

2.003.090 MODEL TYPE 003
QUALITY 09

Quality Range
-7% to +10%

AFTER 1940 - LUXURIOUS

2.003.091 GENERAL DESCRIPTION

This class is the ultimate in housing and is always contract built under the supervision of an architect. Normally situated on large exclusive sites, it is usually multi-level in nature and is often characterized by large window areas and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is absolutely unique and exquisite to meet individual specifications and taste. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features abound and workmanship is of highest quality with particular attention to elaborate detail. The total finished floor area for this class is generally over 300 m².

2.003.092 QUALITY DESCRIPTION

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent; usually a combination of costly materials for an original appearance.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster, or equivalent; innovative use of expensive hardwoods, tiles or other ornate materials. **Floors:** Luxurious carpet, hardwood, quarry tile, ceramic tile, slate or equivalent. **Cabinets & Trim:** Spacious kitchens comprising of elaborate or handcrafted kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to elaborate detail. **Doors & Windows:** Articulate handcrafted doors with specialty hardware; specially designed windows.

MECHANICAL - Plumbing: Numerous luxurious fixtures, elaborate or unique accessories; expensive vanities. **Heating:** Good hot water and air conditioning. **Electrical:** Detailed wiring, elaborate or unique fixtures including special effect lighting, specialty outlets.

2.003.093 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 120 000	\$ 772
1 Storey Basementless	01	113 400	725
Split Entry	02	132 500	821
Split Level	03	139 300	1 204
Split Level & Crawl Space	04	146 900	1 255
1 1/2 Storey & Basement	05	134 200	1 182
1 1/2 Storey Basementless	06	127 600	1 135
1 3/4 Storey & Basement	07	138 300	1 334
1 3/4 Storey Basementless	08	131 800	1 288
2 Storey & Basement	09	147 700	1 382
2 Storey Basementless	10	141 100	1 336
1/2 Storey Upper	11	14 200	410
3/4 Storey Upper	12	18 400	563
1 Storey Upper	13	27 700	611

2.003.094 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 3 500	\$ 239
Lower Level Finish	22	6 810	383

2.003.095 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions) Note: equate concrete slab on grade to basementless rate	add	\$ 0	\$ 25.80
Masonry Veneer (100% exterior wall)			
1 Storey	add	3 230	5.30
Split Level or Split Entry	add	4 850	5.30
1 1/2 Storey	add	3 230	6.30
1 3/4 Storey	add	4 670	5.30
2 Storey	add	6 460	7.70
Composition Shingles	deduct	310	12.50
Plumbing (rate includes 10 fixtures)			
per fixture Note: an adjustment for whirlpool bathtubs is not required for this class	add or deduct	3 310	0.00
Heating/Air Conditioning (total finished floor area)			
good air conditioning – nil	deduct	500	27.00
good forced air	deduct	2 300	52.00
good forced air and air conditioning	deduct	1 570	37.00
pulse forced air	deduct	2 300	43.50
pulse forced air and air conditioning	deduct	1 570	28.10
space pack or hydro pulse	deduct	0	11.80
space pack or hydro pulse and air conditioning	add	990	3.20
Fireplace – Built in luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship			
each additional firebox on same chase	add	13 900	0.00
	add	9 650	0.00
Sauna custom			
	add	1 165	424
Hot Tub custom			
	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	134.00
1 3/4 Storey - loft area	deduct	0	195.00
2 Storey - loft area	deduct	0	224.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	108.00

2.003.096 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage		
030	07	27	(Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add 390	\$ 8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical – nil	deduct 0	11.30
			Attached Garage		
030	07	28	(Good Custom)		
			Base Rate	\$ 3 460	\$ 157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical – nil	deduct 0	11.30
			Attached Carport		
035	07	28	(Good Custom)		
			Base Rate	\$ 1 610	\$ 72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

2.004.030 MODEL TYPE 004
QUALITY 03

AFTER 1970 - FAIR

2.004.031 GENERAL DESCRIPTION

This class satisfies present demands for moderate cost energy efficient housing. The exterior usually has a common style and is basically square or rectangular in shape. It has an adequate floor plan, finishes are limited to fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area for this class generally ranges from 70 to 130 m².

2.004.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang, aluminum soffits and fascia are common. **Walls:** Average grade stucco, aluminum siding or equivalent; limited amounts of imitation masonry, average quality wood siding or equivalent may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed ceilings are typical. **Floors:** Fair to average quality carpet, resilient tile or equivalent. **Cabinets & Trim:** Approximately 2 to 4 m of fair quality premanufactured kitchen cabinets; fair quality baseboards and trim. **Doors & Windows:** Fair to average quality hollow core doors; standard aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; fair quality premanufactured vanities. **Heating:** Average forced air. **Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

2.004.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 16 200	\$ 273
1 Storey Basementless	01	14 600	238
Split Entry	02	16 700	281
Split Level	03	17 200	382
Split Level & Crawl Space	04	20 100	430
1 1/2 Storey & Basement	05	17 100	406
1 1/2 Storey Basementless	06	15 500	371
1 3/4 Storey & Basement	07	18 300	438
1 3/4 Storey Basementless	08	16 600	403
2 Storey & Basement	09	19 500	451
2 Storey Basementless	10	17 900	415
1/2 Storey Upper	11	900	133
3/4 Storey Upper	12	2 100	165
1 Storey Upper	13	3 300	178

2.004.034 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 200	\$ 63
Lower Level Finish	22	530	101

2.004.035 ADJUSTMENTS

			K	AR m ²
Concrete Slab				
on grade		deduct	\$ 1 370	\$ 12.60
under crawl space (for basementless extensions)		add	0	17.00
Masonry Veneer (100% exterior wall)				
1 Storey		add	3 230	5.30
Split Level or Split Entry		add	4 850	5.30
1 1/2 Storey		add	3 230	6.30
1 3/4 Storey		add	4 670	5.30
2 Storey		add	6 460	7.70
Composition Shingles		deduct	310	12.50
Plumbing (rate includes 4 fixtures)				
per fixture		add or deduct	670	0.00
whirlpool bathtub		add	1 530	0.00
Heating/Air Conditioning (total finished floor area)				
fair air conditioning		add	460	9.60
Fireplace – Built in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace				
		add	1 450	0.00
Fireplace - Free Standing (fair metal)		add	950	0.00
Sauna (average quality)		add	875	318.00

2.004.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	02	27	Detached Garage (Substandard) Base Rate		\$ 1 490	\$ 75.00
			Interior Finish			
			walls	add	110	2.30
			ceiling	add	0	3.90
			Heating	add	95	4.10
			Concrete Slab – nil	deduct	0	12.50
			Electrical – nil	deduct	0	4.80

MT	QU	ST	Description	K	AR m²
030	02	28	Attached Garage (Substandard)		
			Base Rate	\$ 980	\$ 65.00
			Interior Finish		
			walls	add 85	1.60
			ceiling	add 0	3.90
			Heating	add 95	4.10
			Concrete Slab – nil	deduct 0	12.50
			Electrical – nil	deduct 0	4.80
035	02	28	Attached Carport (Substandard)		
			Base Rate	680	39.00
			Concrete Slab	add 0	19.40
			Ceiling	add 0	10.10
			Electrical	add 0	4.10

**2.004.040 MODEL TYPE 004
QUALITY 04**

AFTER 1970 - STANDARD PROJECT

2.004.041 GENERAL DESCRIPTION

This class is a standard project energy efficient home. The exterior usually has a typical style that is generally rectangular in shape. The floor plan is functional, finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features are sometimes encountered. The total finished floor area for this class generally ranges from 90 to 190 m².

2.004.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with aluminum soffits and fascia. **Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed ceilings are typical. **Floors:** Average quality carpet or equivalent, corlon or equivalent is usually found in the kitchen and bathroom. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; average quality energy efficient windows.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured or standard veneer vanities. **Heating:** Good forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.004.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 17 600	\$ 315
1 Storey Basementless	01	15 800	279
Split Entry	02	17 900	331
Split Level	03	18 500	444
Split Level & Crawl Space	04	21 400	494
1 1/2 Storey & Basement	05	18 700	469
1 1/2 Storey Basementless	06	16 800	433
1 3/4 Storey & Basement	07	19 800	508
1 3/4 Storey Basementless	08	18 000	472
2 Storey & Basement	09	21 000	525
2 Storey Basementless	10	19 200	489
1/2 Storey Upper	11	1 000	154
3/4 Storey Upper	12	2 200	193
1 Storey Upper	13	3 400	210

2.004.044 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 230	\$ 71
Lower Level Finish	22	560	113

2.004.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 410	\$ 14.30
under crawl space (for basementless extensions)	add	0	18.30
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	2 770	24.50
Split Level or Split Entry	add	4 160	31.10
1 1/2 Storey	add	2 770	33.70
1 3/4 Storey	add	4 160	36.70
2 Storey	add	5 550	42.20
Plumbing			
(rate includes 4 fixtures)			
per fixture	add or deduct	820	0.00
whirlpool bathtub	add	1 780	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning	add	460	9.60
pulse forced air	add	0	8.50
pulse forced air and air conditioning	add	460	18.10
Fireplace – Built in			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
or			
average quality masonry fireplace with limited features			
	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing			
average metal	add	1 250	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	54.00
1 3/4 Storey - loft area	deduct	0	77.00
2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	40.00

2.004.046 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		1 680	101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.004.050 MODEL TYPE 004
QUALITY 05

AFTER 1970 - SEMI CUSTOM PROJECT

2.004.051 GENERAL DESCRIPTION

This class is basically standard project energy efficient housing upgraded with better finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and will usually include one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 110 to 210 m².

2.004.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles; boxed eaves are typical with aluminum soffits and fascia.

Walls: Most common is average to good grade stucco, aluminum siding or equivalent; wood siding or limited quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, small quantities of average to good quality wood panelling or other decorative features may be found in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality premanufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality energy efficient windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Pulse forced air. **Electrical:** Average to good quality fixtures.

2.004.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 21 500	\$ 357
1 Storey Basementless	01	19 500	320
Split Entry	02	22 000	378
Split Level	03	22 700	518
Split Level & Crawl Space	04	25 800	569
1 1/2 Storey & Basement	05	22 900	531
1 1/2 Storey Basementless	06	20 900	494
1 3/4 Storey & Basement	07	24 100	584
1 3/4 Storey Basementless	08	22 100	547
2 Storey & Basement	09	25 500	606
2 Storey Basementless	10	23 500	569
1/2 Storey Upper	11	1 400	174
3/4 Storey Upper	12	2 600	227
1 Storey Upper	13	4 000	249

2.004.054 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 370	\$ 86
Lower Level Finish	22	700	140

2.004.055 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 710	22.70
Split Level or Split Entry	add	4 060	29.40
1 1/2 Storey	add	2 710	29.40
1 3/4 Storey	add	4 060	33.50
2 Storey	add	5 420	40.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning (total finished floor area)			
good forced air	deduct	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	1.30
average hot water and air conditioning	add	1 500	22.90
Fireplace – Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
	or		
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	61.00
1 3/4 Storey - loft area	deduct	0	88.00
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.004.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	05	24	Basement Finish (Semi Custom) Per Room	add	\$ 450	\$ 74.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		1 680	101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.004.060 MODEL TYPE 004
QUALITY 06

AFTER 1970 - CUSTOM PROJECT

2.004.061 GENERAL DESCRIPTION

This class provides for a good quality of energy efficient housing which is normally a project home but on occasion is custom built. The exterior generally has an attractive style and breaks in the roof line are common. The interior design may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality premanufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 140 to 250 m².

2.004.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; limited use of good quality wood panelling or other decorative features. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality pre-manufactured or custom veneer kitchen cabinets; good quality baseboards and trim. **Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built energy efficient windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories; good quality pre-manufactured or custom veneer vanities. **Heating:** Pulse forced air. **Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

2.004.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 46 800	\$ 409
1 Storey Basementless	01	42 900	368
Split Entry	02	49 300	443
Split Level	03	51 400	606
Split Level & Crawl Space	04	58 200	648
1 1/2 Storey & Basement	05	50 400	624
1 1/2 Storey Basementless	06	46 500	582
1 3/4 Storey & Basement	07	53 400	685
1 3/4 Storey Basementless	08	49 500	644
2 Storey & Basement	09	57 400	704
2 Storey Basementless	10	53 400	662
1/2 Storey Upper	11	3 600	215
3/4 Storey Upper	12	6 600	276
1 Storey Upper	13	10 600	295

2.004.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 670	\$ 104
Lower Level Finish	22	2 100	163

2.004.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	5 480	10.20
Split Level or Split Entry	add	8 220	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
good forced air	deduct	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	1.30
average hot water and air conditioning	add	1 500	22.90
space pack or hydro pulse	add	2 560	31.70
space pack or hydro pulse and air conditioning	add	3 140	43.70
Fireplace – Built in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
good metal	add	2 000	0.00
Sauna (custom)			
	add	1 165	424.00
Hot Tub (custom)			
	add	7 750	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	71.00
1 3/4 Storey - loft area	deduct	0	102.00
2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	50.00

2.004.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	06	24	Basement Finish (Custom)			
			Per Room	add	\$ 550	\$ 104.00
030	06	27	Detached Garage (Custom)			
			Base Rate		\$ 3 040	\$ 141.00
			Interior Finish			
			walls	add	390	8.00
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	140	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
030	06	28	Attached Garage (Custom)			
			Base Rate		2 620	125.00
			Interior Finish			
			walls	add	280	5.10
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Sakes	add	70	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical - nil	deduct	0	11.30
035	06	28	Attached Carport (Custom)			
			Base Rate		1 360	53.00
			Concrete Slab	add	0	20.40
			Ceiling	add	0	14.60
			Electrical	add	0	4.30
			Cedar Shakes	add	70	12.50

2.004.070 MODEL TYPE 004
QUALITY 07

AFTER 1970 - GOOD CUSTOM

2.004.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality of energy efficient housing which is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design, which usually shows some originality, includes a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area for this class generally ranges from 170 to 300 m².

2.004.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; good to expensive wood panelling or equivalent frequently used as a decorative feature. **Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality pre-manufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim, often with attention to detail. **Doors & Windows:** Best quality pre-manufactured or good custom built doors; good custom energy efficient windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories; best quality pre-manufactured or good custom vanities. **Heating:** Pulse forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

2.004.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 63 100	\$ 496
1 Storey Basementless	01	58 700	453
Split Entry	02	66 500	538
Split Level	03	69 500	746
Split Level & Crawl Space	04	76 300	789
1 1/2 Storey & Basement	05	67 700	763
1 1/2 Storey Basementless	06	63 400	720
1 3/4 Storey & Basement	07	71 900	836
1 3/4 Storey Basementless	08	67 500	794
2 Storey & Basement	09	77 000	859
2 Storey Basementless	10	72 700	816
1/2 Storey Upper	11	4 600	267
3/4 Storey Upper	12	8 800	340
1 Storey Upper	13	13 900	363

2.004.074 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 910	\$ 133
Lower Level Finish	22	3 010	208

2.004.075 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	4 530	8.00
Split Level or Split Entry	add	6 790	7.90
1 1/2 Storey	add	4 530	12.60
1 3/4 Storey	add	6 790	10.90
2 Storey	add	9 050	11.70
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning			
(total finished floor area)			
good forced air	deduct	0	8.50
good air conditioning	add	730	15.00
average hot water	add	1 040	1.30
average hot water and air conditioning	add	1 540	28.30
space pack or hydro pulse	add	2 560	31.70
space pack or hydro pulse and air conditioning	add	3 290	46.70
Fireplace – Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features			
each additional firebox on same chase	add	7 450	0.00
	add	5 180	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	86.00
1 3/4 Storey - loft area	deduct	0	119.00
2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	61.00

2.004.076 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage		
030	07	27	(Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add 390	8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical – nil	deduct 0	11.30
			Attached Garage		
030	07	28	(Good Custom)		
			Base Rate	3 460	157.00
			Interior Finish		
			walls	add 280	5.20
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical - nil	deduct 0	11.30
			Attached Carport		
035	07	28	(Good Custom)		
			Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

2.004.080 MODEL TYPE 004
QUALITY 08

AFTER 1970 – EXPENSIVE

2.004.081 GENERAL DESCRIPTION

This class provides for an expensive quality of energy efficient housing which is contract built under the supervision of an architect. Commonly situated on large sites in prime residential neighbourhoods, this class is usually multi-level in nature with the exterior often having fairly large window areas and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is normally innovative with a considerable number of built-in features. Rooms, which often include special purpose rooms, are usually spacious. Finishes are normally selected from expensive materials, attention to detail is evident and many decorative features are encountered. The total finished floor area for this class is generally over 250 m².

2.004.082 QUALITY DESCRIPTION

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent finished in an attractive appearance.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; stylish use of expensive hardwoods, tiles or equivalent as a decorative feature. **Floors:** Expensive carpet or hardwood; frequent use of quarry tile, ceramic tile or equivalent. **Cabinets & Trim:** Spacious kitchens comprising of expensive, stylish kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail. **Doors & Windows:** Expensive solid core doors with specialty hardware; expensive energy efficient windows.

MECHANICAL - Plumbing: Numerous expensive fixtures with specialty accessories; expensive vanities. **Heating:** Space pack or hydro pulse; air conditioning is common. **Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

2.004.083 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 99 300	\$ 681
1 Storey Basementless	01	93 600	632
Split Entry	02	105 700	728
Split Level	03	110 000	1 044
Split Level & Crawl Space	04	118 500	1 098
1 1/2 Storey & Basement	05	109 200	1 032
1 1/2 Storey Basementless	06	103 500	983
1 3/4 Storey & Basement	07	112 600	1 154
1 3/4 Storey Basementless	08	106 900	1 105
2 Storey & Basement	09	120 100	1 195
2 Storey Basementless	10	114 400	1 145
1/2 Storey Upper	11	9 900	351
3/4 Storey Upper	12	13 300	473
1 Storey Upper	13	20 900	513

2.004.084 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 2 390	\$ 195
Lower Level Finish	22	4 220	316

2.004.085 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 25.80
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	3 500	5.80
Split Level or Split Entry	add	5 260	5.80
1 1/2 Storey	add	3 500	7.20
1 3/4 Storey	add	5 260	6.20
2 Storey	add	7 010	8.10
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 10 fixtures)			
per fixture	add or deduct	2 500	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning – nil	deduct	730	15.00
good forced air	deduct	3 290	55.20
good forced air and air conditioning	deduct	2 560	40.20
pulse forced air	deduct	3 290	46.70
pulse forced air and air conditioning	deduct	2 560	31.70
average hot water	deduct	2 250	45.40
average hot water and air conditioning	deduct	1 750	18.40
Fireplace – Built in			
expensive masonry fireplace with attention given to design and workmanship			
each additional firebox on same chase	add	10 450	0.00
	add	6 850	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	100.00
1 3/4 Storey - loft area	deduct	0	146.00
2 Storey - loft area	deduct	0	168.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	87.00

2.004.086 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage		
030	07	27	(Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add 390	8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical – nil	deduct 0	11.30
			Attached Garage		
030	07	28	(Good Custom)		
			Base Rate	3 460	157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical - nil	deduct 0	11.30
			Attached Carport		
035	07	28	(Good Custom)		
			Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

2.004.090 MODEL TYPE 004
QUALITY 09

AFTER 1970 - LUXURIOUS

2.004.091 GENERAL DESCRIPTION

This class is the ultimate in energy efficient housing and is always contract built under the supervision of an architect. Normally situated on large exclusive sites, it is usually multi-level in nature and is often characterized by large window areas and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is absolutely unique and exquisite to meet individual specifications and taste. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features abound and workmanship is of highest quality with particular attention to elaborate detail. The total finished floor area for this class is generally over 300 m².

2.004.092 QUALITY DESCRIPTION

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent; usually a combination of costly materials for an original appearance.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster, or equivalent; innovative use of expensive hardwoods, tiles or other ornate materials. **Floors:** Luxurious carpet, hardwood, quarry tile, ceramic tile, slate or equivalent. **Cabinets & Trim:** Spacious kitchens comprising of elaborate or handcrafted kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to elaborate detail. **Doors & Windows:** Articulate handcrafted doors with specialty hardware; specially designed energy efficient windows.

MECHANICAL - Plumbing: Numerous luxurious fixtures, elaborate or unique accessories; elaborate vanities. **Heating:** Space pack or hydro pulse, air conditioning. **Electrical:** Detailed wiring, elaborate or unique fixtures including special effect lighting, specialty outlets.

2.004.093 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 123 600	\$ 807
1 Storey Basementless	01	116 400	754
Split Entry	02	135 600	863
Split Level	03	142 400	1 249
Split Level & Crawl Space	04	151 000	1 303
1 1/2 Storey & Basement	05	138 200	1 233
1 1/2 Storey Basementless	06	131 000	1 180
1 3/4 Storey & Basement	07	142 700	1 385
1 3/4 Storey Basementless	08	135 500	1 332
2 Storey & Basement	09	152 800	1 439
2 Storey Basementless	10	145 700	1 385
1/2 Storey Upper	11	14 600	426
3/4 Storey Upper	12	19 100	579
1 Storey Upper	13	29 300	632

2.004.094 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 3 500	\$ 241
Lower Level Finish	22	6 810	386

2.004.095 ADJUSTMENTS

		K	AR m²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 25.80
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	3 230	5.30
Split Level or Split Entry	add	4 850	5.30
1 1/2 Storey	add	3 230	6.30
1 3/4 Storey	add	4 670	5.30
2 Storey	add	6 460	7.70
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 10 fixtures)			
per fixture	add or deduct	3 310	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning – nil	deduct	730	15.00
good forced air	deduct	3 290	55.20
good forced air and air conditioning	deduct	2 560	40.20
pulse forced air	deduct	3 290	46.70
pulse forced air and air conditioning	deduct	2 560	31.70
good hot water	deduct	1 490	30.20
good hot water and air conditioning	deduct	990	3.20
Fireplace – Built in			
luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship			
each additional firebox on same chase	add	13 900	0.00
	add	9 650	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	134.00
1 3/4 Storey - loft area	deduct	0	195.00
2 Storey - loft area	deduct	0	224.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and			
	add	0	108.00

2.004.096 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage		
030	07	27	(Good Custom)		
			Base Rate	\$ 4 210	\$ 180.00
			Interior Finish		
			walls	add 390	8.00
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 140	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical – nil	deduct 0	11.30
			Attached Garage		
030	07	28	(Good Custom)		
			Base Rate	3 460	157.00
			Interior Finish		
			walls	add 280	5.10
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical - nil	deduct 0	11.30
			Attached Carport		
035	07	28	(Standard)		
			Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

**2.005.051 MODEL TYPE 005
QUALITY 05****AFTER 1980 - SEMI CUSTOM****2.005.051 GENERAL DESCRIPTION**

The floor plan is functional with a sense of spaciousness. Architectural design is used in living areas of all "move up" home construction. Walk-in closet and family rooms with fireplaces are becoming standard items.

The finishes are generally upgraded with a mixture of average and better quality materials. A minimum number of interior construction features such as book cases, panelled feature walls, sunshine ceilings, telephone desk, wet bar, etc. may be encountered.

Total finished floor area for this class generally ranges from 110 to 260m².

2.005.052 QUALITY DESCRIPTION**EXTERIOR**

Roof - Composition shingles; boxed eaves are typical with aluminum soffits and fascia. Turret designs are becoming a common feature.

Walls - Stucco, vinyl/aluminum siding or equivalent. Accent trim, wood siding or limited quantities of masonry veneer may be used as a decorative feature. Newer construction may exemplify the "California style" with pillars and open verandas.

Doors - Good quality painted or stained entry doors. Glass inserts and one or two sidelights may be encountered. Patio or double doors opening to a garden or patio area are common.

Windows - Good quality wood energy efficient or equivalent. Irregular shaped windows and an increased amount of window area may be encountered.

INTERIOR

Walls - Gypsum wallboard. Small quantities of panelling or decorative features such as archways, feature walls, etc. may be found.

Ceilings - Gypsum wallboard and stipple. Small quantities of panelling or other decorative features such as vaulted ceilings may be found. High ceiling entryways, vaulted living/dining rooms may open to an upper floor or loft area.

Floors - Good quality carpet or equivalent. Minimal use of ceramic tile, hardwood flooring, or equivalent may be encountered.

Cabinets - Approximately 4 to 8 metres of premanufactured or semi-custom kitchen cabinets. The kitchen may contain a central work or cooking island, pantry, or other design features. A main floor laundry room may include similar type cabinets as contained in the kitchen.

Baseboards & Trim - Painted or stained including oak may be found.

Doors - Painted or stained including oak or design panel may be found. Mirror closet doors and double french style doors to dining or master bedroom may be encountered.

Upper Stairs - Good quality painted or stained. A straight, flared, turn and landing or simple curved stair may be found. Oak trim is common.

Built-in Features - Bathroom and kitchen exhaust fans; a vacuum system is normally found.

MECHANICAL

Plumbing - 4 to 11 fixtures and accessories. These may encompass a master bedroom ensuite with whirlpool tub, built-in shower and twin vanity sinks; premanufactured or semi-custom vanity cabinets. Better quality accessories and decorative features may include cultured marble vanity top with extension over water closet, mirrors, planters, etc.

Heating - Good forced air made up of one or more mid-efficient furnaces.

Electrical - Semi custom fixtures. Minimal use of special effect lighting may be found.

2.005.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 33 600	\$ 367
1 Storey Basementless	01	30 000	326
Split Entry	02	36 100	394
Split Level	03	37 500	533
Split Level & Crawl Space	04	42 900	575
1 1/2 Storey & Basement	05	37 000	557
1 1/2 Storey Basementless	06	33 300	516
1 3/4 Storey & Basement	07	39 600	607
1 3/4 Storey Basementless	08	35 900	566
2 Storey & Basement	09	42 900	623
2 Storey Basementless	10	39 200	582
1/2 Storey Upper	11	3 300	190
3/4 Storey Upper	12	5 900	240
1 Storey Upper	13	9 200	256
Open Veranda	16	500	127

2.005.054 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 390	\$ 87
Lower Level Finish	22	1 420	138

2.005.055 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 710	22.70
Split Level or Split Entry	add	4 060	29.40
1 1/2 Storey	add	2 710	29.40
1 3/4 Storey	add	4 060	33.50
2 Storey	add	5 420	40.20
Cedar Shakes or Masonry Tile	add	310	12.50
Plumbing (rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace – Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
	or		
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	61.00
1 3/4 Storey - loft area	deduct	0	88.00
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.005.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	05	24	Basement Finish (Semi Custom) Per Room	add	\$ 450	\$ 74.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage (Standard) Base Rate		1 680	101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

**2.005.060 MODEL TYPE 005
QUALITY 06****AFTER 1980 - CUSTOM****2.005.061 GENERAL DESCRIPTION**

The floor plan is functional, with an open design concept creating a sense of spaciousness. Architectural design is used in living areas of all "move up" home construction. Walk-in closets, sunken living rooms and family rooms, built-in bookcases and fireplaces, kitchen nook, are all desirable features creating new trends in home design.

The finishes are of good quality materials and workmanship. A number of interior construction features such as built-in entertainment centre, panelled feature walls, sunshine ceiling with oak trim, telephone desk, etc. may be encountered.

Total finished floor area for this class generally ranges from 140 to 300 m².

