIANCES – May be computed from Section 12, the Segregated Costs, Section 42, or from the Unit-in-Place Costs.

For low-rise garden apartments, residential garages and carports, see Section 12.

MULTISTORY BUILDINGS – Add .5% (1/2%) for each story, over three, aboveground, to all base costs, including basements but excluding mezzanines, up to 30 stories; over 30 add .4% (4/10%) for each additional story.

SPRINKLERS – Systems are not included. Costs should be added from Page 35.

***ELEVATORS** – Building costs marked with an asterisk (*) include elevators. If elevators are not included in your subject property, deduct the following from the base costs on this page which are so marked. For buildings not marked, or for basement stops, add costs from Page 35.

CLASSES A and B	Sq. M.	Sq. Ft.	CLASSES C	Sq. M.	Sq. Ft.
Good.....	91.71	8.52	Good.....	59.85	5.56
Average	70.29	6.53	Average	48.33	4.49
Low cost	53.17	4.94			
CLASSES D and S	Sq. M.	Sq. Ft.			
Good.....	53.17	4.94			
Average	44.45	4.13			