2.005.062 QUALITY DESCRIPTION**EXTERIOR**

Roof - Cedar or pine shakes, masonry tiles; boxed eaves are typical with aluminum soffits and fascia. Hexagon or octagon designed areas are becoming a common feature.

Walls - Stucco, wood siding or equivalent. Accent trim or limited quantities of masonry veneer may be used as a decorative feature. Open verandas may provide a distinctive architectural look.

Doors - Painted or stained entry doors. Glass inserts and sidelights may be used to create dramatic entrances opening into spacious living areas. Patio or double doors opening to a garden or patio area are common.

Windows - Wood energy efficient or equivalent. Bay and box windows along with irregular shaped windows such as cathedral, rake, round top, etc. will be found providing homes with an abundance of natural light.

INTERIOR

Walls - Gypsum wallboard. Small quantities of panelling or other decorative features such as archways, feature walls, etc., will be found.

Ceilings - Gypsum wallboard and stipple. Decorative features such as small quantities of panelling, vaulted or coffered ceilings may be found. High ceiling entryways, a loft or upper floor may open to vaulted living/dining room areas.

Floors - Carpet or equivalent. Minimal use of ceramic tile, hardwood flooring or equivalent in foyer, bathrooms or kitchen will be encountered.

Cabinets - Approximately 4 to 9 metres of premanufactured or custom kitchen cabinets incorporating special features such as glass doors, microwave shelf, wine bottle rack, etc. The kitchen may contain a central work or cooking island with eating bar, pantry or other design features. A main floor laundry may include the same type of cabinets as contained in the kitchen.

Baseboards & Trim - Painted or stained including oak. Special trim around doors; chair rails may be found.

Doors - Painted or stained including oak or design panel. Mirror closet doors; double french style doors to dining or master bedroom are common.

Upper Stairs - Painted or stained. A straight, flared, turn and landing or simple curved stair may be found. Oak trim is common.

Built-in Features - Bathroom and kitchen exhaust fans; intercom system; a vacuum system is normally found.

MECHANICAL

Plumbing - 6 to 13 fixtures and accessories. A large ensuite bathroom with whirlpool tub, built-in shower, etc., may be found with attention being lavished on the "super bathroom" concept. Premanufactured or custom vanity cabinets. Good quality accessories and decorative features using lighting, mirrors and planters, etc., may be found.

Heating - Good forced air made up of one or more mid-efficient furnaces.

Electrical - Custom fixtures. Use of special effect lighting such as indirect or coach lighting etc. may be found.

2.005.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 47 300	\$ 406
1 Storey Basementless	01	43 300	365
Split Entry	02	49 800	440
Split Level	03	51 900	588
Split Level & Crawl Space	04	58 600	630
1 1/2 Storey & Basement	05	51 000	617
1 1/2 Storey Basementless	06	47 000	575
1 3/4 Storey & Basement	07	53 900	670
1 3/4 Storey Basementless	08	50 000	629
2 Storey & Basement	09	57 900	686
2 Storey Basementless	10	53 900	644
1/2 Storey Upper	11	3 600	210
3/4 Storey Upper	12	6 600	264
1 Storey Upper	13	10 500	279
Open Veranda	16	600	150

2.005.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 610	\$ 94
Lower Level Finish	22	2 100	148

2.005.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	5 480	10.20
Split Level or Split Entry	add	8 220	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Composition Shingles	deduct	310	12.50
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace – Built in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
good metal	add	2 000	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	71.00
1 3/4 Storey - loft area	deduct	0	102.00
2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	50.00

2.005.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
			Basement Finish			
015	06	24	(Custom)			
			Per Room	add	\$ 550	\$ 104.00
			Detached Garage			
030	06	27	(Custom)			
			Base Rate		\$ 3 040	\$ 141.00
			Interior Finish			
			walls	add	390	8.00
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	140	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
			Attached Garage			
030	06	28	(Custom)			
			Base Rate		2 620	125.00
			Interior Finish			
			walls	add	280	5.10
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	70	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical - nil	deduct	0	11.30
			Attached Carport			
035	06	28	(Custom)			
			Base Rate		1 360	53.00
			Concrete Slab	add	0	20.40
			Ceiling	add	0	14.60
			Electrical	add	0	4.30
			Cedar Shakes	add	70	12.50

2.005.900 RESIDENTIAL MODEL TYPE 005 INFORMATION

Model type 005 represents the typical homes being built in the 1980's using an increasing amount of architectural guidelines and containing several energy efficient components. Homes prior to 1980 may have been built or upgraded to correspond to this construction methodology and style of housing.

Bay and box windows with basement, irregular shaped perimeter walls, dormers, pillars, open verandas, archways, etc. are design enhancements that will be found, creating innovative styling with eye catching exterior appearance and appeal. Minimal maintenance exterior finishes with intricate trims and cornices, brick accents, cedar or clay tile roofs will be found. These features all contribute to the distinctive and unique characteristics of today's construction technology as shown in the "California Look". Size, roof lines, window placements, choice of exterior colors and finishes, etc. may be controlled guidelines to create neighborhood standards.

Roof construction is generally complex with a combination of multiple roof lines and different construction types integrated to create a new trend in home design. Hexagon, octagon or turret shaped areas are architectural design features that portray a sense of quality and excellence.

Extra construction features such as cathedral or vaulted ceiling areas, high ceilings, impressive open front entries, a loft overlooking living areas, sunken living or family rooms, a solarium, kitchen nook with a bay window, irregular shaped windows, are all becoming common in today's luxury living lifestyles.

The trend is towards a great deal of attention on the five piece ensuite bathroom with colored plumbing fixtures including a whirlpool, oval soaker or spa tubs in these quality homes. Multiple floor levels with ceramic or carpet floor coverings, privacy screens using glass blocks, skylights and bay windows are attractive features that create a visual impact in today's "Super" bathroom.

2.008.030 **MODEL TYPE 008**
QUALITY **03**

Quality Range
-6% to +5%

CEDAR/LOG - FAIR

2.008.031 **GENERAL DESCRIPTION**

This class represents a fair quality cedar/log residence. It is a basic "package unit" with an ordinary style that is normally square or rectangular in shape. The floor plan is plain, finishes are usually limited to fair quality materials and there is little or no attention given to decorative features. The total finished floor area for this class generally ranges from 70 to 130 m².

2.008.032 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves. **Walls:** Cedar clad, post and beam framing, shaped cedar log or peeled natural log.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, fair quality prefinished hardboard, gypsum wallboard or equivalent. **Floors:** Fair quality carpet, resilient tile or equivalent. **Cabinets & Trim:** Approximately 2 to 4 m of fair quality premanufactured kitchen cabinets; fair quality baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; fair quality premanufactured vanities. **Heating:** Fair forced air. **Electrical:** Fair quality light fixtures, an adequate number of outlets.

2.008.033 **BASE RATES**

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 18 600	\$ 314
1 Storey Basementless	01	16 800	274
Split Entry	02	19 200	323
Split Level	03	19 800	439
Split Level & Crawl Space	04	23 100	495
1 1/2 Storey & Basement	05	19 700	467
1 1/2 Storey Basementless	06	17 800	427
1 3/4 Storey & Basement	07	21 000	504
1 3/4 Storey Basementless	08	19 100	463
2 Storey & Basement	09	22 400	519
2 Storey Basementless	10	20 600	477
1/2 Storey Upper	11	1 000	153
3/4 Storey Upper	12	2 400	190
1 Storey Upper	13	3 800	205

2.008.034 **INSTALLATION RATES**

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 220	\$ 62
Lower Level Finish	22	530	99

2.008.035 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 370	\$ 12.60
under crawl space (for basementless extensions)	add	0	17.00
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer			
(100% exterior wall)			
1 Storey	add	5 480	10.20
Split Level or Split Entry	add	8 220	10.20
1 1/2 Storey	add	5 480	16.10
1 3/4 Storey	add	8 220	14.20
2 Storey	add	10 950	15.20
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 4 fixtures)			
per fixture	add or deduct	670	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning	add	460	9.60
Fireplace – Built in			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
or			
substandard to fair masonry fireplace	add	1 450	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
fair metal	add	950	0.00
Sauna			
average quality	add	875	318.00

2.008.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage – Cedar/Log (Standard) Base Rate		1 680	101.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.008.040 **MODEL TYPE 008**
QUALITY **04**

Quality Range
-5% to +4%

CEDAR/LOG - STANDARD

2.008.041 **GENERAL DESCRIPTION**

This class represents an average quality cedar/log residence. It is a "package unit" with a conventional style that is generally rectangular in shape. The floor plan is functional, finishes are normally selected from average quality premanufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area for this class generally ranges from 90 to 190 m².

2.008.042 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered in main rooms. **Floors:** Average quality carpet, corlon, or equivalent. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; standard aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured or standard veneer vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.008.043 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 20 200	\$ 362
1 Storey Basementless	01	18 200	321
Split Entry	02	20 600	381
Split Level	03	21 300	511
Split Level & Crawl Space	04	24 600	568
1 1/2 Storey & Basement	05	21 500	539
1 1/2 Storey Basementless	06	19 300	498
1 3/4 Storey & Basement	07	22 800	584
1 3/4 Storey Basementless	08	20 700	543
2 Storey & Basement	09	24 200	604
2 Storey Basementless	10	22 100	562
1/2 Storey Upper	11	1 200	177
3/4 Storey Upper	12	2 500	222
1 Storey Upper	13	3 900	242

2.008.044 **INSTALLATION RATES**

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 230	\$ 68
Lower Level Finish	22	560	109

2.008.045 ADJUSTMENTS

		K	AR m²
Concrete Slab			
on grade	deduct	\$ 1 410	\$ 14.30
under crawl space (for basementless extensions)	add	0	18.30
Cedar Shakes	add	310	12.50
Plumbing			
(rate includes 4 fixtures)			
per fixture	add or deduct	820	0.00
whirlpool bathtub	add	1 780	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning	add	460	9.60
Fireplace – Built in			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
or			
average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing			
average metal	add	1 250	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	54.00
1 3/4 Storey - loft area	deduct	0	77.00
2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	40.00

2.008.046 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage – Cedar/Log (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage – Cedar/Log (Standard) Base Rate		1 680	101.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.008.050 MODEL TYPE 008
QUALITY 05

Quality Range
-5% to +14%

CEDAR/LOG - SEMI CUSTOM

2.008.051 GENERAL DESCRIPTION

This class provides for an average to good quality cedar/log residence. It is a "package unit" similar to the standard quality but upgraded with better finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and may include one or more built-in feature. Finishes are usually selected from average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 110 to 210 m².

2.008.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; limited quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered in main rooms. **Floors:** Average to good quality carpet, or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality premanufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.008.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 24 700	\$ 411
1 Storey Basementless	01	22 400	368
Split Entry	02	25 300	435
Split Level	03	26 100	596
Split Level & Crawl Space	04	29 700	654
1 1/2 Storey & Basement	05	26 300	611
1 1/2 Storey Basementless	06	24 000	568
1 3/4 Storey & Basement	07	27 700	672
1 3/4 Storey Basementless	08	25 400	629
2 Storey & Basement	09	29 300	697
2 Storey Basementless	10	27 000	654
1/2 Storey Upper	11	1 600	200
3/4 Storey Upper	12	3 000	261
1 Storey Upper	13	4 600	286

2.008.054 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 370	\$ 77
Lower Level Finish	22	700	126

2.008.055 ADJUSTMENTS

		K	AR m²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Cedar Shakes	add	310	12.50
Plumbing			
(rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning			
(total finished floor area)			
pulse forced air	add	80	11.90
average air conditioning	add	580	12.00
average hot water	add	1 120	13.20
average hot water and air conditioning	add	1 580	34.80
Fireplace – Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	61.00
1 3/4 Storey - loft area	deduct	0	88.00
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.008.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	05	24	Basement Finish (Semi Custom) Per Room	add	\$ 450	\$ 74.00
030	04	27	Detached Garage – Cedar/Log (Standard) Base Rate		\$ 2 020	\$ 106.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical – nil	deduct	0	5.40
030	04	28	Attached Garage – Cedar/Log (Standard) Base Rate		1 680	101.00
			Interior Finish ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab – nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
035	04	28	Attached Carport (Standard) Base Rate		680	39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.008.060 MODEL TYPE 008
QUALITY 06

Quality Range
-10% to +9%

CEDAR/LOG - CUSTOM

2.008.061 GENERAL DESCRIPTION

This class represents a good quality cedar/log residence. It is a "package unit" appearing in various attractive styles and shapes. The interior design may show some originality and regularly contains a minimum number of built-in and decorative features. Finishes are usually selected from good quality premanufactured or custom built materials. The total finished floor area for this class generally ranges from 140 to 250 m².

2.008.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; limited quantities of good quality masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are normally found in main areas. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality premanufactured or custom veneer kitchen cabinets; good quality baseboards and trim. **Doors & Windows:** Good quality premanufactured doors; good quality premanufactured or custom built windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories; good quality premanufactured or custom veneer vanities. **Heating:** Good forced air. **Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

2.008.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 53 800	\$ 470
1 Storey Basementless	01	49 300	423
Split Entry	02	56 700	509
Split Level	03	59 100	697
Split Level & Crawl Space	04	66 900	745
1 1/2 Storey & Basement	05	58 000	718
1 1/2 Storey Basementless	06	53 500	669
1 3/4 Storey & Basement	07	61 400	788
1 3/4 Storey Basementless	08	56 900	741
2 Storey & Basement	09	66 000	810
2 Storey Basementless	10	61 400	761
1/2 Storey Upper	11	4 100	247
3/4 Storey Upper	12	7 600	317
1 Storey Upper	13	12 200	339

2.008.064 INSTALLATION RATES

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 670	\$ 97
Lower Level Finish	22	2 100	152

2.008.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Cedar Shakes	add	310	12.50
Plumbing			
(rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning			
(total finished floor area)			
pulse forced air	add	0	5.80
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace – Built in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing			
good metal	add	2 000	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	71.00
1 3/4 Storey - loft area	deduct	0	102.00
2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	50.00

2.008.066 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
			Basement Finish			
015	06	24	(Custom) Per Room	add	\$ 550	\$ 104.00
			Detached Garage – Cedar/Log			
030	06	27	(Custom) Base Rate		\$ 3 040	\$ 141.00
			Interior Finish			
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	140	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical – nil	deduct	0	11.30
			Attached Garage – Cedar/Log			
030	06	28	(Custom) Base Rate		2 620	125.00
			Interior Finish			
			ceiling	add	0	13.60
			Heating	add	280	12.00
			Cedar Shakes	add	70	12.50
			Concrete Slab – nil	deduct	0	20.40
			Electrical - nil	deduct	0	11.30
			Attached Carport			
035	06	28	(Custom) Base Rate		1 360	53.00
			Concrete Slab	add	0	20.40
			Ceiling	add	0	14.60
			Electrical	add	0	4.30
			Cedar Shakes	add	70	12.50

2.008.070 **MODEL TYPE 008**
QUALITY **07**

Quality Range
-7% to +12%

CEDAR/LOG - GOOD CUSTOM

2.008.071 **GENERAL DESCRIPTION**

This class provides for a good to expensive quality cedar/log residence. It may either be an exclusive "package unit" or specially designed. The various styles and shapes usually display some innovation and fairly large window areas may be encountered. Included in the interior design are reasonably spacious rooms and a limited number of built-in and decorative features. Finishes are usually best quality premanufactured or good custom materials and attention to detail may be evident. The total finished floor area for this class generally ranges from 170 to 300 m².

2.008.072 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; good to expensive masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, good wood panelling, gypsum wallboard or equivalent; open-beam ceilings are normally found in main areas. **Floors:** Good to expensive carpet or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality premanufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim. **Doors & Windows:** Best quality premanufactured or good custom built doors and windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories; best quality premanufactured or good custom vanities. **Heating:** Good forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

2.008.073 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 69 400	\$ 546
1 Storey Basementless	01	64 600	498
Split Entry	02	73 200	592
Split Level	03	76 500	821
Split Level & Crawl Space	04	83 900	868
1 1/2 Storey & Basement	05	74 500	839
1 1/2 Storey Basementless	06	69 700	792
1 3/4 Storey & Basement	07	79 100	920
1 3/4 Storey Basementless	08	74 300	873
2 Storey & Basement	09	84 700	945
2 Storey Basementless	10	80 000	898
1/2 Storey Upper	11	5 100	294
3/4 Storey Upper	12	9 700	374
1 Storey Upper	13	15 300	399

2.008.074 **INSTALLATION RATES**

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 910	\$ 126
Lower Level Finish	22	3 010	197

2.008.075 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning			
(total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace – Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	86.00
1 3/4 Storey - loft area	deduct	0	119.00
2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	61.00

2.008.076 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage – Cedar/Log (Custom)		
030	06	27	Base Rate	\$ 3 040	\$ 141.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Cedar Shakes	add 140	12.50
			Concrete Slab – nil	deduct 0	20.40
			Electrical – nil	deduct 0	11.30
			Attached Garage – Cedar/Log (Custom)		
030	06	28	Base Rate	2 620	125.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Cedar Shakes	add 70	12.50
			Concrete Slab – nil	deduct 0	20.40
			Electrical - nil	deduct 0	11.30
			Attached Carport (Good Custom)		
035	07	28	Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

2.008.080 **MODEL TYPE 008**
QUALITY **08**

Quality Range
-10% to +8%

CEDAR/LOG - EXPENSIVE

2.008.081 **GENERAL DESCRIPTION**

This class represents the expensive quality cedar/log residence. It is commonly situated on large sites and is normally architecturally designed and supervised. This class is frequently multi-level in nature with the exterior often exhibiting fairly large window areas and unusual roof styles. The interior design is usually innovative allowing for several built-in and decorative features. Special purpose rooms are often encountered and rooms in general are usually spacious. Finishes are selected from expensive materials and attention to detail is evident. The total finished floor area for this class is normally over 250 m².

2.008.082 **QUALITY DESCRIPTION**

EXTERIOR - Roofing: Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia; large shaped eaves may be encountered. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; expensive masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, good to expensive wood panelling, gypsum wallboard, plaster or equivalent; open-beam ceilings are normally found in main areas. **Floors:** Expensive carpet or equivalent; frequent use of quarry tile, ceramic tile or equivalent. **Cabinets & Trim:** Spacious kitchens comprised of expensive kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail. **Doors & Windows:** Expensive solid core doors with specialty hardware; expensive windows.

MECHANICAL - Plumbing: Numerous expensive fixtures with specialty accessories; expensive vanities. **Heating:** Average hot water; air conditioning is common. **Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

2.008.083 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 109 200	\$ 749
1 Storey Basementless	01	103 000	695
Split Entry	02	116 300	801
Split Level	03	121 000	1 148
Split Level & Crawl Space	04	130 400	1 208
1 1/2 Storey & Basement	05	120 100	1 135
1 1/2 Storey Basementless	06	113 900	1 081
1 3/4 Storey & Basement	07	123 900	1 269
1 3/4 Storey Basementless	08	117 600	1 216
2 Storey & Basement	09	132 100	1 315
2 Storey Basementless	10	125 800	1 260
1/2 Storey Upper	11	10 900	386
3/4 Storey Upper	12	14 600	520
1 Storey Upper	13	23 000	564

2.008.084 **INSTALLATION RATES**

	STRUCTURE CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 2 390	\$ 183
Lower Level Finish	22	4 220	296

2.008.085 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 25.80
Note: equate concrete slab on grade to basementless rate			
Composition Shingles	deduct	310	12.50
Plumbing			
(rate includes 10 fixtures)			
per fixture	add or deduct	2 500	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning – nil	deduct	500	27.00
good forced air	deduct	1 540	36.80
good forced air and air conditioning	deduct	810	21.80
pulse forced air	deduct	1 540	28.30
pulse forced air and air conditioning	deduct	810	13.30
space pack or hydro pulse	add	1 020	3.40
space pack or hydro pulse and air conditioning	add	1 750	18.40
Fireplace – Built in			
expensive masonry fireplace with attention given to design and workmanship	add	10 450	0.00
each additional firebox on same chase	add	6 850	0.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	100.00
1 3/4 Storey - loft area	deduct	0	146.00
2 Storey - loft area	deduct	0	168.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	87.00

2.008.086 SPECIALTY RATES

MT	QU	ST	Description	K	AR m ²
			Detached Garage – Cedar/Log (Custom)		
030	06	27	Base Rate	\$ 3 040	\$ 141.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Cedar Shakes	add 140	12.50
			Concrete Slab – nil	deduct 0	20.40
			Electrical – nil	deduct 0	11.30
			Attached Garage – Cedar/Log (Good Custom)		
030	07	28	Base Rate	1 680	101.00
			Interior Finish		
			ceiling	add 0	13.60
			Heating	add 280	12.00
			Composition Shingles	deduct 70	12.50
			Concrete Slab – nil	deduct 0	28.20
			Electrical - nil	deduct 0	11.30
			Attached Carport (Good Custom)		
035	07	28	Base Rate	1 610	72.00
			Concrete Slab	add 0	28.20
			Ceiling	add 0	14.60
			Electrical	add 0	4.30
			Composition Shingles	deduct 70	12.50

2.015.000 MODEL TYPE 015
QUALITY 00

BASEMENT FINISH - POOR

2.015.001 GENERAL DESCRIPTION

This class provides for marginal basement finish. Finishes are from cheapest to economy grade materials and quality of workmanship is poor.

2.015.002 QUALITY DESCRIPTION

Walls: Unfinished gypsum wallboard, economy grade prefinished wallboard or equivalent. **Ceiling:** Unfinished gypsum wallboard, donna conna or equivalent. **Floors:** Cheapest grade tile or equivalent. **Trim:** Little or no trim. **Doors:** Cheapest quality. **Electrical:** Minimum wiring, little or no light fixtures, minimal outlets.

SUITES - Cabinets: Poor to economy grade kitchen cabinets.

2.015.003 BASE RATES

	STRUCTURE CODE	K per room	AR m ²
Non-Suite	24	\$ 140	\$ 21
Suite	25	220	22

2.015.005 ADJUSTMENTS

		K per room	AR m ²
Ceiling Finish	deduct	\$ 0	\$ 3.70
Floor Finish	deduct	0	6.50
Plumbing (economy to substandard fixtures) per fixture	add	430	0.00

2.015.030 MODEL TYPE 015
QUALITY 03

BASEMENT FINISH - FAIR

2.015.031 GENERAL DESCRIPTION

This class represents low cost basement finish. Finishes are usually selected from substandard to fair grade materials and quality of workmanship is substandard.

2.015.032 QUALITY DESCRIPTION

Walls: Gypsum wallboard, fair quality prefinished wallboard or equivalent. **Ceiling:** Gypsum wallboard, plain tiles or equivalent. **Floors:** Substandard to fair quality tile, carpet or equivalent. **Trim:** Fair quality. **Doors:** Low grade hollow core. **Electrical:** Minimum wiring, substandard light fixtures, minimal outlets.

SUITES - Cabinets: Low grade painted kitchen cabinets or equivalent.

2.015.033 BASE RATES

	STRUCTURE CODE	K per room	AR m²
Non-Suite	24	\$ 350	\$ 47
Suite	25	480	50

2.015.035 ADJUSTMENTS

		K per room	AR m²
Ceiling Finish	deduct	\$ 0	\$ 7.80
Floor Finish	deduct	0	13.60
Plumbing (fair quality fixtures and accessories) per fixture	add	670	0.00

2.015.050 MODEL TYPE 015
QUALITY 05

BASEMENT FINISH - SEMI-CUSTOM

2.015.051 GENERAL DESCRIPTION

This class provides for an average quality of basement finish. There is usually more than one room and a minimum number of decorative features are sometimes encountered. Finishes are average to good quality materials and workmanship is average quality.

2.015.052 QUALITY DESCRIPTION

Walls: Gypsum wallboard, average to good quality prefinished wallboard or equivalent; occasional decorative features. **Ceiling:** Sprayed gypsum wallboard, average to good quality tiles, suspended panels or equivalent. **Floors:** Average to good quality carpet or equivalent. **Trim:** Average quality. **Doors:** Standard hollow core. **Electrical:** Average quality fixtures, an adequate number of outlets.

SUITES - Cabinets: Average quality premanufactured or standard veneer kitchen cabinets.

2.015.053 BASE RATES

	STRUCTURE CODE	K per room	AR m ²
Non-Suite	24	\$ 450	\$ 74
Suite	25	850	79

2.015.055 ADJUSTMENTS

		K per room	AR m ²
Ceiling Finish	deduct	\$ 0	\$ 15.30
Floor Finish	deduct	0	25.10
Plumbing (average quality fixtures and accessories) per fixture	add	820	0.00

2.015.060 MODEL TYPE 015
QUALITY 06

BASEMENT FINISH - CUSTOM

2.015.061 GENERAL DESCRIPTION

This class represents a good quality of basement finish. More than one room is common and a limited number of decorative features are normally encountered. Finishes are usually selected from good quality materials and workmanship approaches the standard observed on the main floor.

2.015.062 QUALITY DESCRIPTION

Walls: Gypsum wallboard, good quality prefinished wallboard or equivalent; limited use of good quality wood panelling or other decorative features. **Ceiling:** Good quality tiles, suspended panels or equivalent. **Floors:** Good quality carpet or equivalent. **Trim:** Good quality. **Doors:** Average to good quality hollow core. **Electrical:** Average to good quality fixtures; more than adequate number of outlets.

SUITES - Cabinets: Average to good quality premanufactured or semi-custom veneer kitchen cabinets.

2.015.063 BASE RATES

	STRUCTURE CODE	K per room	AR m ²
Non-Suite	24	\$ 550	\$ 104
Suite	25	1 165	110

2.015.065 ADJUSTMENTS

		K per room	AR m ²
Ceiling Finish	deduct	\$ 0	\$ 24.60
Floor Finish	deduct	0	35.70
Plumbing (average to good quality fixtures and accessories) per fixture	add	950	0.00

2.015.900 BASEMENT FINISH INFORMATION**2.015.910 General**

Basement finish is defined as a room or group of rooms constructed, usually at some later date, in a typical basement. Consequently, ceiling heights may be less than what is found on the main floor. Minimal heating costs associated with a typical basement are included in the basic heating system.

2.015.911 Non-Suite Basement Finish

An additional room or group of rooms, which increase the total living area of a single family dwelling. Typical rooms are recreation room, bedroom, bathroom, etc.

2.015.912 Suite Basement Finish

Generally a room or group of rooms fitted with housekeeping facilities which are used as self-contained living quarters. Suites are characterized by a kitchen area, full bathroom and may have a private or separate entrance.

Occasionally a suite in a basement may be comparable in design, utility and quality of construction to suites found in an apartment building. In these cases, the appropriate suite Base Rate from the Apartment Classifications may be selected.

2.015.913 Location of Rates

Basement Finish Rates have been restated under some Specialty Rates only for the purpose of providing quick and convenient access to the rates.

For all Model Types, Basement Finish Model Type 015 is not included in the Base Rates of Structure Codes 00, 02, 05, 07 and 09.

For all Model Types, Lower Level Finish Structure Code 22 is included in the Base Rates of Structure Codes 03 and 04.

2.015.914 Finish Area

Maximum area calculation for Basement Finish shall be 85% of the basement area, based on exterior structural measurements.

Maximum area calculation for Lower Level Finish shall be 100% of the lower area of Structure Codes 03 or 04, based on exterior structural measurements.

2.020.030 MODEL TYPE 020
QUALITY 03

SWIMMING POOL - FAIR

2.020.031 GENERAL DESCRIPTION

This class provides for a fair quality swimming pool. It is installed above grade and its construction consists of a steel framing system covered with a light gauge vinyl liner. There is a minimum number of pool accessories and shape of the pool is normally square, rectangular or round.

2.020.033 BASE RATES

	STRUCTURE CODE	K	AR m²
Non-Diving	30	\$ 2 850	\$ 60

2.020.035 ADJUSTMENTS

		K	AR m²
Heater	add	\$ 1 270	\$ 0.00

2.020.040 MODEL TYPE 020
QUALITY 04

SWIMMING POOL - STANDARD

2.020.041 GENERAL DESCRIPTION

This class represents an average quality swimming pool. The pool walls are a steel or fibreglass framing system covered with a medium gauge vinyl liner. There are a limited number of average quality pool accessories and the shape of the pool is usually square or rectangular although common designs such as oval or kidney shaped is sometimes encountered.

2.020.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Non-Diving	30	\$ 8 060	\$ 104
Diving	31	8 980	163

2.020.045 ADJUSTMENTS

		K	AR m ²
Heater - nil	deduct	\$ 0	\$ 7.80
Indoor Pool reclamation system	add	12 300	0.00
Spa Pool average quality	add	2 130	620.00

2.020.060 MODEL TYPE 020
QUALITY 06

SWIMMING POOL - CUSTOM

2.020.061 GENERAL DESCRIPTION

This class provides for a good quality swimming pool which may be custom designed. The pool walls are a steel or fibreglass framing system covered with a heavy gauge vinyl liner. The pool accessories are good quality and all types of pool shapes are encountered.

2.020.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Non-Diving	30	\$ 10 870	\$ 159
Diving	31	14 750	110

2.020.065 ADJUSTMENTS

		K	AR m ²
Heater - nil	deduct	\$ 600	\$ 22.00
Indoor Pool reclamation system	add	12 300	0.00
Spa Pool custom	add	2 900	535.00

2.020.080 MODEL TYPE 020
QUALITY 08

SWIMMING POOL - EXPENSIVE

2.020.081 GENERAL DESCRIPTION

This class represents the best quality of swimming pool. It is usually custom designed and is constructed of reinforced concrete. Pool accessories are good to expensive quality and all types of pool shapes are encountered.

	STRUCTURE CODE	K	AR m²
Diving	31	\$ 10 100	\$ 438

2.020.085 ADJUSTMENTS

		K	AR m²
Heater - nil	deduct	\$ 600	\$ 22.00
Indoor Pool reclamation system	add	12 300	0.00
Spa Pool expensive (reinforced concrete) connected into swimming pool mechanical	add	930	1 507.00
independent of swimming pool	add	2 150	2 000

2.020.900 SWIMMING POOL INFORMATION**2.020.910 General**

Model Type 020 swimming pools are generally associated with single family dwellings. The base rates are applied to the area of the pool's water surface. When an irregular shaped pool is encountered, the area is calculated by using the smallest rectangle that will enclose all portions of the pool's water surface. The base rates include typical accessories, mechanical equipment and connections for the classification.

2.020.911 Non-Diving Swimming Pool

The depth of water in a non-diving swimming pool may vary but the maximum depth seldom exceeds 1.6 m.

2.020.912 Diving Swimming Pool

The depth of water in a diving swimming pool varies up to a depth in the diving portion of usually not less than 2.4 m.

2.020.913 Pool Accessories

Pool accessories shall be considered as equipment or features not associated with a pool's mechanical system. Diving boards, ladders, underwater lights, rope anchors, life buoys, snap-on pool cover, etc. are examples of pool accessories.

2.020.914 In-Door Swimming Pool

Construction and mechanical specifications are similar for out-door and in-door pools. However, in-door pools normally require a reclamation system which provides air dehumidification, heat reclamation and air exchange.

2.020.915 Spa Pool

A spa pool is a temperature controlled pool where air and/or water and air is circulated at a high speed. These non-swimming pools are primarily used for relaxation or therapeutic purposes. They appear in many shapes and sizes and vary in construction from premanufactured acrylic coated fibreglass to custom designed reinforced concrete. Another popular term for spa pool is whirlpool. Rates include necessary electrical and plumbing connections.

2.020.920 Suggested AGE LIFE of Residential Swimming Pools

Quality	Location	Age Life
03 - Fair	Interior	30 years
	Exterior	15 years
04 - Standard	Interior	40 years
	Exterior	20 years
06 - Custom	Interior	50 years
	Exterior	25 years
08 - Expensive	Interior	60 years
	Exterior	30 years

2.022.030 MODEL TYPE 022
QUALITY 03

SWIMMING POOL BUILDING - FAIR

2.022.031 GENERAL DESCRIPTION

This class represents a swimming pool building that is an air supported tent or dome. It is made of heavy duty colored polyethylene or clear vinyl membrane with no framework required. The beaded base of the dome is secured into a track mounted on the deck surrounding a swimming pool. Low pressure inflation support is provided by an adjustable electric blower unit. Access is provided by heavy duty zippers or airlock doors.

2.022.033 BASE RATES

	STRUCTURE CODE	K	AR m²
Detached	27	\$ 250	\$ 29

2.022.040 MODEL TYPE 022
QUALITY 04

SWIMMING POOL BUILDING - STANDARD

2.022.041 GENERAL DESCRIPTION

This class represents a standard swimming pool building that is designed to complement the residence. Construction materials and finishes are of average premanufactured or standard quality. Features such as extra wall heights and semi-vaulted ceilings to accommodate the use of pool accessories may be encountered.

2.022.042 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Floor:** Reinforced concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, average quality prefinished wallboard or equivalent; no partitions. **Floors:** Average to good quality indoor/outdoor carpet, paving stones or equivalent. **Trim:** Standard baseboards and trim. **Doors & Windows:** Average to good quality patio doors, average to good sealed aluminum or wood windows; skylights may occasionally be encountered.

MECHANICAL - Heating: Average forced air. **Electrical:** Average quality fixtures.

2.022.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 9 400	\$ 174
Attached	28	3 000	167

2.022.045 ADJUSTMENTS

		K	AR m ²
Masonry Veneer			
(100% exterior wall)			
detached	add	\$ 2 770	\$ 24.50
attached	add	0	24.50
Cedar Shakes or Masonry Tile			
detached	add	310	12.50
attached	add	0	12.50
Plumbing			
per fixture	add	670	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning:			
- detached	add	460	9.60
- attached	add	0	9.60
Sauna			
average quality	add	875	318.00
Hot Tub			
average quality	add	6 020	0.00

2.022.060 **MODEL TYPE 022**
QUALITY **06**

SWIMMING POOL BUILDING - CUSTOM

2.022.061 **GENERAL DESCRIPTION**

This class provides for a good quality structure enclosing a swimming pool and any related activities. It is usually custom built and the exterior generally has an attractive style to complement the adjoining residence. Finishes are usually of good quality premanufactured or custom materials. The interior regularly includes a number of built-in features such as extra wall height and vaulted ceiling. Wood laminated beams, a spa pool and lounge area may be encountered.

2.022.062 **QUALITY DESCRIPTION**

EXTERIOR - Substructure: Insulated concrete foundation; concrete piles or equivalent. **Floor:** Reinforced concrete slab. **Roofing:** Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

INTERIOR - Walls: Moisture resistant gypsum wallboard; cedar panel feature wall or other decorative features. **Ceiling:** Occasional use of wood beams; cedar panelling or equivalent. **Floors:** Ceramic floor tile, quarry tile or equivalent. **Trim:** Good quality baseboards and trim. **Doors and Windows:** Good quality premanufactured doors and/or patio doors; good quality premanufactured or custom built windows; good quality skylights are usually encountered.

MECHANICAL - Heating: Good forced air; good exhaust fans. **Electrical:** Good quality fixtures; use of special effect lighting may be encountered.

2.022.063 **BASE RATES**

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 26 900	\$ 336
Attached	28	12 400	330

2.022.065

ADJUSTMENTS

		K	AR m²
Masonry Veneer			
(100% exterior wall)			
detached	add	\$ 5 480	\$ 10.20
attached	add	0	10.20
Composition Shingles			
detached	deduct	310	12.50
attached	deduct	0	12.50
Plumbing			
per fixture	add	950	0.00
Heating/Air Conditioning			
(total finished floor area)			
fair air conditioning:			
- detached	add	580	12.00
- attached	add	0	12.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00

2.022.080 MODEL TYPE 022
QUALITY 08

SWIMMING POOL BUILDING - EXPENSIVE

2.022.081 GENERAL DESCRIPTION

This class provides for an expensive quality structure enclosing a swimming pool and other related recreational facilities and activities. It is contract built under the supervision of an architect with good attention to design, detail and quality to form an integral part of a residence. The exterior often has large window areas, attractive finishes and some amount of ornamentation. Finishes are normally selected from expensive materials with high quality workmanship evident. The interior design is innovative with a number of built-in features which may include open beam vaulted ceilings, integrated stairs and balconies, fireplaces, spas and lounge areas.

2.022.082 QUALITY DESCRIPTION

EXTERIOR - Substructure: Insulated concrete foundation; concrete piles or equivalent. **Floor:** Reinforced insulated concrete slab. **Roofing:** Good wood shakes or equivalent; attractive soffits and fascia with attention to detail. **Walls:** Expensive stucco, wood siding, masonry veneer or equivalent finished in an attractive appearance.

INTERIOR - Walls: Good moisture resistant gypsum wallboard, good T & G cedar panelling or equivalent; good decorative features. **Ceiling:** Good quality finished glue laminated beams or arches, good T & G cedar decking or equivalent. **Floors:** Patterned ceramic floor tile, slate stone or equivalent. **Trim:** Expensive baseboards and trim. **Doors & Windows:** Expensive solid core doors with specialty hardware, expensive patio doors; expensive windows, some may have special design; large areas of good quality roof skylights are typical.

MECHANICAL - Heating: Average hot water and air conditioning; good exhaust fans. **Electrical:** Expensive fixtures and special effect lighting.

2.022.083 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 49 400	\$ 522
Attached	28	16 200	512

2.022.085 ADJUSTMENTS

		K	AR m ²
Masonry Veneer			
(100% exterior wall)			
detached	add	\$ 3 500	\$ 5.80
attached	add	0	5.80
Composition Shingles			
detached	deduct	310	12.50
attached	deduct	0	12.50
Plumbing			
per fixture	add	1 830	0.00
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning:			
- nil - detached	deduct	500	27.00
- nil - attached	deduct	0	27.00
Sauna			
custom	add	1 165	424.00
Hot Tub			
custom	add	7 570	0.00

2.022.900 SWIMMING POOL BUILDING INFORMATION**2.022.910 General**

Model Type 022 buildings are generally associated with single family dwellings but may be found with other multi-residential properties. In addition to swimming pools, other recreational facilities such as saunas, spa pools, change rooms, lounges, etc. can be enclosed by these structures.

2.022.912 Attached Building

An attached swimming pool building may be a wing, addition, extension or fully integrated portion of a main residential structure, comprised normally of three walls and a roof. Structural components and finishes are usually of equivalent quality as the adjoining residence.

2.022.914 Detached Building

A detached building is defined as a fully enclosed individual or separate structure, located adjacent to or in close proximity to a principle residence or group of residences.

2.022.916 Foundations and Floors

Base Rates for each quality of swimming pool enclosure include costs for good quality concrete foundation walls with adequate footings or good reinforced concrete piling and grade beam systems. Foundation walls or grade beams found in better qualities also include rigid insulation. Floors are insulated reinforced concrete slabs and include typical finish found in swimming pool areas. All concrete slab and floor finish costs include a precalculated reduction or allowance for those areas occupied by a swimming pool and/or spa pool.

2.022.918 Walls and Roofs

Wall costs include extra wall height to provide for the effective use of swimming pool accessories such as slides and diving boards. Good insulation to provide energy efficiency and environmental control is also included.

Roof systems are normally energy efficient and contain a precalculated amount for skylight systems found in better quality models.

2.022.920 Interior Finish

Interior finish in rates consists of four perimeter walls and ceiling finish. No interior partitions are included in Base Rates. Where finished room areas are found within a swimming pool building such as change rooms, bathrooms, storage rooms, etc., an addition shall be made for those areas by determining the appropriate quality, selecting and applying the Area Rate only from Residential Improvements Model Type 003 Structure Code 22 Lower Level Finish. If materials and workmanship are found to be of a quality inferior to the main residence, appropriate rates may be selected and applied from Basement Finish Model Type 015.

2.022.922 Mechanical

Heating systems are normally an extension of the system found in the adjoining residence. Ventilation is usually provided by exhaust fan systems calculated as part of the Base Rates.

Where reclamation systems are encountered, an adjustment must be made based on costs found in Swimming Pools Model Type 020.

2.022.924 Depreciation

For purposes of determining depreciation, the assessor shall employ the use of Age Life Tables as found in Section 1.200.035. Ages for the Model Type 022 Quality 04, 06 and 08 shall be identical to those employed for residences, except Model Type 022 Quality 03 shall have an Age Life of 20 years.

Lack of maintenance and physical deterioration may be measured and an allowance made by using the range of five C.D.U. ratings found with each Remaining Life Table in Section 1.200.080.

2.025.020 MODEL TYPE 025
QUALITY 02

GREENHOUSE - SUBSTANDARD

2.025.021 GENERAL DESCRIPTION

This class provides for a substandard greenhouse. It is the most economical "package unit" or is owner built using various cheap or poor quality materials. The wood or light gauge aluminum framing members are usually erected on wood sills or concrete blocks. Wall and roof panels consist of corrugated filon or poor quality single glazed windows and the door is economy grade.

2.025.023 BASE RATES

	STRUCTURE CODE	K	AR m²
Detached	27	\$ 600	\$ 92
Attached	28	500	80

2.025.025 ADJUSTMENTS

		K	AR m²
Exhaust Fan	add	\$ 140	\$ 0.00

2.025.030 MODEL TYPE 025
QUALITY 03

GREENHOUSE - FAIR

2.025.031 GENERAL DESCRIPTION

This class provides for a fair quality greenhouse which is a simple "package unit" normally designed for easy owner assembly. The light gauge small profile aluminum framing members are usually erected on wood sills or concrete blocks. Wall and roof panels consist of fair quality single glazed windows and the quality of door is fair.

2.025.033 BASE RATES

	STRUCTURE CODE	K	AR m²
Detached	27	\$ 400	\$ 173
Attached	28	300	154

2.025.035 ADJUSTMENTS

		K	AR m²
Concrete Slab	add	\$ 0	\$ 15.00
Exhaust Fan	add	140	0.00
Automatic Vent Opener	add	70	0.00

2.025.040 MODEL TYPE 025
QUALITY 04

GREENHOUSE - STANDARD

2.025.041 GENERAL DESCRIPTION

This class provides for an average quality greenhouse which is normally a standard pre-engineered unit. The style may appear as a vertical wall with curved or straight eaves or as a partial stub/glazed wall combination. Framing consists of extruded boxed aluminum members that are mounted on a steel base and concrete footing. Wall and roof panels are horticultural-type glass integrated into horizontal mullions and the quality of door is average.

2.025.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 850	\$ 217
Attached	28	600	209

2.025.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 17.00
Exhaust Fan	add	150	0.00
Thermostat	add	50	0.00
Automatic Vent Opener	add	70	0.00

2.025.060 MODEL TYPE 025
QUALITY 06

GREENHOUSE - CUSTOM

2.025.061 GENERAL DESCRIPTION

This class provides for a good quality greenhouse that is usually contractor built. Although various styles are encountered the most common appear with a good curved eave on a stub/vertical glazed wall combination or a stub/sloped glazed wall combination. Framing consists of medium to heavy boxed, anodized aluminum members that are mounted on a good concrete footing or foundation. Wall and roof panels are normally tempered safety glass or double glazed thermo sealed units and a good quality aluminum door or patio door is typical.

2.025.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 5 850	\$ 902
Attached	28	2 950	427

2.025.065 ADJUSTMENTS

		K	AR m ²
Detached Double Glazed - bronzed finish	add	\$ 400	\$ 73.00
Detached Single Glazed - anodized finish	deduct	1 600	303.00
Detached Single Glazed - bronzed finish	deduct	1 350	255.00
Attached Double Glazed - bronzed finish	add	150	36.00
Attached Single Glazed - anodized	deduct	850	152.00
Attached Single Glazed - bronzed finish	deduct	700	128.00
Concrete slab	add	0	18.00
Uni-stone floor	add	0	43.00
Automatic vent system	add	0	49.00
Shades - manual wood roll-up	add	0	88.00

2.025.900 RESIDENTIAL GREENHOUSE INFORMATION**2.025.910 GENERAL**

A greenhouse is defined as a structure enclosed by glass or other light transmitting materials used for the growing, production and protection of plants, vegetables and fruits out of season. Other common terms encountered are "hothouse" and "conservatory".

2.025.911 ATTACHED GREENHOUSE

Attached greenhouse means a greenhouse consisting of one side wall, roof and two half gable end walls or two side walls, roof and one full gable end wall attached to another structure.

2.025.912 FOUNDATIONS AND FLOORS

The Base Rates for each classification includes an adequate amount attributable to substructure and foundation costs. A greenhouse floor is normally dirt or gravel, therefore costs for floors are not included in the base rates.

2.025.913 GREENHOUSE MECHANICAL

When mechanical installations such as electrical and heating are found in a residential greenhouse, an addition may be made for these items by selection of the appropriate quality of the service and utilizing the costs as set out under adjustments for Model Type 030 Garages.

2.026.030 MODEL TYPE 026
QUALITY 03

SOLARIUM - FAIR

2.026.031 GENERAL DESCRIPTION

This class represents the fair quality solarium which is a simple "package unit" with materials of fair to average quality, normally designed for easy owner assembly.

The substructure is a simple concrete footing and foundation with an unfinished floor system. Framing members consist of light gauge, small profiled and either plain or painted aluminum. Vertical side wall and roof panels are thin single glazed, in combination with finished stub walls or metal panels, usually equivalent to the main structure, or full glazed glass panels to ground. Eaves are straight or simple curved. Vents and a fair quality door may be encountered.

2.026.033 BASE RATES

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 3 050	\$ 379
1 Storey Basementless	01	1 650	352
1 Storey & Slab on Grade	45	1 450	353

2.026.035 ADJUSTMENTS

		K	AR m²
Floor Finish			
fair vinyl or carpet	add	\$ 0	\$ 19.00
substandard vinyl or carpet	add	0	12.00
Concrete Slab - nil	deduct	0	15.00

2.026.040 MODEL TYPE 026
QUALITY 04

SOLARIUM - STANDARD

2.026.041 GENERAL DESCRIPTION

This class represents an average quality solarium, which is normally a standard pre-engineered unit and may be owner assembled. The style of this solarium sun room is normally vertical walls with finished metal bottom panelled stub walls and straight eaves.

The substructure is usually average materials and workmanship, with an unfinished floor system. Framing members are light gauge and medium size with baked color finish. Stub walls are finished equivalent to the main structure or have colored metal panels. Wall panels are clear, safety tempered single glazed with some thermal insulation. Roof panels may be clear glazed or solid construction.

Other features usually include average trim, vents, double hung or sliding windows and an average quality door.

2.026.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 4 300	\$ 403
1 Storey Basementless	01	3 250	378
1 Storey & Slab on Grade	45	2 650	379

2.026.045 ADJUSTMENTS

		K	AR m ²
Floor Finish			
average vinyl or carpet	add	\$ 0	\$ 23.00
quarry tile	add	0	83.00
uni-stone	add	0	43.00
Concrete Slab - nil	deduct	0	19.00

2.026.060 MODEL TYPE 026
QUALITY 06

SOLARIUM - CUSTOM

2.026.061 GENERAL DESCRIPTION

This class provides for a good quality solarium, that is normally contractor built. Two types are common, aluminum framing with sloped wall and curved eave or heavy cedar framing with vertical walls and straight eave.

The substructure and foundation is concrete, with an unfinished floor system and finished stub walls of good materials and workmanship, usually equivalent to the main structure. Framing members are either medium to heavy boxed extruded anodized aluminum, plain finish or heavy cedar with bronze or black metal exterior capping. Wall and roof panels are normally double glazed clear sealed units, but single glazing or tinted glass may be found.

Extra features include good trim, sliding window panels and patio doors.

2.026.063 BASE RATES

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 5 400	\$ 740
1 Storey Basementless	01	4 350	717
1 Storey & Slab on Grade	45	3 750	717

2.026.065 ADJUSTMENTS

		K	AR m²
Single Glazing - floor area	deduct	\$ 1 000	\$ 330.00
Tinted Glazing - floor area	add	400	87.00
Motorized Shade System - floor area	add	0	311.00
Bronzed aluminum members	add	150	36.00
End Wall - floor area	deduct EA	200	50.00
Floor Finish			
good vinyl or carpet	add	0	46.00
quarry tile	add	0	83.00
ceramic tile	add	0	107.00

2.026.080 MODEL TYPE 026
QUALITY 08

SOLARIUM - EXPENSIVE

2.026.081 GENERAL DESCRIPTION

This class represents an expensive quality contractor erected solarium, that is custom or architecturally designed to suit a specific location to enhance or compliment a site or main structure. Various styles and shapes include custom shaped roofs and eaves, finished stub walls and glazing or full glass glazed to ground, 1, 1 1/2 and 2 storey heights and cantilevered additions.

Substructure, unfinished floor systems and stub walls are good to expensive materials and workmanship, normally equivalent to the main or adjoining structure. Framing members are heavy brown or black anodized insulated aluminum, with wide wall and roof panels and a minimum of horizontal mullions. Wall and roof panels are heavy float laminated tempered safety glass, double glazed and thermal insulated. Tinted in bronze or silver may be an added feature.

Additional features may include a motorized cooling and ventilation system, built-in drainage system, integrated solar heat exchange system, insulated safety glazed patio doors, and awning or sliding windows.

2.026.083 BASE RATES

	STRUCTURE CODE	K	AR m²
1 Storey & Basement	00	\$ 9 400	\$ 698
1 Storey Basementless	01	7 350	676
1 1/2 Storey & Basement	05	12 000	725
1 1/2 Storey Basementless	06	9 950	703
2 Storey & Basement	09	12 950	952
2 Storey Basementless	10	10 900	930
1 Storey & Slab on Grade	45	7 500	685
1 1/2 Storey & Slab on Grade	46	10 100	712
2 Storey & Slab on Grade	48	11 050	939

2.026.085 ADJUSTMENTS

		K	AR m ²
Bronzed or Silver Glazing			
1 storey - floor area	add	\$ 0	\$ 125.00
1 1/2 storey - floor area	add	0	151.00
2 storey - floor area	add	0	189.00
Motorized Shade & Track System			
1 storey - floor area	add	0	311.00
1 1/2 storey - floor area	add	0	372.00
End Wall			
1 storey - floor area	deduct EA	400	76.00
1 1/2 storey - floor area	deduct EA	600	93.00
2 storey - floor area	deduct EA	1 000	120.00
Floor Finish			
expensive carpet	add	0	66.00
quarry tile	add	0	83.00
ceramic tile	add	0	107.00
marble tile	add	0	231.00
slate	add	0	216.00
Upper Level Floor			
for 1 1/2 or 2 storey solariums			
base floor construction	add	0	34.00

2.026.900 RESIDENTIAL SOLARIUM INFORMATION**2.026.910 GENERAL**

A solarium is defined as a glass enclosed room or living area which is part of or an extension to an existing residence or structure, and has interior finish and furnishings equivalent or similar to the dwelling. It is generally situated for exposure to the sun and may also be used to enclose such areas as a swimming pool, spa pool, hot tub, sun deck or balcony.

2.026.911 ATTACHED SOLARIUM

All solariums are considered to be attached, having one side wall, roof and two half-gable end walls. Where a solarium is found with only one or no half-gable ends, an adjustment for lack of these end walls shall be made.

2.026.912 FOUNDATIONS AND FLOORS

Base Rates for each quality of solarium includes adequate costs attributable to foundation and floor systems, without finish, and are normally of equivalent quality to the adjoining main residence or structure.

2.030.000 MODEL TYPE 030
QUALITY 00

GARAGE - POOR

2.030.001 GENERAL DESCRIPTION

This class represents the poorest quality of garage. Materials are cheapest to economy grade and quality of workmanship is poor.

2.030.002 QUALITY DESCRIPTION

Floor: Poor quality concrete slab. **Roofing:** Rolled roofing or equivalent; little or no eave overhang. **Exterior Walls:** Cheap plywood, shiplap or equivalent; wall height is often less than 2.4 m. **Doors:** Cheapest hollow core entrance door; poor grade wood swinging doors or equivalent. **Windows:** Cheap or poor quality. **Electrical:** Minimum wiring, nil fixtures.

2.030.003 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 720	\$ 52
Attached	28	450	46

2.030.005 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, cheap plywood or equivalent			
Detached Garage	add	\$ 60	\$ 1.20
Attached Garage	add	40	0.70
Ceiling	add	0	2.00
Concrete Slab - nil	deduct	0	11.80
Electrical - nil	deduct	0	3.40

2.030.020 MODEL TYPE 030
QUALITY 02

GARAGE - SUBSTANDARD

2.030.021 GENERAL DESCRIPTION

This class provides for a substandard quality of garage. Materials are usually low to fair grade and the quality of workmanship is substandard.

2.030.022 QUALITY DESCRIPTION

Floor: Low grade concrete slab. **Roofing:** Composition shingles or equivalent; minimal eave overhang. **Exterior Walls:** Plain stucco or equivalent. **Doors:** Low grade entrance door; low grade to fair metal overhead door or equivalent. **Windows:** Low grade. **Electrical:** Minimum wiring, minimal outlets; nil fixtures.

2.030.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 490	\$ 75
Attached	28	980	65

2.030.025 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	add	\$ 110	\$ 2.30
Attached Garage	add	90	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	12.50
Electrical - nil	deduct	0	4.80

**2.030.030 MODEL TYPE 030
QUALITY 03**

GARAGE - FAIR

2.030.031 GENERAL DESCRIPTION

This class provides for a fair quality garage. It is usually a "package unit" consisting of fair to standard grade materials and is often owner built.

2.030.032 QUALITY DESCRIPTION

Floor: Fair concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Fair to average quality stucco, vinyl siding, prefinished hardboard, or equivalent. **Doors:** Fair quality entrance door; fair quality metal or wood overhead door. **Windows:** Low grade to fair wood or aluminum. **Electrical:** Minimum wiring, minimal outlets; fair to average quality exterior fixtures may be encountered.

2.030.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 770	\$ 85
Attached	28	1 480	80

2.030.035 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	add	\$ 110	\$ 2.30
Attached Garage	add	90	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	15.30
Electrical - nil	deduct	0	5.10

2.030.040 MODEL TYPE 030
QUALITY 04

GARAGE - STANDARD

2.030.041 GENERAL DESCRIPTION

This class provides for an average quality of garage. Materials are usually standard grade and finishes are normally selected to match the house.

2.030.042 QUALITY DESCRIPTION

Floor: Standard concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Average grade stucco, aluminum siding or equivalent. **Doors:** Fair to average quality entrance door; average quality metal or wood overhead door. **Windows:** Fair grade wood or aluminum. **Electrical:** Standard wiring, minimal outlets; average quality exterior fixtures may be encountered.

2.030.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 2 020	\$ 106
Attached	28	1 680	101
Basement	35	500	18

2.030.045 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	add	\$ 170	\$ 3.40
Attached Garage	add	120	2.30
Ceiling			
(for detached or attached garage)	add	0	5.80
Heating			
fair to average quality gas overhead heater or equivalent	add	220	9.60
Concrete Slab - nil	deduct	0	19.40
Electrical - nil	deduct	0	5.40
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

2.030.060 MODEL TYPE 030
QUALITY 06

GARAGE - CUSTOM

2.030.061 GENERAL DESCRIPTION

This class represents a good quality of garage. Finishes are good quality materials and are selected to match the house.

2.030.062 QUALITY DESCRIPTION

Floor: Average to good concrete slab. **Roofing:** Composition shingles or equivalent; attractive soffits and fascia. **Exterior Walls:** Good grade stucco, wood siding or equivalent; minimal amounts of masonry veneer may be used as a decorative feature. **Doors:** Average to good quality entrance door; good quality wood overhead door or equivalent. **Windows:** Average to good quality wood, aluminum, vinyl or equivalent. **Electrical:** Better than average wiring, an adequate number of outlets; decorative exterior fixtures are common.

2.030.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 3 040	\$ 141
Attached	28	2 620	125
Basement	35	900	21

2.030.065 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	add	\$ 390	\$ 8.00
Attached Garage	add	280	5.10
Ceiling			
(for detached or attached garage)	add	0	13.60
Heating			
good quality gas overhead heater or equivalent	add	280	12.00
Roofing			
cedar shakes, masonry tiles or equivalent			
Detached Garage	add	140	12.50
Attached Garage	add	70	12.50
Concrete Slab - nil	deduct	0	20.40
Electrical - nil	deduct	0	11.30

Brick Veneer - use 80% of Residential
Masonry Veneer Adjustments for 1 Storey

2.030.070 MODEL TYPE 030
QUALITY 07

GARAGE - GOOD CUSTOM

2.030.071 GENERAL DESCRIPTION

This class provides a good to expensive quality of garage. The exterior style compliments the house and finishes are good to expensive materials.

2.030.072 QUALITY DESCRIPTION

Floors: Good concrete slab. **Roofing:** Cedar shakes, masonry tiles or equivalent; attractive soffits and fascia. **Exterior Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer is commonly used as a decorative feature. **Doors:** Good quality entrance door; good to expensive wood overhead door or equivalent. **Windows:** Good to expensive quality. **Electrical:** Better than average wiring, an adequate number of outlets; decorative exterior fixtures are common.

2.030.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 4 210	\$ 180
Attached	28	3 460	157

2.030.075 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	add	\$ 390	\$ 8.00
Attached Garage	add	280	5.10
Ceiling	add	0	13.60
Heating			
good quality gas overhead heater or equivalent			
	add	280	12.00
Roofing			
composition shingles			
Detached Garage	deduct	140	12.50
Attached Garage	deduct	70	12.50
Concrete Slab - nil	deduct	0	28.20
Electrical - nil	deduct	0	11.30
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

2.030.900 GARAGE AND CARPORT INFORMATION**2.030.910 Garage**

A garage is defined as a fully enclosed structure which is normally used as a shelter for automotive vehicles or for storage.

2.030.911 Basement Garage

Basement garage shall mean a garage which is located in a basement that is below grade on all sides.

2.030.912 Multiple Garage

Side by side garages are commonly encountered with multiple family residences. They are characterized by a common party wall which separates each garage unit.

2.030.920 Carport

A carport is defined as a structure which is basically a roof with supporting posts or columns and has all or most of the sides open. Breezeways, covered walkways or similar structures may be classified as such.

2.031.020 MODEL TYPE 031
QUALITY 02

MULTIPLE GARAGES - SUBSTANDARD

2.031.021 GENERAL DESCRIPTION

Normally found with multi-family residences, this class provides for a less than average quality of multiple garage. Materials are usually of low to fair quality although exterior finishes may match the residential structure.

2.031.022 QUALITY DESCRIPTION

Floor: Low grade concrete slab. **Roofing:** Composition shingles or equivalent; minimal eave overhang. **Exterior Walls:** Fair grade stucco or equivalent. **Doors:** Low grade entrance door; low grade to fair metal overhead door or equivalent. **Windows:** Little or no windows. **Electrical:** Minimum wiring, minimal outlets; nil fixtures.

2.031.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 810	\$ 76
Attached	28	550	62

2.031.025 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard or equivalent, low grade plywood or equivalent			
Detached Garage	add	\$ 50	\$ 2.30
Attached Garage	add	40	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	12.50
Electrical - nil	deduct	0	4.80

2.031.030 MODEL TYPE 031
QUALITY 03

MULTIPLE GARAGES - FAIR

2.031.031 GENERAL DESCRIPTION

Normally found with multi-family residences, this class represents a fair quality of multiple garage. Materials are usually of fair quality with the exterior finishes often selected to match those on the residential structure.

2.031.032 QUALITY DESCRIPTION

Floor: Fair concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Fair to average grade stucco, vinyl siding, prefinished hardboard or equivalent. **Doors:** Fair quality entrance door; fair quality metal or wood overhead door. **Windows:** Detached garage - low grade to fair grade wood or aluminum; attached garage - little or no windows. **Electrical:** Minimum wiring, minimal outlets; fair quality exterior fixtures may be encountered.

2.031.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 980	\$ 86
Attached	28	840	76

2.031.035 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	add	\$ 50	\$ 2.30
Attached Garage	add	40	1.60
Ceiling	add	0	3.90
Heating			
minimum heat including chimney	add	100	4.10
Concrete Slab - nil	deduct	0	15.30
Electrical - nil	deduct	0	5.10

2.031.040 MODEL TYPE 031
QUALITY 04

MULTIPLE GARAGES - STANDARD

2.031.041 GENERAL DESCRIPTION

Normally found with multi-family residences, this class represents an average quality of multiple garage. Materials are usually of standard quality with the exterior finishes often selected to match those on the residential structure.

2.031.042 QUALITY DESCRIPTION

Floor: Standard concrete slab. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Exterior Walls:** Average grade stucco, aluminum siding, wood siding or equivalent. **Doors:** Fair to average quality entrance door; average quality metal or wood overhead door. **Windows:** Detached garage - fair grade wood or aluminum; attached garage - little or no windows. **Electrical:** Standard wiring, minimal outlets; average quality exterior fixtures may be encountered.

2.031.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 120	\$ 107
Suite	28	950	96

2.031.045 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	add	\$ 80	\$ 3.40
Attached Garage	add	60	2.30
Ceiling	add	0	4.80
Heating			
fair to average quality gas overhead heater or equivalent	add	220	9.60
Concrete Slab - nil	deduct	0	19.40
Electrical - nil	deduct	0	5.40
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

2.031.060 MODEL TYPE 031
QUALITY 06

MULTIPLE GARAGES - CUSTOM

2.031.061 GENERAL DESCRIPTION

Normally found with multi-family residences, this class represents a good quality of multiple garage. Exterior finishes are selected from good quality materials for a comparable appearance to the residential structure.

2.031.062 QUALITY DESCRIPTION

Floor: Average to good concrete slab. **Roofing:** Composition shingles or equivalent; attractive soffits and fascia. **Exterior Walls:** Good grade stucco, aluminum siding, wood siding or equivalent; minimal amounts of masonry veneer may be used as a decorative feature. **Doors:** Average to good quality entrance door; good quality wood overhead door or equivalent. **Windows:** Detached garage - average to good quality wood, aluminum or vinyl; attached garage - little or no windows. **Electrical:** Average to good wiring, an adequate number of outlets; decorative exterior fixtures are common.

2.031.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 860	\$ 143
Attached	28	1 650	120

2.031.065 ADJUSTMENTS

		K	AR m ²
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	add	\$ 190	\$ 8.00
Attached Garage	add	140	5.10
Ceiling	add	0	13.60
Heating			
good quality gas overhead heater or equivalent	add	280	12.00
Roofing			
cedar shakes, masonry tiles or equivalent			
Detached Garage		70	12.50
Attached Garage	add	30	12.50
Concrete Slab - nil	deduct	0	20.40
Electrical - nil	deduct	0	11.30
Brick Veneer - use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

2.035.000 MODEL TYPE 035
QUALITY 00

CARPORT - POOR

2.035.001 GENERAL DESCRIPTION

This class represents the poorest quality of carport. Materials are cheapest to economy grade and quality of workmanship is poor.

2.035.002 QUALITY DESCRIPTION

Roofing: Rolled roofing or equivalent. **Posts or Columns:** Simple wood posts or equivalent.

2.035.003 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 520	\$ 28
Attached	28	250	23

2.035.005 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 11.80
Ceiling cheap plywood or equivalent	add	0	4.20
Electrical	add	0	3.40

2.035.020 MODEL TYPE 035
QUALITY 02

CARPORT - SUBSTANDARD

2.035.021 GENERAL DESCRIPTION

This class provides for a substandard quality of carport. Materials are usually low to fair grade and the quality of workmanship is substandard.

2.035.022 QUALITY DESCRIPTION

Roofing: Composition shingles or equivalent. **Posts or Columns:** Fair quality wood or metal posts.

2.035.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 730	\$ 35
Attached	28	400	31

2.035.025 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 12.50
Ceiling low grade plywood or equivalent	add	0	4.50
Electrical	add	0	3.70

2.035.040 MODEL TYPE 035
QUALITY 04

CARPORT - STANDARD

2.035.041 GENERAL DESCRIPTION

This class provides for an average quality of carport and materials are usually standard grade.

2.035.042 QUALITY DESCRIPTION

Roofing: Composition shingles or equivalent. **Posts or Columns:** Standard wood or metal posts or equivalent.

2.035.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 1 270	\$ 46
Attached	28	680	39

2.035.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 19.40
Ceiling Finish average quality plywood or equivalent	add	0	10.10
Electrical	add	0	4.10

2.035.060 MODEL TYPE 035
QUALITY 06

CARPORT - CUSTOM

2.035.061 GENERAL DESCRIPTION

This class represents a good quality of carport.

2.035.062 QUALITY DESCRIPTION

Roofing: Composition shingles or equivalent. **Posts and Columns:** Good wood or metal posts; decorative masonry columns are occasionally encountered.

2.035.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 2 670	\$ 69
Attached	28	1 360	53

2.035.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 20.40
Ceiling Finish good quality plywood, aluminum or equivalent	add	0	14.60
Electrical	add	0	4.30
Roofing cedar shakes, masonry tiles or equivalent			
Detached Carport	add	140	12.50
Attached Carport	add	70	12.50

2.035.070 MODEL TYPE 035
QUALITY 07

CARPORT - GOOD CUSTOM

2.035.071 GENERAL DESCRIPTION

This class provides a good to expensive quality of carport and will always compliment the house.

2.035.072 QUALITY DESCRIPTION

Roofing: Cedar shakes, masonry tiles or equivalent. **Posts or Columns:** Architectural or decorative wood or masonry columns.

2.035.073 BASE RATES

	STRUCTURE CODE	K	AR m ²
Detached	27	\$ 3 130	\$ 93
Attached	28	1 610	72

2.035.075 ADJUSTMENTS

		K	AR m ²
Concrete Slab	add	\$ 0	\$ 28.20
Ceiling Finish good quality plywood, aluminum or equivalent	add	0	14.60
Electrical	add	0	4.30
Roofing composition shingles			
Detached Carport	deduct	140	12.50
Attached Carport	deduct	70	12.50

**2.040.020 MODEL TYPE 040
QUALITY 02**

SINGLE WIDE MOBILE HOME - SUBSTANDARD

2.040.021 GENERAL DESCRIPTION

This class provides for a low cost single wide mobile home which seldom meets minimum building requirements. Room sizes are relatively small, finishes are usually selected from substandard quality materials and there is no attention given to decorative features. The floor area of this class generally ranges from 30 to 70 m².

2.040.022 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Substandard prefinished wallboard or equivalent; typical ceiling height is 2.1 m. **Floors:** Low grade sheet vinyl or equivalent. **Cabinets & Trim:** Low grade kitchen cabinets; little or no trim. **Doors & Windows:** Low grade hollow core doors; few small windows.

MECHANICAL - Plumbing: 4 substandard quality fixtures and accessories; no vanities. **Heating:** Wall furnace or equivalent. **Electrical:** Minimum wiring, substandard light fixtures.

2.040.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 2 300	\$ 182
Foundation - Basementless	34	3 200	188
Basement	35	4 600	220

2.040.025 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	\$ 420	\$ 0.00

2.040.030 MODEL TYPE 040
QUALITY 03

SINGLE WIDE MOBILE HOME - FAIR

2.040.031 GENERAL DESCRIPTION

This class represents a single wide mobile home of fair quality which barely meets minimum building requirements. It has an adequate floor plan, finishes are selected from fair quality materials and there is very little or no decorative features. The floor area for this class generally ranges from 60 to 100 m².

2.040.032 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Fair quality prefinished wallboard or equivalent. **Floors:** Fair grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Fair quality premanufactured kitchen cabinets; fair grade baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; moderate size fair quality aluminum windows.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; little or no vanities. **Heating:** Fair forced air or equivalent. **Electrical:** Fair quality light fixtures.

2.040.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 2 900	\$ 227
Foundation - Basementless	34	3 800	235
Basement	35	5 200	265

2.040.035 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	\$ 500	\$ 0.00
Fireplace - Built in fair metal	add	1 160	0.00
Fireplace - Free Standing fair metal	add	760	0.00

**2.040.040 MODEL TYPE 040
QUALITY 04**

SINGLE WIDE MOBILE HOME - STANDARD

2.040.041 GENERAL DESCRIPTION

This class represents a single wide mobile home of average quality which meets and occasionally exceeds minimum building requirements. To make the exterior attractive, some decorative detail may be evident and roof styles may be slightly arched or gabled. The main rooms are usually fairly spacious, finishes are selected from average quality materials and a minimum number of decorative features are normally encountered. The floor area for this class generally ranges from 80 to 110 m².

2.040.042 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Average quality prefinished wallboard or equivalent; limited amounts of imitation masonry panelling or equivalent may be found in the main rooms. **Floors:** Standard grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Average quality premanufactured kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Standard hollow core doors; average quality aluminum windows, bay or louvered windows are sometimes encountered.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured vanities. **Heating:** Average forced air. **Electrical:** Average quality light fixtures.

2.040.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 4 100	\$ 280
Foundation - Basementless	34	5 700	295
Basement	35	7 100	327

2.040.045 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	\$ 610	\$ 0.00
Fireplace - Built in average metal fresh air fireplace and accessories	add	1 880	0.00
Fireplace - Free Standing average metal	add	1 000	0.00

2.040.900 MOBILE HOME INFORMATION**2.040.910 General**

Mobile homes are factory built residences that are designed and constructed on their own frames and wheel chassis. They are then towed, by truck, from the factory to a site where they are set in place for year round living. Mobile homes differ from travel trailers in that travel trailers are smaller, are designed to be towed behind passenger vehicles and they are generally used for recreational purposes. Exclude the hitch from the overall dimensions when calculating the area of a mobile home.

2.040.911 Foundationless

Foundationless is defined as any substructure which is not permanent in nature such as wood or concrete blocking or equivalent.

2.040.912 Expandos or Tilt-outs

Expandos or tilt-outs are accordion-like walls which provide additional living space for a mobile home by sliding or tilting out from the main living area. When calculating the replacement cost for a mobile home, include these extensions in the total floor area.

2.045.030 MODEL TYPE 045
QUALITY 03

DOUBLE WIDE MOBILE HOME - FAIR

2.045.031 GENERAL DESCRIPTION

This class provides for a fair quality double wide mobile home which barely meets minimum building requirements. It has an adequate floor plan, finishes are selected from fair quality materials and there is little or no decorative features. The floor area of this class generally ranges from 80 to 110 m².

2.045.032 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Fair quality prefinished wallboard or equivalent. **Floors:** Fair grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Fair quality premanufactured kitchen cabinets; fair grade baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories; little or no vanities. **Heating:** Fair forced air. **Electrical:** Fair quality light fixtures.

2.045.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 14 100	\$ 157
Foundation - Basementless	34	15 000	165
Basement	35	16 400	195

2.045.035 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 4 fixtures) per fixture	add	\$ 500	\$ 0.00
Fireplace - Built in fair metal	add	1 160	0.00
Fireplace - Free Standing	add	760	0.00

2.045.040 MODEL TYPE 045
QUALITY 04

DOUBLE WIDE MOBILE HOME - STANDARD

2.045.041 GENERAL DESCRIPTION

This class represents a double wide mobile home of average quality which meets and occasionally exceeds minimum building requirements. To make the exterior attractive, some decorative detail may be evident. It has a functional floor plan, finishes are selected from average quality materials and a minimum number of decorative features may be encountered. The floor area of this class generally ranges from 90 to 130 m².

2.045.042 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Average quality prefinished wallboard or equivalent; limited amounts of imitation masonry panelling or equivalent may be encountered. **Floors:** Standard grade sheet vinyl, carpet or equivalent. **Cabinets & Trim:** Average quality premanufactured kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Standard hollow core doors; average quality aluminum windows, bay or louvered windows are sometimes encountered.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories; average quality premanufactured vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures.

2.045.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 16 700	\$ 165
Foundation - Basementless	34	18 300	180
Basement	35	19 700	212

2.045.045 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	\$ 610	\$ 0.00
Fireplace - Built in average metal fresh air fireplace and accessories	add	1 880	0.00
Fireplace - Free Standing average metal	add	1 000	0.00

2.045.050 MODEL TYPE 045
QUALITY 05

DOUBLE WIDE MOBILE HOME - SEMI CUSTOM

2.045.051 GENERAL DESCRIPTION

This class represents the best quality of double wide mobile home. The exterior is always attractive and the use of decorative detail or ornamentation is evident. It usually has a well designed floor plan consisting of fairly spacious rooms. Finishes are selected from average to good quality materials and a limited number of decorative features are normally encountered. The floor area of this class is usually over 100 m².

2.045.052 QUALITY DESCRIPTION

INTERIOR - Walls & Ceilings: Average to good quality prefinished wallboard or equivalent; imitation masonry panelling or other finishing refinements is common in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Average to good quality premanufactured or semi custom veneer kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality hollow core doors; average to good aluminum or vinyl windows, selective use of picture or bay windows in living and dining areas is common.

MECHANICAL - Plumbing: 4 to 7 average to good quality fixtures and accessories; average to good quality premanufactured or semi custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.045.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
Foundationless	33	\$ 17 400	\$ 213
Foundation - Basementless	34	19 000	228
Basement	35	20 400	260

2.045.055 ADJUSTMENTS

		K	AR m ²
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	\$ 710	\$ 0.00
Fireplace - Built in average to good metal fresh air fireplace and accessories	add	2 180	0.00
Fireplace - Free Standing semi custom metal	add	1 280	0.00

2.048.020 MODEL TYPE 048
QUALITY 02

MOBILE HOME PARK - SUBSTANDARD

2.048.021 GENERAL DESCRIPTION

Typical sites are developed as campgrounds or resort areas for transient use, where there are either no code requirements or minimal code enforcement. These have few facilities, and are designed for smaller trailers and campers.

2.048.023 BASE RATES

Per Site \$ 2 100

2.048.024 INSTALLATION RATE

Per Site

Engineering - minimum plans, survey and permits	\$ 220
Grading - minimum clearing and levelling; graded for drainage	120
Roadways - roads roughed in, minimum gravel	350
Parking and Walks - gravel	170
Sewer - basic lines, septic tank system	460
Water - basic service to common buildings; occasional standpipes	400
Gas - nil	0
Electrical - basic overhead wiring, outlets at sites	380

2.048.025 ADJUSTMENTS

	Site Modifiers								
Number of Sites	10	20	30	40	60	100	120	200	250
Multiplier	1.08	1.06	1.01	1.00	0.96	0.89	0.87	0.80	0.78
Gross Area m² per site	75	95	110	130	165	225	260	460	650
Multiplier	0.90	0.94	0.96	1.00	1.04	1.12	1.16	1.27	1.29

Suggested Age Life: 15 years.

2.048.030 MODEL TYPE 048
QUALITY 03

MOBILE HOME PARK - FAIR

2.048.031 GENERAL DESCRIPTION

Typical sites are developed for transient or semi-permanent occupancy. These meet minimum code requirements and are usually designed to accommodate medium length trailers or mobile homes.

2.048.033 BASE RATES

Per Site \$ 4 000

2.048.034 INSTALLATION RATES

Per Site

Engineering - adequate plans, specifications, survey, fees and permits	\$ 430
Grading - adequate clearing and levelling; graded for drainage	270
Roadways - roads roughed in, gravel base, minimum paving	580
Parking and Walks - low cost asphalt	360
Sewer - adequate service lines and mains, simple layout, minimum code	800
Water - adequate service lines and mains; occasional hydrant	670
Gas - service to utility buildings and office only	280
Electrical - overhead wiring, basic service per site, minimal street lighting	610

2.048.035 ADJUSTMENTS

	Site Modifiers									
Number of Sites	30	50	70	80	100	130	160	200	250	
Multiplier	1.10	1.05	1.00	0.98	0.95	0.92	0.89	0.86	0.84	
Gross Area m² per site	110	185	215	225	240	280	335	460	650	
Multiplier	0.83	0.95	0.98	1.00	1.02	1.06	1.11	1.18	1.20	

Suggested Age Life: 20 years.

2.048.040 MODEL TYPE 048
QUALITY 04

MOBILE HOME PARK - STANDARD

2.048.041 GENERAL DESCRIPTION

Typical sites are built for permanent occupancy. They usually have space to accommodate any length of mobile home as well as attached improvements such as porches and decks.

2.048.043 BASE RATES

Per Site \$ 5 300

2.048.044 INSTALLATION RATES

Per Site

Engineering - average plans, specifications, survey, fees, permits and bonds	\$ 570
Grading - average clearing, levelling and drainage	410
Roadways - average gravel base, asphalt paving	730
Parking and Walks - concrete or asphalt	510
Sewer - average service lines and mains; average installation, adequate venting	920
Water - average service lines and mains, valve connections and hydrants	870
Gas - service to all sites and buildings	440
Electrical - overhead or underground service, telephone connections, adequate street lighting	850

2.048.045 ADJUSTMENTS

	Site Modifiers								
Number of Sites	40	70	100	125	175	200	250	300	350
Multiplier	1.12	1.06	1.00	0.96	0.91	0.89	0.87	0.86	0.85
Gross Area m² per site	185	225	260	280	335	370	410	480	650
Multiplier	0.89	0.94	0.98	1.00	1.04	1.06	1.08	1.09	1.12

Suggested Age Life: 30 years.

2.048.060 MODEL TYPE 048
QUALITY 06

MOBILE HOME PARK - CUSTOM

2.048.061 GENERAL DESCRIPTION

Typical sites are built for permanent occupancy and designed to accommodate large mobile homes including double wide models. Driveways, gardens and carports are usually found. Sites and services are comparable to a residential subdivision.

2.048.063 BASE RATES

Cost **Per Site \$ 7 600**

2.048.064 INSTALLATION RATES

	Per Site
Engineering - detailed plans, specifications, survey, fees, permits and bonds	\$ 860
Grading - stripping, clearing, good site levelling for view and appearance; graded for drainage	610
Roadways - good gravel base, concrete curbs, good asphalt paving; extra parking areas	1 060
Parking and Walks - concrete or good asphalt	750
Sewer - good service lines and mains, good installation, venting, traps and manholes	1 360
Water - good service lines, mains, valve connections and hydrants	1 190
Gas - service to all sites and buildings; individual meters	600
Electrical - underground service, telephone lines and cable T.V. connections; good street lighting	1 170

2.048.065 ADJUSTMENTS

	Site Modifiers							
Number of Sites	50	75	100	160	200	250	300	350
Multiplier	1.15	1.12	1.07	1.00	0.96	0.94	0.93	0.92
Gross Area m² per site	260	300	335	355	410	445	520	650
Multiplier	0.92	0.96	0.98	1.00	1.03	1.04	1.05	1.06

Suggested Age Life: 40 years.

2.050.000 MODEL TYPE 050
QUALITY 00

SUMMER COTTAGE - POOR

2.050.001 GENERAL DESCRIPTION

This class provides for the lowest quality of summer cottage. It is basically a "shell" with little or no partitions and it may be often found partially unfinished. Materials used are generally from the poorest quality available and workmanship is poor. The total floor area for this class is usually below 40 m².

2.050.002 QUALITY DESCRIPTION

EXTERIOR - Substructure: Nil. **Roofing:** Rolled roofing, cheapest composition or wood shingles or equivalent. **Walls:** Cheapest wood siding, plywood or equivalent; nil insulation.

INTERIOR - Walls & Ceiling: Cheapest wallboard or equivalent. **Floors:** wood, plywood or equivalent. **Cabinets & Trim:** Little or no kitchen cabinets; nil trim. **Doors & Windows:** Poor quality.

MECHANICAL - Electrical: nil

2.050.003 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey Basementless	01	\$ 500	\$ 64

2.050.004 INSTALLATION RATES

	K	AR m ²
Windows	\$ 0	\$ 7.20
Note: window area in rate equals 6% of floor area		

2.050.005 ADJUSTMENTS

		K	AR m ²
Floor Finish tile or equivalent	add	\$ 0	\$ 6.90
Plumbing per fixture	add	320	0.00
Electrical Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system.	add	0	3.70
Heating minimum heat including gas line and chimney	add	110	4.80
Electrical	add	790	4.30

2.050.010 MODEL TYPE 050
QUALITY 01

SUMMER COTTAGE - ECONOMY

2.050.011 GENERAL DESCRIPTION

This class provides for a summer cottage of inferior quality. It is almost always an older type cottage and although it has little or no partitions, additions built over a period of years may be encountered. Finishes normally consist of poor to economy grade materials and lack of workmanship is evident. The total floor area for this class generally ranges from 30 to 70 m².

2.050.012 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete blocks, wood sills or equivalent. **Roofing:** Rolled roofing, cheapest composition or wood shingles or equivalent. **Walls:** Poor to economy grade wood siding, plywood or equivalent; nil insulation.

INTERIOR - Walls & Ceiling: Economy grade gypsum wallboard, plywood or equivalent. **Floors:** Cheapest tile or equivalent. **Cabinets & Trim:** Little or no kitchen cabinets; nil trim. **Doors & Windows:** Poor to economy grade.

MECHANICAL - Electrical: Minimum wiring, little or no fixtures.

2.050.013 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey Basementless	01	\$ 1 500	\$ 96
1 1/2 Storey Basementless	06	1 800	149
2 Storey Basementless	10	2 200	168

2.050.014 INSTALLATION RATES

	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 100	\$ 18.00
Floor Finish			
1 Storey		0	6.90
1 1/2 Storey		0	11.00
2 Storey		0	13.80
Windows			
1 Storey		0	10.90
1 1/2 Storey		0	17.40
2 Storey		0	21.80
Note: windows in rate equals 8% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		790	4.30
1 1/2 Storey		790	6.90
2 Storey		790	8.60

2.050.015 ADJUSTMENTS

		K	AR m²
Concrete Footings	add	\$ 190	\$ 8.50
Plumbing			
per fixture	add	370	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
minimum heat including gas line and chimney	add	110	4.80
floor furnace or equivalent	add	160	6.80

2.050.020 MODEL TYPE 050
QUALITY 02

SUMMER COTTAGE - SUBSTANDARD

2.050.021 GENERAL DESCRIPTION

This class provides for a substandard summer cottage which is commonly owner built. Usually an older type cottage, it has a very simple floor plan which contains a minimum amount of partitions. Finishes normally consist of substandard materials and workmanship is low grade. The total floor area for this class generally ranges from 40 to 80 m².

2.050.022 QUALITY DESCRIPTION

EXTERIOR - Substructure: Substandard concrete footings, wood sills or equivalent. **Roofing:** Composition shingles or equivalent. **Walls:** Low grade wood siding, plywood or equivalent; insulation.

INTERIOR - Walls & Ceilings: Low grade gypsum wallboard, prefinished wallboard or equivalent. **Floors:** Substandard tile or equivalent. **Cabinets & Trim:** A minimum amount of economy grade kitchen cabinets; little or no trim. **Doors & Windows:** Low grade.

MECHANICAL - Electrical: Minimum wiring, little or no fixtures.

2.050.023 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 3 400	\$ 192
1 Storey Basementless	01	2 500	140
1 1/2 Storey & Basement	05	3 700	265
1 1/2 Storey Basementless	06	2 800	212
2 Storey & Basement	09	4 100	292
2 Storey Basementless	10	3 300	239
1/2 Storey Upper	11	300	72
1 Storey Upper	13	800	99
A-Frame & Basement	14	3 000	252
A-Frame Basementless	15	2 100	199
Open Veranda	16	250	38
Closed Veranda	17	650	61

2.050.024 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 100	\$ 27.00
Concrete Footings		190	8.50
Insulation			
1 Storey		40	4.00
1 1/2 Storey		40	4.80
2 Storey		80	5.40
A-Frame		40	4.50
Floor Finish			
1 Storey		0	10.20
1 1/2 Storey		16.30	16.30
2 Storey		0	20.40
A-Frame		0	13.70
Windows			
1 Storey		0	15.00
1 1/2 Storey		0	24.00
2 Storey		0	30.00
A-Frame		0	20.30
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		950	5.70
1 1/2 Storey		950	9.10
2 Storey		950	11.40
A-Frame		950	7.70

2.050.025 ADJUSTMENTS

		K	AR m²
Roof Finish			
Rolled roofing	deduct	\$ 20	\$ 1.70
Plumbing per fixture	add	420	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
floor furnace or equivalent	add	160	6.80

2.050.030 MODEL TYPE 050
QUALITY 03

SUMMER COTTAGE - FAIR

2.050.031 GENERAL DESCRIPTION

This class represents a basic summer cottage which is usually owner built and occasionally is a fair quality "package unit". It has a simple floor plan, finishes consist of low grade to fair quality materials and workmanship is fair. The total floor area for this class generally ranges from 50 to 90 m².

2.050.032 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete footings or equivalent. **Roofing:** Composition shingles or equivalent. **Walls:** Low grade to fair wood siding or equivalent; insulation.

INTERIOR - Walls & Ceilings: Gypsum wallboard, fair quality prefinished wallboard or equivalent. **Floors:** Low grade to fair quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of low grade kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade to fair quality.

MECHANICAL - Electrical: Adequate wiring, low grade fixtures.

2.050.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 7 400	\$ 193
1 Storey Basementless	01	5 200	157
1 1/2 Storey & Basement	05	8 000	283
1 1/2 Storey Basementless	06	5 800	248
1 3/4 Storey & Basement	07	8 900	301
1 3/4 Storey Basementless	08	6 700	266
2 Storey & Basement	09	9 800	307
2 Storey Basementless	10	7 700	272
1/2 Storey Upper	11	600	91
3/4 Storey Upper	12	1 500	109
1 Storey Upper	13	2 500	115
A-Frame & Basement	14	6 400	283
A-Frame Basementless	15	4 200	248
Open Veranda	16	300	48
Closed Veranda	17	700	68

2.050.034 INSTALLATION RATES

	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 170	\$ 37.00
Concrete Footings		500	4.50
Insulation			
1 Storey		160	4.30
1 1/2 Storey		160	5.10
1 3/4 Storey		240	5.50
2 Storey		320	5.70
A-Frame		170	4.70
Floor Finish			
1 Storey		0	14.90
1 1/2 Storey		0	23.80
1 3/4 Storey		0	29.80
2 Storey		0	29.80
A-Frame		0	20.10
Windows			
1 Storey		0	16.40
1 1/2 Storey		0	26.20
1 3/4 Storey		0	28.70
2 Storey		0	32.80
A-Frame		0	22.10
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 150	7.60
1 1/2 Storey		1 150	12.20
1 3/4 Storey		1 150	15.20
2 Storey		1 150	15.20
A-Frame		1 150	10.30

2.050.035 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 190	\$ 3.70
Plumbing per fixture	add	510	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
floor furnace or equivalent	add	160	6.80
fair forced air	add	360	15.50

		K	AR m²
Lofts			
1 1/2 Storey - loft area	deduct	0	20.00
1 3/4 Storey - loft area	deduct	0	28.00
2 Storey - loft area	deduct	0	34.00
Cathedral Ceilings			
classify and calculate cathedral area as 1 Storey structure, and	add	0	27.00

2.050.040 MODEL TYPE 050
QUALITY 04

SUMMER COTTAGE - STANDARD

2.050.041 GENERAL DESCRIPTION

This class represents a standard summer cottage. It is often an average quality "package unit" with a functional floor plan and it is usually owner assembled. Finishes normally consist of fair to average quality materials and workmanship is adequate. The total floor area for this class generally ranges from 70 to 110 m².

2.050.042 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Walls:** Fair to average quality wood siding or equivalent; insulation.

INTERIOR - Walls & Ceilings: Gypsum wallboard, average quality prefinished wallboard or equivalent. **Floors:** Fair to average quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim. **Doors & Windows:** Fair to average quality.

MECHANICAL - Electrical: Adequate wiring, fair quality fixtures

2.050.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 9 400	\$ 232
1 Storey Basementless	01	7 500	198
1 1/2 Storey & Basement	05	10 200	339
1 1/2 Storey Basementless	06	8 300	305
1 3/4 Storey & Basement	07	11 400	363
1 3/4 Storey Basementless	08	9 500	329
2 Storey & Basement	09	12 700	374
2 Storey Basementless	10	10 800	341
1/2 Storey Upper	11	800	107
3/4 Storey Upper	12	2 000	131
1 Storey Upper	13	3 300	143
A-Frame & Basement	14	8 400	346
A-Frame Basementless	15	6 500	313
Open Veranda	16	500	66
Closed Veranda	17	1 200	115

2.050.044 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 210	\$ 45.00
Concrete Foundation (0.6 m high)		1 200	10.70
Insulation			
1 Storey		170	4.80
1 1/2 Storey		170	5.60
1 3/4 Storey		250	6.00
2 Storey		340	6.30
A-Frame		190	5.20
Floor Finish			
1 Storey		0	19.50
1 1/2 Storey		0	31.20
1 3/4 Storey		0	39.00
2 Storey		0	39.00
A-Frame		0	26.30
Windows			
1 Storey		0	23.20
1 1/2 Storey		0	37.00
1 3/4 Storey		0	40.50
2 Storey		0	46.30
A-Frame		0	31.20
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 360	9.50
1 1/2 Storey		1 360	15.20
1 3/4 Storey		1 360	19.00
2 Storey		1 360	19.00
A-Frame		1 360	12.80

2.050.045 ADJUSTMENTS

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 820	\$ 4.70
Plumbing			
per fixture	add	590	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
fair forced air	add	360	15.50
Fireplace - Free Standing			
fair metal	add	950	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	25.00
1 3/4 Storey - loft area	deduct	0	35.00
2 Storey - loft area	deduct	0	41.00
Cathedral Ceiling			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	35.00

2.050.050 MODEL TYPE 050
QUALITY 05

SUMMER COTTAGE - SEMI CUSTOM

2.050.051 GENERAL DESCRIPTION

This class represents a summer cottage which is an average to good quality "package unit" and, on occasion, may be contract built. Although the floor plan is designed to be functional, it has fairly spacious main rooms and may be occupied on a permanent basis. Finishes are normally limited to average quality pre-manufactured or standard materials. The total floor area for this class generally ranges from 90 to 140 m².

2.050.052 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are typical. **Walls:** Average quality wood siding or equivalent; insulation.

INTERIOR - Walls & Ceiling: Gypsum wallboard, average to good quality prefinished wallboard, average quality wood or equivalent; open-beam or vaulted ceiling in main rooms may be encountered. **Floors:** Average quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of average quality kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Average quality.

MECHANICAL - Electrical: Adequate wiring, average quality fixtures.

2.050.053 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 12 000	\$ 265
1 Storey Basementless	01	9 800	229
1 1/2 Storey & Basement	05	13 300	390
1 1/2 Storey Basementless	06	11 100	355
1 3/4 Storey & Basement	07	14 800	418
1 3/4 Storey Basementless	08	12 600	383
2 Storey & Basement	09	16 500	434
2 Storey Basementless	10	14 400	398
1/2 Storey Upper	11	1 300	126
3/4 Storey Upper	12	2 800	154
1 Storey Upper	13	4 600	169
A-Frame & Basement	14	11 300	397
A-Frame Basementless	15	9 100	362
Open Veranda	16	600	91
Closed Veranda	17	1 350	137

2.050.054 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 500	\$ 57.00
Concrete Foundation (0.6 m high)		1 200	10.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	22.50
1 1/2 Storey		0	36.00
1 3/4 Storey		0	45.00
2 Storey		0	45.00
A-Frame		0	30.40
Windows			
1 Storey		0	23.50
1 1/2 Storey		0	37.60
1 3/4 Storey		0	41.10
2 Storey		0	47.00
A-Frame		0	31.70
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 550	11.30
1 1/2 Storey		1 550	18.10
1 3/4 Storey		1 550	22.60
2 Storey		1 550	22.60
A-Frame		1 550	15.30

2.050.055 ADJUSTMENTS

		K	AR m²
<hr/>			
Concrete Slab			
on grade	deduct	\$ 820	\$ 5.80
Plumbing			
per fixture	add	690	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
fair forced air	add	360	15.50
average forced air	add	400	17.20
Fireplace - Free Standing			
fair metal	add	950	0.00
average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00
Cathedral Ceiling			
classify and calculate cathedral area as a 1 Storey structure, and	add	0	43.00

2.050.060 MODEL TYPE 050
QUALITY 06

SUMMER COTTAGE - CUSTOM

2.050.061 GENERAL DESCRIPTION

This class represents a summer cottage which is a good quality "package unit" or it may be specially designed and contract built. The floor plan provides spacious main rooms and has characteristics similar to a permanent residence, often being used as such. A minimum number of built-in features and large view windows may be encountered. Finishes are normally selected from average to good quality materials. The total floor area for this class is usually over 120 m².

2.050.062 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are typical. **Walls:** Average to good quality wood siding or equivalent; insulation.

INTERIOR - Walls & Ceilings: Gypsum wallboard, average to good quality wood or equivalent; open-beam or vaulted ceilings are often encountered. **Floors:** Average to good quality tile, carpet or equivalent. **Cabinets & Trim:** Average to good quality kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Average to good quality.

MECHANICAL - Electrical: Average to good wiring and fixtures; occasional use of special effect lighting may be encountered.

2.050.063 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 15 200	\$ 308
1 Storey Basementless	01	13 300	276
1 1/2 Storey & Basement	05	16 900	453
1 1/2 Storey Basementless	06	15 000	421
1 3/4 Storey & Basement	07	18 400	484
1 3/4 Storey Basementless	08	16 500	452
2 Storey & Basement	09	20 200	499
2 Storey Basementless	10	18 300	467
1/2 Storey Upper	11	1 700	145
3/4 Storey Upper	12	3 200	176
1 Storey Upper	13	5 000	191
A-Frame & Basement	14	15 300	466
A-Frame Basementless	15	13 400	434
Open Veranda	16	650	120
Closed Veranda	17	1 550	159

2.050.064 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 550	\$ 63.00
Concrete Foundation (1.2 m high)		1 800	15.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	29.60
1 1/2 Storey		0	47.30
1 3/4 Storey		0	59.10
2 Storey		0	59.10
A-Frame		0	40.00
Windows			
1 Storey		0	30.60
1 1/2 Storey		0	48.90
1 3/4 Storey		0	53.50
2 Storey		0	61.10
A-Frame		0	41.30
Note: window area in rate equals 14% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		2 030	15.70
1 1/2 Storey		2 030	25.10
1 3/4 Storey		2 030	31.40
2 Storey		2 030	31.40
A-Frame		2 030	21.20

2.050.065 ADJUSTMENTS

		K	AR m ²
Concrete Slab on grade	deduct	\$ 860	\$ 6.80
Cedar Shakes	add	310	12.50
Plumbing per fixture	add	740	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area) average forced air	add	400	17.20
Fireplace – Built-in average metal fresh air fireplace and accessories or equivalent	add	2 350	0.00
Fireplace - Free Standing average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00
Cathedral Ceiling classify and calculate cathedral area as a 1 Storey structure, and	add	0	50.00

2.052.030 MODEL TYPE 052
QUALITY 03

CEDAR/LOG SUMMER COTTAGE - FAIR

2.052.031 GENERAL DESCRIPTION

This class represents a fair quality cedar/log summer cottage. It is a plain "package unit" which is basically square or rectangular in shape. The floor plan is simple and finishes are normally selected from low grade to fair quality materials. The total floor area for this class generally ranges from 60 to 90 m².

2.052.032 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete footings or equivalent. **Roofing:** Composition shingles or equivalent. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, fair quality prefinished hardboard, gypsum wallboard or equivalent. **Floors:** Low grade to fair quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of low grade kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade to fair quality.

MECHANICAL - Electrical: Adequate wiring, low grade to fair fixtures.

2.052.033 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 10 100	\$ 264
1 Storey Basementless	01	7 400	223
1 1/2 Storey & Basement	05	11 000	388
1 1/2 Storey Basementless	06	8 200	352
1 3/4 Storey & Basement	07	12 200	412
1 3/4 Storey Basementless	08	9 500	378
2 Storey & Basement	09	13 400	421
2 Storey Basementless	10	10 900	386
1/2 Storey Upper	11	800	129
3/4 Storey Upper	12	2 100	155
1 Storey Upper	13	3 500	163
A-Frame & Basement	14	8 800	388
A-Frame Basementless	15	6 000	352
Open Veranda	16	300	48
Closed Veranda	17	700	68

2.052.034 INSTALLATION RATES

	CODE	K	AR m²
1/2 Storey Upper Finish	20	\$ 170	\$ 37.00
Concrete Footings		500	4.50
Insulation			
1 Storey		160	4.30
1 1/2 Storey		160	5.10
1 3/4 Storey		240	5.50
2 Storey		320	5.70
A-Frame		170	4.70
Floor Finish			
1 Storey		0	14.90
1 1/2 Storey		0	23.80
1 3/4 Storey		0	29.80
2 Storey		0	29.80
A-Frame		0	20.10
Windows			
1 Storey		0	16.40
1 1/2 Storey		0	26.20
1 3/4 Storey		0	28.70
2 Storey		0	32.80
A-Frame		0	22.10
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 150	7.60
1 1/2 Storey		1 150	12.20
1 3/4 Storey		1 150	15.20
2 Storey		1 150	15.20
A-Frame		1 150	10.30

2.052.035 ADJUSTMENTS

		K	AR m ²
<hr/>			
Concrete Slab			
on grade	deduct	\$ 190	\$ 3.70
Plumbing			
per fixture	add	510	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
floor furnace or equivalent	add	160	6.80
fair forced air	add	360	15.50
Lofts			
1 1/2 Storey - loft area	deduct	0	20.00
1 3/4 Storey - loft area	deduct	0	28.00
2 Storey - loft area	deduct	0	34.00

2.052.040 MODEL TYPE 052
QUALITY 04

CEDAR/LOG SUMMER COTTAGE - STANDARD

2.052.041 GENERAL DESCRIPTION

This class represents an average quality cedar/log summer cottage. It is a "package unit" with a conventional style that is basically rectangular in shape. The floor plan is usually functional and finishes are normally selected from fair to average quality materials. The total floor area for this class generally ranges from 80 to 120 m².

2.052.042 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Composition shingles or equivalent; boxed eaves are common. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered. **Floors:** Fair to average quality tile, carpet, or equivalent. **Cabinets & Trim:** An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim. **Doors & Windows:** Fair to average quality.

MECHANICAL - Electrical: Adequate wiring, fair to average quality fixtures.

2.052.043 BASE RATES

	STRUCTURE CODE	K	AR m ²
1 Storey & Basement	00	\$ 12 400	\$ 300
1 Storey Basementless	01	10 400	268
1 1/2 Storey & Basement	05	13 500	445
1 1/2 Storey Basementless	06	11 500	420
1 3/4 Storey & Basement	07	15 100	477
1 3/4 Storey Basementless	08	13 200	454
2 Storey & Basement	09	16 800	492
2 Storey Basementless	10	15 000	471
1/2 Storey Upper	11	1 100	152
3/4 Storey Upper	12	2 500	186
1 Storey Upper	13	4 600	203
A-Frame & Basement	14	11 000	454
A-Frame Basementless	15	8 900	431
Open Veranda	16	500	66
Closed Veranda	17	1 200	115

2.052.044 INSTALLATION RATES

	STRUCTURE		
	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 210	45.00
Concrete Foundation (0.6 m high)		1 200	10.70
Insulation			
1 Storey		170	4.80
1 1/2 Storey		170	5.60
1 3/4 Storey		250	6.00
2 Storey		340	6.30
A-Frame		190	5.20
Floor Finish			
1 Storey		0	19.50
1 1/2 Storey		0	31.20
1 3/4 Storey		0	39.00
2 Storey		0	39.00
A-Frame		0	26.30
Windows			
1 Storey		0	23.20
1 1/2 Storey		0	37.00
1 3/4 Storey		0	40.50
2 Storey		0	46.30
A-Frame		0	31.20
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 360	9.50
1 1/2 Storey		1 360	15.20
1 3/4 Storey		1 360	19.00
2 Storey		1 360	19.00
A-Frame		1 360	12.80

2.052.045 ADJUSTMENTS

		K	AR m²
Concrete Slab			
on grade	deduct	\$ 820	\$4.70
Cedar Shakes	add	310	12.50
Plumbing			
per fixture	add	590	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
fair forced air	add	360	15.50
Fireplace - Free Standing			
fair metal	add	950	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	25.00
1 3/4 Storey - loft area	deduct	0	35.00
2 Storey - loft area	deduct	0	41.00

2.052.050 MODEL TYPES 052
QUALITY 05

CEDAR/LOG SUMMER COTTAGE - SEMI CUSTOM

2.052.051 GENERAL DESCRIPTION

This class provides for the average to good quality cedar/log summer cottage. It is a "package unit" which may appear in various styles and shapes to make the interior and exterior attractive. Although the floor plan is functional, spacious main rooms and one or more built-in feature may be encountered. Finishes are normally selected from average quality materials. The total floor area for this class generally ranges from 100 to 150 m².

2.052.052 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Cedar shakes or equivalent; boxed eaves are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are frequently found in main rooms. **Floors:** Average quality tile, carpet or equivalent. **Cabinets & Trim:** An adequate amount of average quality kitchen cabinets; average quality baseboards and trim. **Doors & Windows:** Average quality.

MECHANICAL - Electrical: Adequate wiring, average quality fixtures.

2.052.053 BASE RATES

	STRUCTURE		
	CODE	K	AR m ²
1 Storey & Basement	00	\$15 200	\$ 337
1 Storey Basementless	01	12 900	302
1 1/2 Storey & Basement	05	16 900	495
1 1/2 Storey Basementless	06	14 700	469
1 3/4 Storey & Basement	07	18 800	531
1 3/4 Storey Basementless	08	16 600	506
2 Storey & Basement	09	21 000	551
Storey Basementless	10	19 000	525
1/2 Storey Upper	11	1 800	167
3/4 Storey Upper	12	3 700	204
1 Storey Upper	13	6 100	223
A-Frame & Basement	14	14 400	504
A-Frame Basementless	15	12 000	478
Open Veranda	16	600	91
Closed Veranda	17	1 350	137

2.052.054 INSTALLATION RATES

	STRUCTURE		
	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 500	\$ 57.00
Concrete Foundation (0.6 m high)		1 200	10.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	22.50
1 1/2 Storey		0	36.00
1 3/4 Storey		0	45.00
2 Storey		0	45.00
A-Frame		0	30.40
Windows			
1 Storey		0	23.50
1 1/2 Storey		0	37.60
1 3/4 Storey		0	41.10
2 Storey		0	47.00
A-Frame		0	31.70
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1 550	11.30
1 1/2 Storey		1 550	18.10
1 3/4 Storey		1 550	22.60
2 Storey		1 550	22.60
A-Frame		1 550	15.30

2.052.055 ADJUSTMENTS

		K	AR m²
Concrete Slab			
on grade	deduct	\$ 820	\$ 5.80
Composition Shingles	deduct	310	12.50
Plumbing			
per fixture	add	690	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
fair forced air	add	360	15.50
average forced air	add	400	17.20
Fireplace - Free Standing			
fair metal	add	950	0.00
average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00

2.052.060 MODEL TYPES 052
QUALITY 06

CEDAR/LOG SUMMER COTTAGE - CUSTOM

2.052.061 GENERAL DESCRIPTION

This class represents a good quality cedar/log summer cottage. Although it is a "package unit" it may be specially designed. Various styles and shapes are commonly found which provide a distinguishable and attractive appearance. The floor plan generally includes spacious main rooms, a minimum number of built-in features and large view windows. Finishes are normally selected from average to good quality materials. The total floor area for this class is usually over 120 m².

2.052.062 QUALITY DESCRIPTION

EXTERIOR - Substructure: Concrete foundation, concrete piles or equivalent. **Roofing:** Cedar shakes or equivalent; boxed eaves and large overhangs are typical. **Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

INTERIOR - Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are common. **Floors:** Average to good quality tile, carpet, or equivalent. **Cabinets & Trim:** Average to good quality kitchen cabinets; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality.

MECHANICAL - Electrical: Average to good wiring and fixtures; occasional use of special effect lighting may be encountered.

2.052.063 BASE RATES

	STRUCTURE		
	CODE	K	AR m ²
1 Storey & Basement	00	\$ 17 600	\$ 357
1 Storey Basementless	01	15 600	323
1 1/2 Storey & Basement	05	19 600	525
1 1/2 Storey Basementless	06	17 600	493
1 3/4 Storey & Basement	07	21 300	561
1 3/4 Storey Basementless	08	19 300	529
2 Storey & Basement	09	23 400	579
2 Storey Basementless	10	21 400	546
1/2 Storey Upper	11	2 000	170
3/4 Storey Upper	12	3 700	206
1 Storey Upper	13	5 800	223
A-Frame & Basement	14	17 700	541
A-Frame Basementless	15	15 700	508
Open Veranda	16	650	120
Closed Veranda	17	1 550	159

2.052.064 INSTALLATION RATES

	STRUCTURE		
	CODE	K	AR m ²
1/2 Storey Upper Finish	20	\$ 550	\$ 63.00
Concrete Foundation (1.2 m high)		1 800	15.90
Insulation			
1 Storey		190	5.20
1 1/2 Storey		190	6.00
1 3/4 Storey		290	6.50
2 Storey		380	7.00
A-Frame		210	5.60
Floor Finish			
1 Storey		0	29.60
1 1/2 Storey		0	47.30
1 3/4 Storey		0	59.10
2 Storey		0	59.10
A-Frame		0	40.00
Windows			
1 Storey		0	30.60
1 1/2 Storey		0	48.90
1 3/4 Storey		0	53.50
2 Storey		0	61.10
A-Frame		0	41.30
Note: window area in rate equals 14% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		2 030	15.70
1 1/2 Storey		2 030	25.10
1 3/4 Storey		2 030	31.40
2 Storey		2 030	31.40
A-Frame		2 030	21.20

2.052.065 ADJUSTMENTS

		K	AR m²
Concrete Slab			
on grade	deduct	\$ 860	\$ 6.80
Composition Shingles	deduct	310	\$12.50
Plumbing			
per fixture	add	740	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating			
(total finished floor area)			
average forced air	add	400	17.20
Fireplace - Built-in			
average metal fresh air fireplace and accessories or equivalent	add	2 350	0.00
Fireplace - Free Standing			
average metal	add	1 250	0.00
Lofts			
1 1/2 Storey - loft area	deduct	0	30.00
1 3/4 Storey - loft area	deduct	0	43.00
2 Storey - loft area	deduct	0	50.00

2.060.020 MODEL TYPE 060, 061
QUALITY 02

Quality Range
-7% to +8%

DUPLEX/FOURPLEX HOUSING - SUBSTANDARD

2.060.021 GENERAL DESCRIPTION

This class represents low to moderate cost duplex/fourplex housing where building requirements are only occasionally satisfied. The structure as a whole is basically square or rectangular in shape and each unit has a simple floor plan consisting of relatively small rooms with little or no hallway. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 50 to 110 m².

2.060.022 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang. **Walls:** Low grade stucco, substandard wood siding or equivalent.

INTERIOR - Walls & Ceilings: Gypsum wallboard, substandard prefinished wallboard or equivalent. **Floors:** Substandard tile or equivalent, occasional use of substandard carpet. **Cabinets & Trim:** Low grade painted kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade hollow core doors; low grade aluminum, wood combination windows or equivalent.

MECHANICAL - Plumbing: 4 substandard quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air or equivalent. **Electrical:** Substandard light fixtures.

2.060.023 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$10 700	\$ 196
1 Storey Basementless	01	9 400	167
Split Entry	02	10 800	202
2 Storey and Basement	09	12 500	328
2 Storey Basementless	10	11 300	299
1 Storey Upper	13	1 800	132
Lower Level Unit	23	7 100	93
1 Storey Upper Unit	26	8 000	135
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$10 000	\$ 187
1 Storey Basementless	01	8 900	160
Split Entry	02	10 100	194
2 Storey & Basement	09	11 600	315
2 Storey Basementless	10	10 500	288
1 Storey Upper	13	1 600	127
Lower Level Unit	23	7 100	93
1 Storey Upper Unit	26	7 700	130

2.060.024 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m²
Main Level Finish	18	\$ 4 540	\$ 73
1 Storey Upper Finish	19	1 000	70

2.060.025 ADJUSTMENTS (PER UNIT)

		K	AR m²
Concrete Slab on grade	deduct	\$ 520	\$ 7.10
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	560	0.00

2.060.026 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	00	24	Basement Finish (Poor) Per Room	add	\$ 140	\$ 21.00
030	02	27	Detached Garage (Substandard) Base Rate		\$ 1 490	\$ 75.00
			Interior Finish			
			walls	add	110	2.30
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80

**2.060.030 MODEL TYPE 060, 061
QUALITY 03**

**Quality Range
-7% to +8%**

DUPLEX/FOURPLEX HOUSING - FAIR

2.060.031 GENERAL DESCRIPTION

This class provides for a fair quality of duplex/fourplex housing which barely meets minimum building requirements. Basically square or rectangular in shape, the structure as a whole generally has a plain exterior style. Each unit has a practical floor plan with adequate room sizes. Finishes are of fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area of each unit generally ranges from 70 to 130 m².

2.060.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia. **Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of imitation masonry, wood siding or equivalent may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard or equivalent; sprayed or textured ceilings are typical. **Floors:** Fair to average quality carpet, resilient tile or equivalent; hardwood may be encountered in older styles. **Cabinets & Trim:** Approximately 2 to 4 m of fair grade kitchen cabinets per unit; fair quality baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent, wood checkrail windows may be encountered in older styles.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air. **Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

2.060.033 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$12 800	\$ 245
1 Storey Basementless	01	11 600	216
Split Entry	02	12 800	254
2 Storey & Basement	09	14 900	411
2 Storey Basementless	10	13 800	382
1 Storey Upper	13	2 100	166
Lower Level Unit	23	8 500	120
1 Storey Upper Unit	26	9 700	169
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$12 100	\$ 237
1 Storey Basementless	01	11 100	209
Split Entry	02	12 100	245
2 Storey & Basement	09	14 100	399
2 Storey Basementless	10	13 000	371
1 Storey Upper	13	1 900	161
Lower Level Unit	23	8 500	120
1 Storey Upper Unit	26	9 300	165

2.060.034 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 5 520	\$ 98
1 Storey Upper Finish	19	1 240	94

2.060.035 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 100	\$ 10.20
under crawl space (for basementless extensions)	add	0	17.00
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	670	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	460	9.60
Fireplace - Built in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace	add	1 450	0.00
Fireplace - Free Standing fair metal	add	950	0.00

2.060.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	03	24	Basement Finish (Fair) Per Room	add	\$ 350	\$ 47.00
030	02	27	Detached Garage (Substandard) Base Rate		\$ 1 490	\$ 75.00
			Interior Finish			
			walls	add	110	2.30
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
031	02	27	Multiple Detached Garage (Substandard)		K	ARm2
			Base Rate		\$ 810	\$ 76.00
			Interior Finish			
			walls	add	50	2.30
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80

2.060.040 MODEL TYPE 060, 061
QUALITY 04

Quality Range
-5% to 4%

DUPLEX/FOURPLEX HOUSING - STANDARD

2.060.041 GENERAL DESCRIPTION

This class represents duplex/fourplex housing of average quality which meets and occasionally exceeds minimum building requirements. The structure as a whole usually has a conventional exterior style that is generally rectangular in shape. Each unit has a functional floor plan, finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area of each unit generally ranges from 80 to 150 m².

2.060.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed or textured ceilings are typical. **Floors:** Average quality carpet or equivalent, corlon or equivalent is usually found in the kitchen and bathroom. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets per unit; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; standard aluminum or average quality wood checkrail windows.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories per unit; average quality premanufactured or standard veneer vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.060.043 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$ 15 100	\$ 285
1 Storey Basementless	01	13 600	253
Split Entry	02	15 300	299
Split Level	03	15 900	408
Split Level & Crawl Space	04	18 000	451
2 Storey & Basement	09	17 600	481
2 Storey Basementless	10	16 200	450
1 Storey Upper	13	2 500	196
Lower Level Unit	23	10 200	142
1 Storey Upper Unit	26	11 700	200
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$ 14 400	\$ 275
1 Storey Basementless	01	13 000	245
Split Entry	02	14 600	289
2 Storey & Basement	09	16 700	467
2 Storey Basementless	10	15 400	436
1 Storey Upper	13	2 300	191
Lower Level Unit	23	10 200	142
1 Storey Upper Unit	26	11 300	194

2.060.044 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$6 580	\$ 117
1 Storey Upper Finish	19	1 590	113
Lower Level Finish	22	560	109

2.060.045 ADJUSTMENT (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 1 120	\$ 11.80
under crawl space (for basementless extensions)	add	0	18.30
Masonry Veneer (100% exterior wall)			
1 Storey	add	1 420	12.50
Split Level or Split Entry	add	2 130	15.90
2 Storey	add	2 850	21.60
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	820	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	460	9.60
Fireplace - Built in average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling or average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing average metal	add	1 250	0.00
Lofts 2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	33.00

2.060.046 SPECIALTY RATES

MT	OU	ST	Description		K	AR m²
015	03	24	Basement Finish (Fair)			
			Per Room	add	\$ 350	\$ 47.00
030	04	27	Detached Garage (Standard)			
			Base Rate		\$2 020	\$106.00
			Interior Finish			
			walls	add	170	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
					K	AR m² per unit
031	04	27	Multiple Detached Garage (Standard)			
			Base Rate		\$1 120	\$107.00
			Interior Finish			
			walls	add	80	3.40
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
031	04	28	Multiple Attached Garage (Standard)			
			Base Rate		\$ 950	\$ 96.00
			Interior Finish			
			walls	add	60	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40

2.060.050 MODEL TYPE 060, 061
QUALITY 05

Quality Range
-5% to 14%

DUPLEX/FOURPLEX HOUSING - SEMI CUSTOM

2.060.051 GENERAL DESCRIPTION

This class is basically standard duplex/fourplex housing upgraded with better finishing materials. To make the exterior attractive, each unit may have its own style. The floor plan of each unit is functional and will usually include one or more built-in feature. Finishes are average to good quality materials and a minimum number or decorative features are normally encountered. The total finished floor area of each unit generally ranges from 110 to 190 m².

2.060.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Most common is average to good grade stucco, aluminum siding or equivalent; wood siding or limited quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, small quantities of average to good quality wood panelling or other decorative features may be found in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality aluminum or vinyl windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories per unit; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.060.053 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$19 000	\$ 312
1 Storey Basementless	01	17 500	279
Split Entry	02	19 500	328
Split Level	03	20 200	454
Split Level & Crawl Space	04	22 300	498
2 Storey & Basement	09	22 000	533
2 Storey Basementless	10	20 400	500
1 Storey Upper	13	2 900	221
Lower Level Unit	23	13 700	161
1 Storey Upper Unit	26	15 600	225
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$18 300	\$ 302
1 Storey Basementless	01	16 800	271
Split Entry	02	18 800	319
2 Storey & Basement	09	21 100	518
2 Storey Basementless	10	19 600	487
1 Storey Upper	13	2 700	216
Lower Level Unit	23	13 700	161
1 Storey Upper Unit	26	15 200	219

2.060.054 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 9 560	\$ 133
1 Storey Upper Finish	19	1 930	130
Lower Level Finish	22	700	126

2.060.055 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade	deduct	\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Masonry Veneer (100% exterior wall)			
1 Storey	add	1 280	10.70
Split Level or Split Entry	add	1 920	13.90
2 Storey	add	2 570	19.00
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 6 fixtures) per fixture	add or deduct	950	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	80	11.90
average air conditioning	add	580	12.00
average hot water	add	1 120	13.20
average hot water and air conditioning	add	1 580	34.80
Fireplace - Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing average to good metal	add	1 600	0.00
Lofts			
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	36.00

2.060.056 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 05 24	Basement Finish (Semi Custom)			
	Per Room	add	\$ 450	\$ 74.00
030 04 27	Detached Garage (Standard)			
	Base Rate		\$2 020	\$106.00
	Interior Finish			
	walls	add	170	3.40
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
030 04 28	Attached Garage (Standard)			
	Base Rate		\$1 680	\$101.00
	Interior Finish			
	walls	add	120	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
			K	AR m²
			per unit	per unit
031 04 27	Multiple Detached Garage (Standard)			
	Base Rate		\$1 120	\$107.00
	Interior Finish			
	walls	add	80	3.40
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
031 04 28	Multiple Attached Garage (Standard)			
	Base Rate		\$ 950	\$ 96.00
	Interior Finish			
	walls	add	60	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40

2.060.060 MODEL TYPE 060, 061
QUALITY 06

Quality Range
-10% to +9%

DUPLEX/FOURPLEX HOUSING - CUSTOM

2.060.061 GENERAL DESCRIPTION

This class provides for a good quality of duplex/fourplex housing. The exterior of the structure as a whole generally has an attractive style and breaks in the roof line are common. The interior design of each unit may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area for this class generally ranges from 130 to 220 m².

2.060.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; limited use of good quality wood panelling or other decorative features. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality pre-manufactured or custom veneer kitchen cabinets per unit; good quality baseboards and trim. **Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories per unit; good quality pre-manufactured or custom veneer vanities. **Heating:** Good forced air. **Electrical:** Good quality fixtures; minimum use of special effect lighting may be encountered.

2.060.063 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$ 41 000	\$ 368
1 Storey Basementless	01	38 200	332
Split Entry	02	43 400	396
Split Level	03	45 500	548
Split Level & Crawl Space	04	50 100	586
2 Storey & Basement	09	49 100	639
2 Storey Basementless	10	46 200	603
1 Storey Upper	13	8 000	271
Lower Level Unit	23	29 300	193
1 Storey Upper Unit	26	35 100	275
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$ 39 500	\$ 358
1 Storey Basementless	01	36 800	324
Split Entry	02	41 700	386
2 Storey & Basement	09	47 100	623
2 Storey Basementless	10	44 400	589
1 Storey Upper	13	7 600	265
Lower Level Unit	23	29 300	193
1 Storey Upper Unit	26	34 100	269

2.060.064 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 23 890	\$ 162
1 Storey Upper Finish	19	5 580	157
Lower Level Finish	22	2 100	152

2.060.065 ADJUSTMENT (PER UNIT)

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	0	23.50
Note: equate concrete to slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey add	add	2 600	4.80
Split Level or Split Entry	add	3 900	4.80
2 Storey add		5 200	7.20
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace - Built in good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing good metal	add	2 000	0.00
Sauna custom	add	1 165	424.00
Hot Tub custom	add	7 570	0.00
Lofts 2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	41.00

2.060.066 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 550	\$104.00
030 06 27	Detached Garage (Custom)			
	Base Rate		\$3 040	\$141.00
	Interior Finish			
	walls	add	390	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	140	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
			per unit	per unit
031 06 27	Multiple Detached Garage (Custom)			
	Base Rate		\$1 860	\$143.00
	Interior Finish			
	walls	add	190	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
031 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	220	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30

2.060.070 MODEL TYPE 060, 061
QUALITY 07

Quality Range
-7% to +12%

DUPLEX/FOURPLEX HOUSING - GOOD CUSTOM

2.060.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality of duplex/fourplex housing which is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style of the structure as a whole may be innovative and breaks in the roof line are common. The interior design of each unit usually shows some originality, including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area for this class generally ranges from 160 to 270 m².

2.060.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature. **Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality pre-manufactured or good custom veneer kitchen cabinets per unit; good to expensive quality baseboards and trim, often with attention to detail. **Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories per unit; best quality pre-manufactured or good custom vanities. **Heating:** Good forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specially outlets.

2.060.073 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 060			
Side by Side Units			
1 Storey & Basement	00	\$55 200	\$ 447
1 Storey Basementless	01	51 900	411
Split Entry	02	58 100	482
Split Level	03	61 100	679
Split Level & Crawl Space	04	65 900	717
2 Storey & Basement	09	65 200	782
2 Storey Basementless	10	62 000	745
1 Storey Upper	13	10 000	334
Lower Level Unit	23	40 800	240
1 Storey Upper Unit	26	48 500	339
Model Type 061			
Back to Back Units			
1 Storey & Basement	00	\$53 100	\$ 436
1 Storey Basementless	01	50 100	400
Split Entry	02	55 900	469
2 Storey & Basement	09	62 600	763
2 Storey Basementless	10	59 600	727
1 Storey Upper	13	9 400	326
Lower Level Unit	23	40 800	240
1 Storey Upper Unit	26	47 200	331

2.060.074 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 32 830	\$ 204
1 Storey Upper Finish	19	7 040	199
Lower Level Finish	22	3 010	197

2.060.075 ADJUSTMENT (PER UNIT)

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$ 23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey	add	2 150	3.70
Split Level or Split Entry	add	3 220	3.60
2 Storey	add	4 290	5.50
Composition Shingles	deduct	140	11.80
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace - Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Sauna custom	add	1 165	424.00
Hot Tub custom	add	7 570	0.00
Lofts 2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	51.00

2.060.076 SPECIALTY RATES

MT QU ST	Description		K	AR m ²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 550	\$104.00
030 06 27	Detached Garage (Custom)			
	Base Rate		\$3 040	\$141.00
	Interior Finish			
	walls	add	390	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	140	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m ²
			per unit	per unit
031 06 27	Multiple Detached Garage (Custom)			
	Base Rate		\$1 860	\$143.00
	Interior Finish			
	walls	add	190	8.00
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
031 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30

2.070.020 MODEL TYPES 070, 071
QUALITY 02

Quality Range
-7% to +8%

MULTIPLE HOUSING - SUBSTANDARD

2.070.021 GENERAL DESCRIPTION

This class represents low to moderate cost multiple housing where building requirements are only occasionally satisfied. The structure as a whole is basically rectangular in shape and the exterior design is usually very plain. Each unit generally has a simple floor plan consisting of relatively small rooms. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 80 to 110 m².

2.070.022 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang. **Walls:** Low grade stucco, substandard wood siding or equivalent.

INTERIOR - Walls & Ceilings: Gypsum wallboard or equivalent. **Floors:** Substandard tile or equivalent, occasional use of substandard carpet. **Cabinets & Trim:** Low grade painted kitchen cabinets; low grade baseboards and trim. **Doors & Windows:** Low grade hollow core doors; low grade aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 substandard quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air or equivalent. **Electrical:** Substandard light fixtures.

2.070.023 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$10 100	\$ 186
1 Storey Basementless	01	9 000	159
Split Entry	02	10 200	192
2 Storey & Basement	09	11 900	311
2 Storey Basementless	10	10 700	284
1 Storey Upper	13	1 700	125
1 Storey Upper Unit	26	7 600	128
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$ 9 500	\$ 178
1 Storey Basementless	01	8 500	152
Split Entry	02	9 600	184
2 Storey & Basement	09	11 000	299
2 Storey Basementless	10	10 000	274
1 Storey Upper	13	1 500	121
1 Storey Upper Unit	26	7 300	124

2.070.024 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 4 310	\$ 69
1 Storey Upper Finish	19	950	67

2.070.025 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab on grade	deduct	\$ 480	\$ 6.70
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	560	0.00

2.070.026 SPECIALTY RATES

MT	QU	ST	Description		K	AR m ²
015	00	24	Basement Finish (Poor) Per Room	add	\$ 140	\$ 21.00
030	02	28	Attached Garage (Substandard) Base Rate		\$ 980	\$ 65.00
			Interior Finish walls	add	90	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K per unit	AR m ² per unit
031	02	28	Multiple Attached Garage (Substandard) Base Rate		\$ 550	\$ 62.00
			Interior Finish walls	add	40	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K	AR m ²
035	00	28	Attached Carport (Poor) Base Rate		\$ 250	\$ 23.00
			Concrete Slab	add	0	11.80
			Ceiling	add	0	4.20
			Electrical	add	0	3.40

2.070.030 MODEL TYPES 070, 071
QUALITY 03

Quality Range
-6% to +5%

MULTIPLE HOUSING - FAIR

2.070.031 GENERAL DESCRIPTION

This class provides for a fair quality of multiple housing which barely meets minimum building requirements. The structure as a whole normally has an unoriginal exterior design which is basically rectangular in shape. Each unit has a practical floor plan with adequate room sizes. Finishes are of fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area of each unit generally ranges from 80 to 120 m².

2.070.032 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia. **Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of wood siding or equivalent may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard or equivalent; sprayed or textured ceilings are typical. **Floors:** Fair to average quality carpet, resilient tile or equivalent. **Cabinets & Trim:** Approximately 2 to 4 m of fair grade premanufactured kitchen cabinets per unit; fair quality baseboards and trim. **Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 fair quality fixtures and accessories per unit; little or no vanities. **Heating:** Fair forced air. **Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

2.070.033 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$12 100	\$ 233
1 Storey Basementless	01	11 100	205
Split Entry	02	12 100	241
2 Storey & Basement	09	14 100	391
2 Storey Basementless	10	13 100	363
1 Storey Upper	13	2 000	157
1 Storey Upper Unit	26	9 200	161
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$11 500	\$ 225
1 Storey Basementless	01	10 500	198
Split Entry	02	11 500	233
2 Storey & Basement	09	13 400	378
2 Storey Basementless	10	12 400	352
1 Storey Upper	13	1 800	153
1 Storey Upper Unit	26	8 800	156

2.070.034 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m²
Main Level Finish	18	\$ 5 240	\$ 93
1 Storey Upper Finish	19	1 180	90

2.070.035 ADJUSTMENTS (PER UNIT)

		K	AR m²
Concrete Slab			
on grade deduct		\$ 1 040	\$ 9.70
under crawl space (for basementless extensions)	add	0	17.00
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	670	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	430	9.10
Fireplace - Built in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace	add	1 450	0.00
Fireplace - Free Standing fair metal	add	950	0.00

2.070.036 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	03	24	Basement Finish			
			(Fair)			
			Per Room	add	\$ 350	\$ 47.00
030	02	28	Attached Garage			
			(Substandard)			
			Base Rate		\$ 980	\$ 65.00
			Interior Finish			
			walls	add	90	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K	AR m²
					per unit	per unit
031	02	28	Multiple Attached			
			Garage (Substandard)			
			Base Rate		\$ 550	\$ 62.00
			Interior Finish			
			walls	add	40	1.60
			ceiling	add	0	3.90
			Heating	add	100	4.10
			Concrete Slab - nil	deduct	0	12.50
			Electrical - nil	deduct	0	4.80
					K	AR m²
035	02	28	Attached Carport			
			(Substandard)			
			Base Rate		\$ 400	\$ 31.00
			Concrete Slab	add	0	12.50
			Ceiling	add	0	4.50
			Electrical	add	0	3.70

2.070.040 MODEL TYPES 070, 071
QUALITY 04

Quality Range
-5% to +4%

MULTIPLE HOUSING - STANDARD

2.070.041 GENERAL DESCRIPTION

This class represents multiple housing of average quality which meets and occasionally exceeds minimum building requirements. The structure as a whole may have minimal repetitious variations in its exterior design although it is generally rectangular in shape. Finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area of each unit generally ranges from 90 to 160 m².

2.070.042 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Average grade stucco, aluminum siding, wood siding or equivalent.

INTERIOR - Walls & Ceilings: Gypsum wallboard; sprayed or textured ceilings are typical. **Floors:** Average quality carpet or equivalent, corlon or equivalent is usually found in the kitchen and bathroom. **Cabinets & Trim:** Approximately 3 to 6 m of average quality premanufactured or standard veneer kitchen cabinets per unit; standard baseboards and trim. **Doors & Windows:** Average quality hollow core doors; standard aluminum windows or equivalent.

MECHANICAL - Plumbing: 4 to 7 average quality fixtures and accessories per unit; average quality premanufactured or standard veneer vanities. **Heating:** Average forced air. **Electrical:** Average quality fixtures; an adequate number of outlets.

2.070.043 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$14 300	\$ 271
1 Storey Basementless	01	13 000	240
Split Entry	02	14 600	284
Split Level	03	15 100	388
Split Level & Crawl Space	04	17 100	429
2 Storey & Basement	09	16 700	457
2 Storey Basementless	10	15 300	427
1 Storey Upper	13	2 300	186
1 Storey Upper Unit	26	11 100	190
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$13 600	\$ 261
1 Storey Basementless	01	12 400	232
Split Entry	02	13 900	275
Split Level	03	14 400	376
Split Level & Crawl Space	04	16 200	415
2 Storey & Basement	09	15 900	443
2 Storey Basementless	10	14 600	414
1 Storey Upper	13	2 200	181
1 Storey Upper Unit	26	10 700	184

2.070.044 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 6 250	\$ 111
1 Storey Upper Finish	19	1 510	108
Lower Level Finish	22	530	103

2.070.045 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade deduct		\$ 1 060	\$ 11.30
under crawl space (for basementless extensions)	add	0	18.30
Masonry Veneer (100% exterior wall)			
1 Storey add		1 350	11.90
Split Level or Split Entry	add	2 020	15.10
2 Storey add		2 710	20.50
Plumbing (rate includes 4 fixtures) per fixture	add or deduct	820	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	add	430	\$ 9.10
Fireplace - Built in average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling or average quality masonry fireplace with limited features	add	2 350	0.00
each additional firebox on same chase	add	2 130	0.00
Fireplace - Free Standing average metal	add	1 250	0.00
Lofts 2 Storey - loft area	deduct	0	90.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	33.00

2.070.046 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 03 24	Basement Finish (Fair)			
	Per Room	add	\$ 350	\$ 47.00
030 04 28	Attached Garage (Standard)			
	Base Rate		\$1 680	\$101.00
	Interior Finish			
	walls	add	120	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
			K	AR m²
			per unit	per unit
031 04 28	Multiple Attached Garage (Standard)			
	Base Rate		\$ 950	\$ 96.00
	Interior Finish			
	walls	add	60	2.30
	ceiling	add	0	5.80
	Heating	add	220	9.60
	Concrete Slab - nil	deduct	0	19.40
	Electrical - nil	deduct	0	5.40
			K	AR m²
035 04 28	Attached Carport (Standard)			
	Base Rate		\$ 680	\$ 39.00
	Concrete Slab	add	0	19.40
	Ceiling	add	0	10.10
	Electrical	add	0	4.10

2.070.050 MODEL TYPES 070, 071
QUALITY 05

Quality Range
-5% to +14%

MULTIPLE HOUSING - SEMI CUSTOM

2.070.051 GENERAL DESCRIPTION

This class provides for an average to good quality of multiple housing. The structure as a whole usually has limited repetitious variations in its design to make the exterior attractive. Each unit has a functional floor plan which will normally include one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area of each unit generally ranges from 110 to 180 m².

2.070.052 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia. **Walls:** Average to good grade stucco, aluminum siding, wood siding or equivalent; minimum quantities of masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; average to good quality wood panelling or other decorative features may be found in the main rooms. **Floors:** Average to good quality carpet or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of average to good quality premanufactured or semi-custom veneer kitchen cabinets per unit; average to good quality baseboards and trim. **Doors & Windows:** Average to good quality premanufactured doors; average to good quality aluminum or vinyl windows.

MECHANICAL - Plumbing: 4 to 9 average to good quality fixtures and accessories per unit; average to good quality premanufactured or semi-custom veneer vanities. **Heating:** Average forced air. **Electrical:** Average to good quality fixtures.

2.070.053 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$18 100	\$ 296
1 Storey Basementless	01	16 600	265
Split Entry	02	18 500	312
Split Level	03	19 200	431
Split Level & Crawl Space	04	21 200	473
2 Storey & Basement	09	20 900	506
2 Storey Basementless	10	19 400	475
1 Storey Upper	13	2 700	210
1 Storey Upper Unit	26	14 800	213
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$17 400	\$ 287
1 Storey Basementless	01	16 000	257
Split Entry	02	17 800	302
Split Level	03	18 400	419
Split Level & Crawl Space	04	20 400	459
2 Storey & Basement	09	20 000	492
2 Storey Basementless	10	18 600	462
1 Storey Upper	13	2 600	205
1 Storey Upper Unit	26	14 400	208

2.070.054 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 9 090	\$ 127
1 Storey Upper Finish	19	1 830	123
Lower Level Finish	22	660	119

2.070.055 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
on grade deduct		\$ 310	\$ 4.50
under crawl space (for basementless extensions)	add	0	18.90
Masonry Veneer (100% exterior wall)			
1 Storey add		1 220	10.20
Split Level or Split Entry	add	1 820	13.20
2 Storey add		2 440	18.00
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 6 fixtures)			
per fixture	add or deduct	950	0.00
whirlpool bathtub	add	2 650	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	80	11.90
average air conditioning	add	580	12.00
average hot water	add	1 120	13.20
average hot water and air conditioning	add	1 580	34.80
Fireplace - Built in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	2 730	0.00
each additional firebox on same chase	add	2 430	0.00
Fireplace - Free Standing			
average to good metal	add	1 600	0.00
Lofts			
2 Storey - loft area	deduct	0	102.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	36.00

2.070.056 SPECIALTY RATES

MT	QU	ST	Description		K	AR m²
015	05	24	Basement Finish			
			(Semi Custom)			
			Per Room	add	\$ 450	\$ 74.00
030	04	28	Attached Garage			
			(Standard)			
			Base Rate		\$ 1 680	\$101.00
			Interior Finish			
			walls	add	120	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
					K	AR m²
					per unit	per unit
31	04	28	Multiple Attached			
			Garage (Standard)			
			Base Rate		\$ 950	\$96.00
			Interior Finish			
			walls	add	60	2.30
			ceiling	add	0	5.80
			Heating	add	220	9.60
			Concrete Slab - nil	deduct	0	19.40
			Electrical - nil	deduct	0	5.40
					K	AR m²
035	04	28	Attached Carport			
			(Standard)			
			Base Rate		\$ 680	\$39.00
			Concrete Slab	add	0	19.40
			Ceiling	add	0	10.10
			Electrical	add	0	4.10

2.070.060 MODEL TYPES 070, 071
QUALITY 06

Quality Range
-10% to +9%

MULTIPLE HOUSING - CUSTOM

2.070.061 GENERAL DESCRIPTION

This class provides for a good quality of multiple housing. The structure as a whole often has an attractive exterior style which may attempt to provide each unit with an individualistic appearance. There may be limited variations in the interior design between each unit which regularly contains a minimum number of built-in features. Finishes are usually good quality premanufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area of each unit generally ranges from 140 to 220 m².

2.070.062 QUALITY DESCRIPTION

EXTERIOR - Roofing: Composition shingles or equivalent; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; masonry veneer may be encountered as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard; limited use of good quality wood panelling or other decorative features. **Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent. **Cabinets & Trim:** Approximately 4 to 8 m of good quality pre-manufactured or custom veneer kitchen cabinets per unit; good quality baseboards and trim. **Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built windows.

MECHANICAL - Plumbing: 6 to 11 good quality fixtures and accessories per unit; good quality pre-manufactured or custom veneer vanities. **Heating:** Good forced air. **Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

2.070.063 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$39 000	\$ 349
1 Storey Basementless	01	36 300	316
Split Entry	02	41 200	376
Split Level	03	43 200	521
Split Level & Crawl Space	04	47 500	556
2 Storey & Basement	09	46 600	607
2 Storey Basementless	10	43 900	573
1 Storey Upper	13	7 600	257
1 Storey Upper Unit	26	33 400	262
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$37 500	\$ 340
1 Storey Basementless	01	34 900	307
Split Entry	02	39 500	366
Split Level	03	41 500	508
Split Level & Crawl Space	04	45 600	542
2 Storey & Basement	09	44 700	592
2 Storey Basementless	10	42 100	559
1 Storey Upper	13	7 200	251
1 Storey Upper Unit	26	32 400	256

2.070.064 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	,.....18	\$ 22 690	\$ 154
1 Storey Upper Finish	19	5 300	149
Lower Level Finish	22	1 990	144

2.070.065 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	0	23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey add		2 470	4.60
Split Level or Split Entry	add	3 700	4.60
2 Storey add		4 940	6.80
Cedar Shakes or Masonry Tile	add	140	11.80
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 400	0.00
whirlpool bathtub	add	2 200	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
Fireplace - Built in good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	add	4 480	0.00
each additional firebox on same chase	add	3 300	0.00
Fireplace - Free Standing good metal	add	2 000	0.00
Lofts 2 Storey - loft area	deduct	0	119.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	41.00

2.070.066 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 550	\$104.00
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
			per unit	per unit
31 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
035 06 28	Attached Carport (Custom)			
	Base Rate		\$1 360	\$ 53.00
	Concrete Slab	add	0	20.40
	Ceiling	add	0	14.60
	Electrical	add	0	4.30
	Cedar Shakes	add	70	12.50

2.070.070 MODEL TYPES 070, 071
QUALITY 07

Quality Range
-7% to +12%

MULTIPLE HOUSING - GOOD CUSTOM

2.070.071 GENERAL DESCRIPTION

This class provides for a good to expensive quality of multiple housing. The structure as a whole may have an innovative exterior style and always provides an attractive appearance. The interior design of each unit usually shows some originality including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area of each unit generally ranges from 160 to 260 m².

2.070.072 QUALITY DESCRIPTION

EXTERIOR - Roofing: Wood shakes; attractive soffits and fascia. **Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer may be used as a decorative feature.

INTERIOR - Walls & Ceilings: Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature. **Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common. **Cabinets & Trim:** Approximately 5 to 9 m of best quality pre-manufactured or good custom veneer kitchen cabinets per unit; good to expensive quality baseboards and trim, often with attention to detail. **Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

MECHANICAL - Plumbing: 7 to 13 good to expensive quality fixtures and accessories per unit; best quality pre-manufactured or good custom vanities. **Heating:** Good forced air. **Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

2.070.073 BASE RATES

	STRUCTURE CODE	K Per Unit	AR m ²
Model Type 070			
Side by Side Units			
1 Storey & Basement	00	\$52 400	\$ 425
1 Storey Basementless	01	49 300	390
Split Entry	02	55 200	458
Split Level	03	58 100	645
Split Level & Crawl Space	04	62 600	681
2 Storey & Basement	09	62 000	742
2 Storey Basementless	10	58 900	708
1 Storey Upper	13	9 500	317
1 Storey Upper Unit	26	46 100	322
Model Type 071			
Back to Back Units			
1 Storey & Basement	00	\$50 400	\$ 413
1 Storey Basementless	01	47 500	380
Split Entry	02	53 100	445
Split Level	03	55 900	628
Split Level & Crawl Space	04	60 000	663
2 Storey & Basement	09	59 400	724
2 Storey Basementless	10	56 500	690
1 Storey Upper	13	9 000	310
1 Storey Upper Unit	26	44 800	314

2.070.074 INSTALLATION RATES (PER UNIT)

	STRUCTURE		
	CODE	K	AR m ²
Main Level Finish	18	\$ 31 180	\$ 194
1 Storey Upper Finish	19	6 690	190
Lower Level Finish	22	2 850	187

2.070.075 ADJUSTMENTS (PER UNIT)

		K	AR m ²
Concrete Slab			
under crawl space (for basementless extensions)	add	\$ 0	\$23.50
Note: equate concrete slab on grade to basementless rate			
Masonry Veneer (100% exterior wall)			
1 Storey add		2 040	3.50
Split Level or Split Entry	add	3 060	3.40
2 Storey add		4 080	5.20
Composition Shingles	deduct	140	11.80
Plumbing (rate includes 8 fixtures)			
per fixture	add or deduct	1 830	0.00
whirlpool bathtub	add	2 820	0.00
Heating/Air Conditioning (total finished floor area)			
pulse forced air	add	0	8.50
average air conditioning	add	580	12.00
average hot water	add	1 040	9.80
average hot water and air conditioning	add	1 500	31.40
space pack or hydro pulse	add	2 560	40.20
space pack or hydro pulse and air conditioning	add	3 140	52.20
Fireplace - Built in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	add	7 450	0.00
each additional firebox on same chase	add	5 180	0.00
Lofts			
2 Storey - loft area	deduct	0	143.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure, and	add	0	51.00

2.070.076 SPECIALTY RATES

MT QU ST	Description		K	AR m²
015 06 24	Basement Finish (Custom)			
	Per Room	add	\$ 910	\$130.00
030 06 28	Attached Garage (Custom)			
	Base Rate		\$2 620	\$125.00
	Interior Finish			
	walls	add	280	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	70	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
			per unit	per unit
031 06 28	Multiple Attached Garage (Custom)			
	Base Rate		\$1 650	\$120.00
	Interior Finish			
	walls	add	140	5.10
	ceiling	add	0	13.60
	Heating	add	280	12.00
	Cedar Shakes	add	30	12.50
	Concrete Slab - nil	deduct	0	20.40
	Electrical - nil	deduct	0	11.30
			K	AR m²
035 06 28	Attached Carport (Custom)			
	Base Rate		\$1 360	\$ 53.00
	Concrete Slab	add	0	20.40
	Ceiling	add	0	14.60
	Electrical	add	0	4.30
	Cedar Shakes	add	70	12.50

SCHEDULE 3
Subsection 10(1), paragraphs 10(2)(a) and (d) and subsections 10(6) and 14(1)
RESIDENTIAL UNIT COST
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3.003.000 CONCRETE**3.003.050 RESIDENTIAL BASEMENT EXTENSIONS**

The following Codes and Rates shall be applied to that portion of a basement extended beyond the main floor area of a residence. Examples would be a basement under an attached garage, a basement cold storage room, a concrete entrance landing or a room under a concrete patio .

	K	AR m²
003 03 35	\$ 0	\$ 69
003 04 35	0	73
003 05 35	0	73
003 06 35	0	77
003 07 35	0	77
003 08 35	0	88
003 09 35	0	92

3.013.000 SPECIAL CONSTRUCTION**3.013.350 FIREPLACE - BUILT IN**

QUALITY	DESCRIPTION	MAIN	EACH ADDITIONAL FIREBOX*
03	fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing or substandard to fair masonry fireplace	\$ 1 450	\$ -
04	average metal fresh air fireplace and accessories interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling or average quality masonry fireplace with limited features	2 350	2 130
05	average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent or average to good masonry fireplace with limited features	2 730	2 430
06	good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer or good masonry fireplace with limited features	4 480	3 300
07	expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer or good to expensive masonry fireplace with custom features	7 450	5 180
08	expensive masonry fireplace with attention given to design and workmanship	10 450	6 850

* on same chase

3.013.350 FIREPLACE - BUILT IN CONT'D

QUALITY	DESCRIPTION	MAIN	EACH ADDITIONAL FIREBOX*
09	luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	\$13 900	\$ 9 650

* on same chase

3.013.450 FIREPLACE - FREE STANDING

QUALITY	DESCRIPTION		
03	Fair metal	EA	\$ 950
04	Average metal	EA	1 250
05	Average to Good metal	EA	1 600
06	Good metal	EA	2 000

3.013.600 HOT TUBS

QUALITY	DESCRIPTION		
04	Average	EA	\$6 020
06	Custom	EA	7 570

3.013.650 SAUNAS

QUALITY	DESCRIPTION	K	AR m²
04	Average	\$ 875	\$318.00
06	Custom	1 165	424.00

3.013.700 DECKS/PATIOS - GROUND LEVEL

QUALITY	DESCRIPTION	K	AR m ²
01	economy patio - sidewalk blocks or poured concrete slab or equivalent	\$ 0	\$15.00
02	substandard deck/patio - wood sills, blocking or equivalent, 38 x 89 mm spruce decking or equivalent or patio paving stones	100	20.00
04	average deck/patio - wood sills on concrete pads or equivalent, 38 x 140 mm spruce or T & G plywood decking or equivalent, paint/stain or inter-locking patio blocks	140	28.00
06	good deck - treated wood sills on concrete pads or equivalent, 38 x 89 mm cedar decking or equivalent, paint/stain	210	31.00
07	good to expensive deck - treated wood sills on concrete pads or equivalent, 38 x 140 mm cedar decking or equivalent, paint/stain	320	38.00

3.013.750 DECKS - RAISED

02	substandard deck - blocking or pads, wood posts, wood joists and beams, 38 x 89 mm spruce decking or equivalent, steps	\$ 170	\$24.00
04	average deck - concrete pad footings or piling, wood posts, wood beams and joists, 38 x 140 mm spruce or T & G plywood decking, indoor-outdoor carpet, railing and steps, paint/stain	260	36.00
06	good deck - concrete piling and wood posts or equivalent, wood beams and joists, 38 x 89 mm cedar or T & G plywood decking, indoor-outdoor carpet, good railing and steps, paint/stain	390	50.00
07	good to expensive deck - concrete piling and wood posts or equivalent, wood beams and joists, 38 x 140 mm cedar or T & G plywood decking, indoor-outdoor carpet, good to expensive railings and steps, paint/stain	540	65.00

SUGGESTED AGE LIFE OF RESIDENTIAL DECK & PATIOS

<u>Quality</u>	<u>Age Life</u>
01 & 02	20
04	30
06	40
07	50

3.014.100 RESIDENTIAL PASSENGER ELEVATORS

This class of elevator represents a slow, hydraulic type with a limited capacity of usually two people or space for a wheelchair and one person. The elevators are designed specifically for single family residences and multi-residential homes.

Costs include all components for a complete system, such as travel guide rails, electrical, hydraulics, passenger car, entrance doors, controls and installation.

04	average elevator - basic minimum package with a maximum 2 stops and travel of 6.7 m. Features include a car with front entrance only, stainless steel fixtures and trim, and plastic laminate panel finish.	each \$ 16 200
06	custom elevator - consists of a good package with 3 stops and 15.2 m of travel. Features include a larger car, heavier frame, front and rear entrances per stop, bronze trim and fixtures, and plastic laminate panels.	each \$ 19 900
08	expensive elevator - most expensive model and package available with 3 stops and 15.2 m of travel. Additional features will be found such as side entrances, glass walls, oak panelling and moulding, oak doors, crystal/gold fixtures and key operated stations.	each \$ 24 300

Adjustments

Base Rates are based on the number of floors specified
- for more or less floors at Quality 06 or 08

add or deduct per stop	EA \$ 1 500
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Single Elevator Shafts

finished wood framed shaft	add per m rise \$ 320
finished masonry shaft	add per m rise \$ 550

3.015.000 MECHANICAL**3.015.200 PLUMBING SYSTEMS**

QUALITY	DESCRIPTION	PER FIXTURE
00	Poor	\$ 320.00
01	Economy to Substandard	430.00
02	Substandard	560.00
03	Fair	670.00
04	Average	820.00
05	Average to Good	950.00
06	Good	1 400.00
07	Good to Expensive	1 830.00
08	Expensive	2 500.00
09	Luxurious	3 310.00

3.015.600 HEATING SYSTEMS

	K	AR m²
Gas line and chimney	\$ 110	\$ 4.80
Floor furnace, wall furnace or old style gravity	160	6.80
Gravity	320	13.70
Forced air fair or electric	360	15.50
Forced air average	400	17.20
Forced air good	480	20.60
Pulse forced air or forced air wood/coal/gas combination	480	29.10
Space pack or hydro pulse	3 040	60.80
Hot water old style	1 060	21.10
Hot water average	1 520	30.40
Hot water good	2 280	45.60
Radiant roll		
basement slabs		29.00
main floors slab-on-grade		29.00
main floors joisted		35.00
upper floors joisted		35.00

3.015.000 MECHANICAL CONT'D**3.015.800 AIR CONDITIONING FOR FORCED AIR HEATING SYSTEMS**

	K	AR m²
Fair	\$ 460	\$ 9.60
Average	580	12.00
Good	730	15.00

3.015.850 AIR CONDITIONING FOR HOT WATER HEATING SYSTEMS

	K	AR m²
Average	\$ 460	\$21.60
Good	500	27.00

3.090.000 TABLES**3.090.100 RESIDENTIAL COMPONENT PERCENTAGE DISTRIBUTION TABLE**

COMPONENT	PERCENT OF BASE RATE	STAGE TOTAL PERCENTAGE	CUMULATIVE TOTAL
Stage 1			
Sitework & Excavation	02		
Pads & Footings	02		
Foundation Walls	09		
Posts & Beam	01		
Joist & Subfloor	05	19	19%
Stage 2			
Base Exterior Walls	04		
Partitions	04		
Base Roof	08		
Roof Covering	02		
Soffits & Eavestrough	01	19	38%
Stage 3			
Concrete Slab	04		
Windows	06		
Exterior Doors	03		
Stairs	01		
Exterior Wall Finish	04	18	56%
Stage 4			
Ceiling Finish	03		
Interior Wall Finish	02		
Interior Painting	02		
Interior Doors	04	11	67%
Stage 5			
Cabinets	06		
Baseboards	01		
Floor Coverings	05	12	79%
Stage 6			
Plumbing	10		
Heating	05		
Electrical	06	21	100%
Total	100%	100%	

3.090.150 GARAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE

COMPONENT	PERCENT OF BASE RATE	CUMULATIVE TOTAL
Excavation & Concrete Slab	20	20%
Base Exterior Walls	13	33%
Base Roof	18	51%
Roof Covering	08	59%
Soffits & Eavestrough	06	65%
Windows	03	68%
Exterior Doors	11	79%
Exterior Wall Finish	17	96%
Electrical	04	100%
Total	100%	

3.090.175 SUMMER COTTAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE

COMPONENT	PERCENT OF BASE RATE	STAGE TOTAL PERCENTAGE	CUMULATIVE TOTAL
Stage 1			
Sitework & Excavation	01		
Pads & Footings	04		
Foundation Walls	13		
Posts & Beam	01		
Joist & Subfloor	05	24	24%
Stage 2			
Base Exterior Walls	05		
Partitions	04		
Base Roof	09		
Roof Covering	02		
Soffits & Eavestrough	02	22	46%
Stage 3			
Concrete Slab	05		
Windows	07		
Exterior Doors	03		
Stairs	02		
Exterior Wall Finish	10	27	73%
Stage 4			
Ceiling Finish	03		
Interior Wall Finish	01		
Interior Painting	03		
Interior Doors	02	09	82%
Stage 5			
Cabinets	03		
Baseboards	01		
Floor Coverings	06	10	92%
Stage 6			
Plumbing*	00		
Heating*	00		
Electrical	08	08	100%
Total		100%	100%

* Nil in Rate

3.090.200 RESIDENTIAL BASE COST DIFFERENCE TABLE

(Expressed as a Percentage)

Description	QU 00		QU 01		QU 02		QU 03		QU 04	
	QU 01 +%	QU 00 -%	QU 02 +%	QU 01 -%	QU 03 +%	QU 02 -%	QU 04 +%	QU 03 -%	QU 05 +%	
Floor Finish	1.7	1.1	1.9	1.7	1.7	1.3	0.9	0.8	1.9	
Ext. Wall Finish	4.4	2.1	0.4	0.3	1.7	1.3	1.1	0.8	1.6	
Int. Wall Finish	4.1	2.4	4.0	3.2	3.3	2.8	0.6	0.6	0.7	
Ceiling Finish	1.6	1.0	1.2	1.1	0.5	0.5	0.1	0.2	0.0	
Windows	2.5	1.7	1.9	1.5	1.1	0.9	1.1	1.1	0.8	
Doors	8.8	5.0	2.2	1.7	1.6	1.3	1.5	1.2	1.0	
Baseboards	1.4	0.8	0.3	0.3	0.5	0.4	0.0	0.0	0.3	
Cabinets	3.7	2.4	2.1	1.7	2.2	1.7	3.1	3.0	1.2	
Electrical	2.9	1.6	1.6	1.2	1.3	1.1	0.9	0.8	2.0	
Built-in Features	0.0	0.0	0.0	0.0	0.4	0.3	0.4	0.3	0.2	
Construction	34.0	17.5	5.9	4.5	6.9	5.5	4.0	3.4	0.0	
Design	0.0	0.0	0.0	0.0	1.2	0.9	0.3	0.1	1.7	
Total	+65.1	-35.6	+21.5	-17.2	+22.4	-18.0	+14.0	-12.3	+11.4	
Stairs - Upper	0.0	0.0	0.2	0.2	0.3	0.2	0.5	0.3	0.3	
Description	QU 05		QU 06		QU 07		QU 08		QU 09	
	QU 04 -%	QU 06 +%	QU 05 -%	QU 07 +%	QU 06 -%	QU 08 +%	QU 07 -%	QU 09 +%	QU 08 -%	
Floor Finish	1.8	4.4	3.2	4.4	4.0	6.8	5.3	4.4	3.6	
Ext. Wall Finish	1.3	4.6	2.7	2.3	1.7	3.7	2.3	2.0	1.5	
Int. Wall Finish	0.6	2.4	1.4	2.2	1.8	1.0	0.5	3.7	3.0	
Ceiling Finish	0.0	1.3	0.8	0.0	0.0	0.9	0.7	0.1	0.0	
Windows	0.7	3.3	2.3	1.8	1.7	2.3	1.8	1.6	1.5	
Doors	0.9	2.1	1.2	1.8	1.3	1.6	0.9	0.9	0.7	
Baseboards	0.2	0.4	0.2	0.6	0.5	0.0	0.0	0.0	0.0	
Cabinets	1.2	3.1	2.2	1.1	1.0	2.1	1.6	3.5	2.9	
Electrical	1.7	2.8	1.8	3.2	2.4	2.6	1.8	2.0	1.6	
Built-in Features	0.2	3.6	2.2	0.5	0.3	3.0	1.7	1.0	0.8	
Construction	0.0	7.2	3.2	1.0	0.3	1.7	1.0	0.0	0.0	
Design	2.3	5.4	3.6	3.3	2.5	5.9	4.1	1.3	0.9	
Total	-10.9	+40.6	-24.8	+22.2	-17.5	+31.6	-21.7	+20.5	-16.5	
Stairs - Upper	0.2	2.1	1.2	0.4	0.2	1.2	0.6	0.9	0.6	

3.090.250 RESIDENTIAL BASE COST DIFFERENCE TABLE - MODEL TYPE 005
(Expressed as a Percentage)

		QU 05	QU 06
		005 - 06	005 - 05
		+%	-%
A.	Exterior Components		
	Wall Finish	1.9	1.4
	Windows		1.2
	Doors		<u>0.0</u>
	SUBTOTAL	3.1	2.5
B.	Interior Components		
	Wall Finish	0.7	0.5
	Ceiling Finish		0.4
	Doors		0.3
	Baseboards	<u>0.3</u>	<u>0.2</u>
	SUBTOTAL	2.1	1.4
C.	Floor Finish		2.3
D.	Cabinets		1.1
E.	Mechanical		
	Electrical		0.9
	Built in Features		<u>1.9</u>
	SUBTOTAL	2.8	2.2
F.	Construction & Design		<u>3.7</u>
	TOTAL	+15.1	-11.2
G.	Stairs	0.0	0.0

3.090.300 SUMMER COTTAGE BASE COST DIFFERENCE TABLE

(Expressed as a Percentage)

Description	QU 00	QU 01		QU 02		QU 03	
	QU 01 +%	QU 00 -%	QU 02 +%	QU 01 -%	QU 03 +%	QU 02 -%	QU 04 +%
Floor Finish	8.8	5.2	2.4	1.8	2.6	2.1	1.9
Ext. Wall Finish	2.8	1.6	3.1	2.1	7.6	5.0	3.9
Int. Wall Finish	10.8	6.4	4.6	3.2	4.7	3.4	2.2
Ceiling Finish	0.2	0.2	2.3	1.7	1.9	1.5	0.7
Windows	4.7	2.8	3.0	2.3	0.7	0.6	3.0
Doors	8.8	4.7	5.9	3.1	2.6	1.9	2.0
Baseboards	0.0	0.0	1.9	1.3	0.4	0.3	0.4
Cabinets	0.0	0.0	3.1	2.3	2.1	1.7	1.2
Electrical	34.3	18.0	4.1	2.3	2.8	2.1	2.1
Built-in Features	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Construction	4.1	3.8	21.3	13.8	7.7	4.6	13.5
Design	0.0	0.0	0.0	0.0	1.0	0.8	1.0
Total	+74.5	-42.7	+51.7	-33.4	+34.1	-24.0	+31.9

Stairs - Upper	0.0	0.0	0.0	0.0	1.1	0.7	0.6
----------------	-----	-----	-----	-----	-----	-----	-----

Description	QU 04		QU 05		QU 06
	QU 03 -%	QU 05 +%	QU 04 -%	QU 06 +%	QU 05 -%
Floor Finish	1.6	1.1	1.0	2.2	1.8
Ext. Wall Finish	2.8	1.2	0.9	0.8	0.6
Int. Wall Finish	1.5	6.4	5.0	1.8	1.0
Ceiling Finish	0.6	0.2	0.2	0.3	0.2
Windows	2.4	0.1	0.1	2.2	1.8
Doors	1.4	2.1	1.6	3.5	2.6
Baseboards	0.3	0.2	0.1	0.2	0.1
Cabinets	1.0	2.3	2.1	0.9	0.7
Electrical	1.5	1.4	1.1	2.7	2.1
Built-in Features	0.0	0.0	0.0	0.0	0.0
Construction	10.0	3.9	3.6	7.7	6.8
Design	0.6	1.2	0.6	2.5	2.0
Total	-23.7	+20.1	-16.7	+24.8	-19.7
Stairs - Upper	0.3	0.7	0.6	0.4	0.4

3.090.500 RESIDENTIAL ENERGY EFFICIENT TABLE**A. ENERGY EFFICIENT MODEL TYPE COMPARISON****MODEL TYPE 004**

Quality 03	Equates to
Quality 04	Equates to
Quality 05	Equates to
Quality 06	Equates to
Quality 07	Equates to
Quality 08	Equates to
Quality 09	Equates to

MODEL TYPE 003

Quality 03	+ 8.5% of Base Cost
Quality 04	+ 5.0% of Base Cost
Quality 05	+ 5.5% of Base Cost
Quality 06	+ 5.0% of Base Cost
Quality 07	+ 5.0% of Base Cost
Quality 08	+ 6.0% of Base Cost
Quality 09	+ 3.6% of Base Cost

MODEL TYPE 004 INCLUDES:

- | | |
|---------------------------------|---------------------------------|
| - Basement Walls Insulated | - Better Quality Exterior Doors |
| - 38 x 140 @ 400 o.c. Wall | - Better Quality Windows |
| - R.S.I. 3.5 Wall Insulation | - Better Quality Heating System |
| - R.S.I. 6.2 Ceiling Insulation | |

NOTE: THE R.2000 ENERGY EFFICIENT PACKAGE IS MADE UP OF THE FOLLOWING:

- | | |
|--|--|
| - Foundation Walls (fully insulated with vapour barrier) | - Windows (triple, low E or heat mirror glazing) |
| - Wall Framing (38 x 140 @ 400 o.c. or greater) | - Heating Systems (High Efficient) |
| - High Heel Truss Rafter System | - Air exchanger system |
| - Insulation - Walls & Ceilings (RSI 3.5 & RSI 6.2 or greater) | - Extra caulking and gaskets |
| - Vapour Barrier (6 mil sealed envelope) | - Hot Water Tank (energy efficient) |
| - Exterior Doors (insulated slab) | - Fireplace Doors |
| | - Electrical System (outlets capped and caulked) |

- B.** 38 x 140 @ 400 o.c. **FRAMING AND EXTRA INSULATION** (Walls & Ceiling) compared to Standard Framing and Insulation.

MODEL TYPE 003

Quality 03	+ 4.0% of Base Cost
Quality 04	+ 2.0% of Base Cost
Quality 05	+ 2.0% of Base Cost
Quality 06	+ 1.5% of Base Cost
Quality 07	+ 1.5% of Base Cost
Quality 08	+ 1.5% of Base Cost
Quality 09	+ 1.0% of Base Cost

MODEL TYPE 060 and 070

Quality 03	+ 1.6% of Base Cost
Quality 04	+ 1.4% of Base Cost
Quality 05	+ 1.3% of Base Cost
Quality 06	+ 1.6% of Base Cost
Quality 07	+ 1.2% of Base Cost

SCHEDULE 4
Subsection 10(1), paragraphs 10(2)(a) and (d) and subsections 10(4.2), 10(6) and 14(1)
COMMERCIAL IMPROVEMENTS
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Fair..... **4.090.030**

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Semi Custom..... **4.090.050**

Custom..... **4.090.060**

HIGH RISE APARTMENTS

Custom..... **4.100.060**

MOTELS (Side by Side Units)

Substandard..... **4.150.020**

Fair..... **4.150.030**

Standard..... **4.150.040**

Semi Custom..... **4.150.050**

Custom..... **4.150.060**

MOTELS (Back to Back Units)

Substandard..... **4.151.020**

Fair..... **4.151.030**

Standard..... **4.151.040**

Semi Custom..... **4.151.050**

Custom..... **4.151.060**

HOTELS

Substandard..... **4.200.020**

Fair..... **4.200.030**

Standard..... **4.200.040**

Semi Custom..... **4.200.050**

Custom..... **4.200.060**

Expensive..... **4.200.080**

MOTOR HOTELS

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Standard..... **4.205.040**

Semi Custom..... **4.205.050**

Custom..... **4.205.060**

Expensive..... **4.205.080**

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Standard	4.500.040
Custom	4.500.060

WAREHOUSES - METAL CLAD

Substandard	4.505.020
Fair	4.505.030
Standard	4.505.040

SALES WAREHOUSES

Standard	4.510.040
Custom	4.510.060

WAREHOUSES - MINI-STORAGE

Fair	4.515.030
Standard	4.515.040

BAG FERTILIZER WAREHOUSES

Substandard	4.520.020
Fair	4.520.030
Standard	4.520.040

BULK & BAG FERTILIZER WAREHOUSES

Substandard	4.521.020
Fair	4.521.030
Standard	4.521.040

BULK ELEVATOR FERTILIZER WAREHOUSES

Fair	4.522.030
Standard	4.522.040

ARCHRIB FERTILIZER WAREHOUSES	
Standard	4.525.040
QUONSET METAL WAREHOUSES	
Substandard	4.600.020
Fair	4.600.030
Standard	4.600.040
AGRO METAL WAREHOUSES	
Fair	4.605.030
SELF-FRAMING METAL WAREHOUSES	
Standard	4.610.040
RIGID FRAME METAL WAREHOUSES	
Fair	4.615.030
Standard	4.615.040
Custom	4.615.060
MODULAR RIGID FRAME METAL WAREHOUSES	
Standard	4.620.040
Custom	4.620.060
RIGID FRAME METAL WAREHOUSES (Side Extensions)	
Standard	4.622.040
Custom	4.622.060
ARCHRIB WAREHOUSES	
Fair	4.630.030
Standard	4.630.040
SERVICE STATIONS (Sales Area)	
Substandard	4.750.020
Fair	4.750.030
Standard	4.750.040
Semi Custom	4.750.050
SERVICE STATIONS (Bays)	
Substandard	4.751.020
Fair	4.751.030
Standard	4.751.040
Semi Custom	4.751.050
SERVICE STATIONS (Kiosks)	
Standard	4.760.040
Semi Custom	4.760.050
SERVICE STATIONS (Canopies)	
Fair	4.762.030
Standard	4.762.040
Semi Custom	4.762.050
Custom	4.762.060

BULK OIL WAREHOUSES	
Substandard.....	4.770.020
Fair.....	4.770.030
BULK OIL OFFICES	
Substandard.....	4.775.020
Fair.....	4.775.030
Standard.....	4.775.040
GRAIN ELEVATORS	
Fair.....	4.850.030
GRAIN ELEVATORS/COMPOSITE GRAIN ELEVATORS	
Standard.....	4.850.040
TWIN GRAIN ELEVATORS	
Fair.....	4.852.030
Standard.....	4.852.040
STANDARD CRIBBED ANNEXES	
Standard.....	4.855.040
BALLOON OR FRAME ANNEXES	
Substandard.....	4.856.020
Fair.....	4.856.030
STEEL BIN ANNEXES	
Standard.....	4.857.040
Semi Custom.....	4.857.050
GRAIN ELEVATOR OFFICES	
Substandard.....	4.860.020
Fair.....	4.860.030
RELOCATABLE OFFICES	
Fair.....	4.870.030
Standard.....	4.870.040
RELOCATABLE COMMUNICATION BUILDINGS	
Standard.....	4.875.040
RELOCATABLE METAL OILFIELD BUILDINGS	
Standard.....	4.876.040
FRAME & FABRIC BUILDINGS	
Fair.....	4.880.030
Standard.....	4.880.040
Custom.....	4.880.060
AIR-SUPPORTED BUILDINGS	
Standard.....	4.881.040

POST-TENSION BUILDINGS

Standard	4.882.040
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GREENHOUSES (Quonset Type)

Economy	4.890.010
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Substandard	4.890.020
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Fair	4.890.030
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Standard	4.890.040
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GREENHOUSES (Bowrib Type)

Substandard	4.891.020
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Fair	4.891.030
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Standard	4.891.040
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Semi Custom	4.891.050
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GREENHOUSES (Gable Type)

Economy	4.892.010
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Substandard	4.892.020
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Fair	4.892.030
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Standard	4.892.040
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Semi Custom	4.892.050
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Custom	4.892.060
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SOLARIUMS

Standard	4.894.040
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Custom	4.894.060
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Expensive	4.894.080
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4.000.010 COMMERCIAL IMPROVEMENT CLASSIFICATION KEY**CLASSIFICATION CODING****MODEL TYPE**

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QUALITY

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STRUCTURE

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Code	Description	Code	Description	Code	Description
088	Rooming Houses	00	Poor	50	Concrete Slab on Grade
090	Low Rise Apartments	01	Economy	51	Foundation - Basementless
100	High Rise Apartments	02	Substandard	52	Basement
150	Motels - Side by Side Units	03	Fair	53	Basement 1/2 Above Grade
151	Motels - Back to Back Units	04	Standard	54	Sub-Basement Level
200	Hotels	05	Semi Custom	60	Main Level Structure
205	Motor Hotels	06	Custom	61	Main Level & Concrete Slab
206	Motor Hotel Room Sections	07	Good Custom	62	Main Level & Foundation
300	Stores	08	Expensive	63	Main Level & Basement
305	Convenience Stores	09	Luxurious	64	Main Level & Basement 1/2 Above Grade
310	Strip Shopping Centres			70	Upper Level Structure
312	Mall Shopping Centres			71	Upper Level Structure Extension
350	Offices			72	Upper Level Cantilever Extension
390	Skywalk Pedways			74	Mezzanine Level
391	Underground Pedways			80	Store Finish
395	Mechanical Penthouses			81	Mall Finish
400	Restaurants			82	Restaurant/Lounge Finish
405	Fast Food Restaurants			83	Office Finish
430	Parkades			84	Kitchen Finish
440	Theatre Lobbies			85	Lobby Finish
445	Single Theatre Auditoriums			86	Auditorium Finish
450	Multiple Theatres			87	Motel Room Finish
490	Banks			88	Suite Finish
500	Warehouses			89	Second Level Suite Finish
505	Warehouses/Metal Clad			90	Warehouse Finish
510	Sales Warehouses			91	Sales Area Finish
520	Bag Fertilizer Warehouses				
521	Bulk & Bag Fertilizer Warehouses				
522	Bulk Elevator Fertilizer Warehouses				
525	Archrib Fertilizer Warehouses				
600	Quonset Metal Warehouses				
605	Agro Metal Warehouses				
610	Self Framing Metal Warehouses				
615	Rigid Frame Metal Warehouses				
620	Modular Rigid Frame Metal Warehouses				
622	Rigid Frame Metal Warehouse Side Extension				
630	Archrib Warehouses				
750	Service Station - Sales Area				
751	Service Station - Bays				
760	Service Station - Kiosks				
762	Service Station - Canopies				
770	Bulk Oil Warehouses				
775	Bulk Oil Offices				

MODEL TYPE		QUALITY		STRUCTURE	
<input type="text"/>		<input type="text"/>		<input type="text"/>	
Code	Description	Code	Description	Code	Description
850	Grain Elevators/Composite Grain Elevators				
852	Twin Grain Elevators				
855	Cribbed Annexes				
856	Balloon or Frame Annexes				
857	Steel Bin Annex				
860	Grain Elevator Offices				
870	Relocatable Offices				
875	Relocatable Communication Equipment Buildings				
876	Relocatable Metal Oilfield Buildings				
880	Frame & Fabric Buildings				
881	Air-Supported Buildings				
882	Post-Tension Buildings				
890	Quonset Type Greenhouses				
891	Bowrib Type Greenhouses				
892	Gable Type Greenhouses				
894	Solariums				

4.090.020 MODEL TYPE 090
QUALITY 02

LOW RISE APARTMENTS - SUBSTANDARD

4.090.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.8 %
Partition Area: 80 %
Window Area: 7.0 %

Foundation - Basement 2.7 m

Exterior Wall - Main 2.7 m
 - Upper 2.7 m

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - unreinforced
Foundation Wall - Lift - 200 mm unreinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement - 75 mm unreinforced
 - **On Grade** - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, insulation or equivalent
Stairs - two wood stairs, painted
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - stucco
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 3-ply built-up or equivalent
Exterior Doors - Front - one low grade solid core wood
 - **Rear** - one economy solid core wood
Windows - low grade aluminum or equivalent
Heating - fair forced air or equivalent

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - economy to low grade tile or equivalent
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, paint
Suite Entrance Door - low grade hollow core wood
Interior Doors - economy to low grade hollow core wood
Cabinets - economy to low grade, painted
Plumbing - substandard fixtures and accessories
Electrical - minimum wiring; economy to low grade fixtures

4.090.022 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size Ranges - m ²		Size 1 (0-49)	Size 2 (50 & over)
		K	AR	K	AR
61	Main Level & Concrete Slab	400	87	800	79
64	Main Level & Basement 1/2 Above Grade	800	134	1 800	114
70	Upper Level	300	46	700	38
88	Suite Finish	4 700	71	5 300	60
89	Second Level Suite Finish	1 100	71	1 700	60

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.090.023 INSTALLATIONS**BASE STRUCTURE**

Concrete Slab - Basement	m ²	\$ 14.80
- On Grade	m ²	20.40
Base Floor Construction	m ²	18.40
Stairs - Basement or Upper	EA	245.00
Base Wall Construction	m ²	16.50
Exterior Wall Finish	m ²	30.00
Base Roof Construction	m ²	14.30
Roof Finish	m ²	18.30
Exterior Doors - Front	EA	310.00
- Rear	EA	190.00
Windows	m ²	164.00

SUITE FINISH

Floor Finish	m ²	\$ 13.50
Interior Wall Finish	m ²	8.40
Partitions	m ²	25.30
Party & Corridor Walls	m ²	30.30
Ceiling Finish	m ²	8.40
Suite Entrance Door	EA	225.00
Interior Doors	EA	85.00
Cabinets, approx. 2.4 m per suite	EA	600.00

4.090.024 PRECALCULATED ADJUSTMENTS**Masonry Veneer**

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	360	16.90	890	6.00
Main Level & Basement				
1/2 Above Grade	530	25.50	1 360	8.90
Upper Level	360	16.90	890	6.00

Eavesper m² - **add \$ 48.80****Plumbing**

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 430.00****4.090.025 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)
unit masonry or wood frame wall systems - **add or deduct 60% of wall cost**

Note: Wall Cost (as per Component Description)

Base Wall Construction	\$ 16.50
Exterior Wall Finish	30.00
Interior Wall Finish	<u>8.40</u>
Total:	m ² \$ 54.90

4.090.026 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

4.090.030 MODEL TYPE 090
QUALITY 03

LOW RISE APARTMENTS - FAIR

4.090.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.1 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Partition Area: 80 %		- Upper 2.7 m
Window Area: 7.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - light reinforced
Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement - 87 mm unreinforced
 - **On Grade** - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, insulation or equivalent
Stairs - two wood stairs, tile finish
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - stucco
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 3-ply built-up or equivalent
Exterior Doors - Front - one fair clear aluminum
 - **Rear** - one fair solid core wood
Corridor Doors - two low grade fire rated steel doors or equivalent
Windows - fair aluminum or equivalent
Heating - fair hot water

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - low grade to fair tile, carpet or equivalent; hardwood may be encountered in older styles
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, paint
Suite Entrance Door - fair hollow core wood
Interior Doors - low grade to fair hollow core wood
Cabinets - low grade to fair premanufactured, painted plywood or equivalent
Plumbing - fair fixtures and accessories; little or no vanities
Electrical - fair wiring and fixtures; an adequate number of outlets

4.090.032 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size 1 (0-49)		Size 2 (50 & over)	
	Size Ranges - m ²	K	AR	K	AR
61	Main Level & Concrete Slab	800	117	1 600	100
64	Main Level & Basement				
	1/2 Above Grade	1 100	154	2 200	133
70	Upper Level	500	50	900	42
71	Upper Level Extension		142		126
72	Upper Level Cantilever		127		119
88	Suite Finish	6 500	96	7 500	76
89	Second Level Suite Finish	1 800	96	2 800	76

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 71 designates the supported portion of an upper level extension.

ST Code 72 designates the unsupported portion of an upper level extension.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.090.033 INSTALLATIONS**BASE STRUCTURE**

Concrete Slab - Basement	m ²	\$ 17.00
- On Grade	m ²	23.50
Base Floor Construction	m ²	19.30
Stairs - Basement or Upper	EA	675.00
Base Wall Construction	m ²	18.20
Exterior Wall Finish	m ²	30.00
Base Roof Construction	m ²	15.50
Roof Finish	m ²	24.70
Exterior Doors - Front	EA	540.00
- Rear	EA	370.00
Corridor Doors	EA	320.00
Windows	m ²	192.90

SUITE FINISH

Floor Finish	m ²	\$ 14.90
Interior Wall Finish	m ²	13.00
Partitions	m ²	25.80
Party Walls	m ²	44.90
Corridor Walls	m ²	47.50
Ceiling Finish	m ²	8.70
Suite Entrance Door	EA	315.00
Interior Doors	EA	120.00
Cabinets, approx. 2.4 m per suite	EA	1 030.00

4.090.034 PRECALCULATED ADJUSTMENTS**Masonry Veneer**

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	360	16.90	890	6.00
Main Level & Basement 1/2 Above Grade	530	25.50	1 360	8.90
Upper Level	360	16.90	890	6.00

Eavesper m² - **add \$ 54.40****Plumbing**

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 670.00****Heating**forced air - **deduct 2% of Total Base Cost**pressurized hallways – **add per unit \$200.00**air conditioning – **add 5.1% of Total Base Cost****Balcony**including railing- **add**

K	AR m²
\$ 285	\$ 57.00

Note: consider patio doors as part of window area**4.090.035 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

Base Wall Construction	\$	18.20
Exterior Wall Finish		30.00
Interior Wall Finish		<u>13.00</u>
Total:	m ²	\$ 61.20

4.090.036 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against cost adjustments attributable to variations from Model Type specifications.

4.090.040 MODEL TYPE 090
QUALITY 04

LOW RISE APARTMENTS - STANDARD

4.090.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.3 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Partition Area: 80.0 %		- Upper 2.7 m
Window Area: 8.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - light reinforced

Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation

Concrete Slab - Basement - 100 mm unreinforced

- **On Grade** - 100 mm light reinforced

Base Floor Construction - wood joists, sheathing, insulation or equivalent

Stairs - two wood stairs, tile or carpet finish

Base Wall Construction - wood framing, sheathing, insulation

Exterior Wall Finish - average wood siding, stucco or equivalent; limited quantities of masonry veneer may be encountered

Base Roof Construction - wood joists, sheathing or equivalent

Roof Finish - rigid insulation, 4-ply built-up

Exterior Doors - Front - two average clear aluminum

- **Rear** - one fair clear aluminum

Corridor Doors - two fair fire rated steel doors or equivalent

Windows - average aluminum or equivalent

Heating - average hot water

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - fair to average tile, carpet or equivalent; hardwood may be encountered in older styles

Interior Wall Finish - gypsum wallboard, paint

Partitions - gypsum wallboard, paint

Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint

Ceiling Finish - gypsum wallboard, stipple

Suite Entrance Door - fair solid core wood

Interior Doors - fair hollow core wood

Cabinets - fair to average premanufactured

Plumbing - fair fixtures and accessories; fair premanufactured vanities

Electrical - average wiring and fixtures; an adequate number of outlets

4.090.042 BASE RATES PER SUITE (in dollars)

		Average Size Per Suite			
Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
61	Main Level & Concrete Slab	1 100	149	2 300	124
64	Main Level & Basement 1/2 Above Grade	1 600	196	3 200	164
70	Upper Level	700	651	300	52
71	Upper Level Extension		183		160
72	Upper Level Cantilever		167		153
88	Suite Finish	8 200	110	9 300	88
89	Second Level Suite Finish	2 300	110	3 400	88

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 71 designates the supported portion of an upper level extension.

ST Code 72 designates the unsupported portion of an upper level extension.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.090.043 INSTALLATIONS**BASE STRUCTURE**

Concrete Slab - Basement	m ²	\$ 18.90
- On Grade	m ²	26.30
Base Floor Construction	m ²	23.10
Stairs - Basement or Upper	EA	740.00
Base Wall Construction	m ²	23.30
Exterior Wall Finish	m ²	43.10
Base Roof Construction	m ²	17.70
Roof Finish	m ²	31.40
Exterior Doors - Front	EA	670.00
- Rear	EA	540.00
Corridor Doors	EA	470.00
Windows	m ²	195.60

SUITE FINISH

Floor Finish	m ²	\$ 16.30
Interior Wall Finish	m ²	15.20
Partitions	m ²	27.90
Party Walls	m ²	47.50
Corridor Walls	m ²	49.90
Ceiling Finish	m ²	9.20
Suite Entrance Door	EA	475.00
Interior Doors	EA	140.00
Cabinets, approx. 3 m per suite	EA	1 730.00

4.090.044 PRECALCULATED ADJUSTMENTS**Base Floor Construction**foamcell topping, 50 mm, per m² - **add \$ 8.30****Masonry Veneer**

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	330	15.20	820	5.30
Main Level & Basement 1/2 Above Grade	500	22.70	1 240	7.20
Upper Level	330	15.20	820	5.30

Eavesper m² - **add \$ 63.30****Gable Roof**Per m² - **add \$ 7.00****Plumbing**

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 670.00****Heating**pressurized hallways - **add per suite \$ 200.00**forced air - **deduct 2% of Total Base Cost**air conditioning - **add 5.1% of Total Base Cost****Balcony K AR m²**including railing - **add \$ 350 \$ 63.00****Note:** consider patio doors as part of window area**Apartment Security**entrance directory and base unit - **add \$ 1 000.00**intercom - **add per suite \$ 100.00****Mail Boxes**backloading - **add per suite \$ 55.00**frontloading - **add per suite \$ 63.00****Parking Lot Plug-ins**

double weatherproof receptacle

2 stalls per post - **add per stall \$ 220**4 stalls per post - **add per stall \$ 160****4.090.045 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

Base Wall Construction	\$ 23.30
Exterior Wall Finish	43.10
Interior Wall Finish	<u>15.20</u>
Total:	m² \$ 81.60

4.090.046 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations , thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

4.090.050 MODEL TYPE 090
QUALITY 05

LOW RISE APARTMENTS - SEMI CUSTOM

4.090.051 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.3 %	Foundation - Basement 2.7 m	Exterior Wall – Main 2.7 m
Partition Area: 80.0 %		- Upper 2.7 m
Window Area: 8.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - light reinforced
Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation
Concrete Slab - Basement and On Grade - 100 mm light reinforced
Base Floor Construction - wood joists, sheathing, insulation or equivalent
Stairs - two wood stairs, tile or carpet finish
Base Wall Construction - wood framing, sheathing, insulation
Exterior Wall Finish - average to good wood siding, stucco or equivalent; masonry veneer is frequently encountered
Base Roof Construction - wood joists, sheathing or equivalent
Roof Finish - rigid insulation, 4-ply built-up or equivalent
Exterior Doors - Front - two average bronze aluminum
 - Rear - one average clear aluminum
Corridor Doors - two average fire rated steel doors or equivalent
Windows - average to good aluminum or equivalent
Heating - average to good hot water

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - average carpet or equivalent
Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - wood framing, insulation, gypsum wallboard, paint
Ceiling Finish - gypsum wallboard, stipple
Suite Entrance Door - average to good solid core wood
Interior Doors - average hollow core wood
Cabinets - average premanufactured
Plumbing - average fixtures and accessories; average premanufactured vanities
Electrical - average to good wiring and fixtures

4.090.052 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size Ranges - m ²		Size 2 (50 & over)	
		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR
61	Main Level & Concrete Slab	1 300	158	2 800	128
64	Main Level & Basement 1/2 Above Grade	1 900	217	3 900	178
70	Upper Level	900	78	1 800	60
71	Upper Level Extension		196		169
72	Upper Level Cantilever		179		161
88	Suite Finish	10 600	120	11 700	98
89	Second Level Suite Finish	2 800	120	3 900	98

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 71 designates the supported portion of an upper level extension.

ST Code 72 designates the unsupported portion of an upper level extension.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.090.053 INSTALLATIONS**BASE STRUCTURE**

Concrete Slab - Basement	m ²	\$ 21.00
- On Grade	m ²	26.30
Base Floor Construction	m ²	26.60
Stairs - Basement or Upper	EA	900.00
Base Wall Construction	m ²	24.80
Exterior Wall Finish	m ²	53.10
Base Roof Construction	m ²	17.70
Roof Finish	m ²	31.40
Windows	m ²	218.40
Exterior Doors - Front	EA	760.00
- Rear	EA	670.00
Corridor Doors	EA	480.00

SUITE FINISH

Floor Finish	m ²	\$ 20.70
Interior Wall Finish	m ²	15.20
Partitions	m ²	27.90
Party Walls	m ²	49.90
Corridor Walls	m ²	49.90
Ceiling Finish	m ²	9.20
Suite Entrance Door	EA	545.00
Interior Doors	EA	150.00
Cabinets, approx. 3 m per suite	EA	2 650.00

4.090.054 PRECALCULATED ADJUSTMENTS**Base Floor Construction**foamcell topping, 38 mm, per m² - **add \$ 6.90**50 mm, per m² - **add \$ 8.30****Base Floor Construction**foamcell topping, 50 mm, per m² - **add \$ 8.30****Masonry Veneer**

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	220	10.00	550	3.50
Main Level & Basement 1/2 Above Grade	330	15.10	830	5.20
Upper Level	220	10.00	550	3.50

Eavesper m² - **add \$ 63.30****Gable Roof**per m² - **add \$ 7.00****Plumbing**

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 820.00****Heating**pressurized hallways - **add per suite \$ 200.00**forced air - **deduct 2% of Total Base Cost**air conditioning - **add 5.1% of Total Base Cost**

Balcony	K	AR m ²
including railing – add	\$ 350	\$ 63.00

Note: consider patio doors as part of window area**Apartment Security**entrance directory and base unit - **add \$ 1 000.00**intercom - **add per suite \$ 100.00****Mail Boxes**backloading - **add per suite \$ 55.00**frontloading - **add per suite \$ 63.00****4.090.055 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

Base Wall Construction	\$ 24.80
Exterior Wall Finish	53.10
Interior Wall Finish	<u>15.20</u>
Total:	m ² \$ 93.10

4.090.056 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per suite for a base structure, divide the total floor area per level – main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

4.090.060 MODEL TYPE 090
QUALITY 06

LOW RISE APARTMENTS - CUSTOM

4.090.061 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 6.6 %	Foundation - Basement 2.7 m	Exterior Wall - Main 2.7 m
Partition Area: 80.0 %		- Upper 2.7 m
Window Area: 10.0 %		

COMPONENT DESCRIPTION - BASE STRUCTURE

Concrete Footings - medium reinforced

Foundation Wall - Lift - 200 mm light reinforced concrete and wood framing, sheathing, insulation

Concrete Slab - Basement and On Grade - 100 mm light reinforced

Base Floor Construction - wood joists, sheathing, concrete topping, insulation or equivalent

Stairs - two wood stairs, carpet finish

Base Wall Construction - wood framing, sheathing, insulation

Exterior Wall Finish - good wood siding, stucco or equivalent; masonry veneer is frequently encountered

Base Roof Construction - wood joists, sheathing or equivalent

Roof Finish - rigid insulation, 4-ply built-up or equivalent

Exterior Doors - Front - two double good bronze aluminum

- **Rear** - one average bronze aluminum

Corridor Doors - two good fire rated steel doors or equivalent

Windows - good aluminum or equivalent

Heating - good hot water including pressurized hallways

COMPONENT DESCRIPTION - SUITE FINISH

Floor Finish - average to good carpet or equivalent

Interior Wall Finish - gypsum wallboard, paint

Partitions - gypsum wallboard, paint

Party & Corridor Walls - wood framing, insulation, soundboard, gypsum wallboard, paint

Ceiling Finish - gypsum wallboard, stipple

Suite Entrance Door - good solid core wood

Interior Doors - average to good hollow core wood

Cabinets - average to good premanufactured

Plumbing - average to good fixtures and accessories; average to good premanufactured vanities

Electrical - good wiring and fixtures

4.090.062 BASE RATES PER SUITE (in dollars)

ST Code	Structure	Average Size Per Suite			
		Size Ranges - m ²		Size 2 (50 & over)	
		Size 1 (0-49)		K	AR
61	Main Level & Concrete Slab	1 700	195	3 300	163
64	Main Level & Basement 1/2 Above Grade	2 400	278	4 600	235
70	Upper Level	1 000	105	2 100	85
71	Upper Level Extension		255		223
72	Upper Level Cantilever		237		215
88	Suite Finish	15 000	148	16 400	119
89	Second Level Suite Finish	3 600	148	5 000	119

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 71 designates the supported portion of an upper level extension.

ST Code 72 designates the unsupported portion of an upper level extension.

ST Code 88 designates typical suite finish for this classification.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.090.063 INSTALLATIONS**BASE STRUCTURE**

Concrete Slab - Basement	m ²	\$ 23.50
- On Grade	m ²	29.80
Base Floor Construction	m ²	36.20
Stairs - Basement or Upper	EA	950.00
Base Wall Construction	m ²	26.20
Exterior Wall Finish	m ²	55.00
Base Roof Construction	m ²	22.00
Roof Finish	m ²	40.90
Windows	m ²	272.90
Exterior Doors - Front	EA	1 000.00
- Rear	EA	760.00
Corridor Doors	EA	620.00

SUITE FINISH

Floor Finish	m ²	\$ 26.10
Interior Wall Finish	m ²	15.20
Partitions	m ²	30.10
Party Walls	m ²	56.10
Corridor Walls	m ²	70.90
Ceiling Finish	m ²	13.70
Suite Entrance Door	EA	655.00
Interior Doors	EA	195.00
Cabinets, approx. 3.3 m per suite	EA	3 330.00

4.090.064 PRECALCULATED ADJUSTMENTS**Base Floor Construction**

nil foamcell topping, per m² - **deduct \$ 6.90**

Masonry Veneer

(100% exterior wall)

per suite - **add**

	Size 1		Size 2	
	K	AR	K	AR
Main Level & Concrete Slab	220	9.60	550	3.10
Main Level & Basement				
1/2 Above Grade	320	14.50	820	4.60
Upper Level	220	9.60	550	3.10

Eaves

per m² - **add \$ 77.20**

Gable Roof

equate to roof cost in rate

Cedar Shakes

per m² - **add \$ 11.00**

Plumbing

(rate includes 4 fixtures)

per fixture - **add or deduct \$ 920.00**

Heating

air conditioning - **add 5.1% of Total Base Cost**

nil pressurized hallways - **deduct per suite \$ 200.00**

forced air - **deduct 2% of Total Base Cost**

Balcony

including railing - **add**

K	AR m ²
\$ 400	\$ 76.00

Note: consider patio doors as part of window area

Apartment Security

entrance directory and base unit - **add \$ 1 000.00**

intercom - **add per suite \$ 150.00**

Mail Boxes

backloading - **add per suite \$ 55.00**

frontloading - **add per suite \$ 63.00**

4.090.065 UNIT COST ADJUSTMENTS**Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost**

Note: Wall Cost (as per Component Description)

Base Wall Construction	\$ 26.20
Exterior Wall Finish	55.00
Interior Wall Finish	<u>15.20</u>
Total:	m ² \$ 96.40

4.090.066 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per suite for a base structure, divide the total floor area per level - main and upper levels only - by the number of suites on that level.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

4.100.060 MODEL TYPE 100
QUALITY 06

HIGH RISE APARTMENTS - CUSTOM

4.100.061 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 7.0 %
Span: 4.6 m

Foundation - Basement 3.0 m

Exterior Wall – Main 3.7 m
 - Upper 2.6 m

COMPONENT DESCRIPTION - BASE STRUCTURE

0555	Concrete Footings - medium reinforced
0702	Piles - reinforced concrete
0922	Concrete Pads - reinforced
1128	Grade Beams - reinforced concrete
1332	Foundation Walls - 250 mm heavy reinforced concrete
1525	Concrete Slab - Basement and On Grade - 125 mm light reinforced
	Framing - non-bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams
2150	Base Floor Construction - concrete flat plate system or equivalent
2367	Stairs - Basement and Upper - two concrete stairs
2533	Base Wall Construction - Main - 190 mm concrete block, loose fill insulation
2513	Base Wall Construction - Upper - steel studding, insulation, gypsum backing board or equivalent
2731	Exterior Wall Finish - good brick veneer
2965	Base Roof Construction - concrete flat plate system or equivalent
3314	Roof Finish - rigid insulation, 4-ply built-up or equivalent
3911	Shafts - Mechanical - concrete
3923	Stairwells - concrete, sprayed plaster
4728	Interior Doors - two average fire rated steel doors
6106	Plumbing Basic - good
6546	Heating - good hot water including pressurized corridors
6706	Electrical Basic - good wiring
6756	Fire Protection & Security - signal bells, manual pull-downs, fire hose cabinets, emergency lights, siamese connections, smoke detectors, intercom and security entrance

COMPONENT DESCRIPTION - LOBBY FINISH

4118	Interior Wall Finish - gypsum wallboard, paint
4335	Partitions - gypsum wallboard, paint or equivalent; partition area 30.0%
4513	Ceiling Finish - suspended gypsum wallboard and stipple or equivalent
4714	Interior Doors - good solid core wood or equivalent
4904	Baseboards & Trim - average to good
5123	Floor Finish - good carpet, tile or equivalent
6905	Electrical Fixtures - average to good lighting

4.100.061 GENERAL DESCRIPTION**COMPONENT DESCRIPTION - SUITE FINISH (QU 04 - STANDARD)**

Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - steel studding, insulation, gypsum wallboard, paint or concrete block, insulation, gypsum wallboard, paint or equivalent
Ceiling Finish - stipple
Suite Entrance Door - average solid core wood
Interior Doors - fair hollow core wood
Baseboards & Trim - fair
Floor Finish - fair to average carpet, tile or equivalent
Cabinets - fair premanufactured
Plumbing - fair fixtures and accessories; fair premanufactured vanities
Electrical Fixtures - average

COMPONENT DESCRIPTION - SUITE FINISH (QU 06 - CUSTOM)

Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint
Party & Corridor Walls - steel studding, insulation, soundboard, gypsum wallboard, paint or concrete block, insulation, gypsum wallboard, paint or equivalent
Ceiling Finish - stipple
Suite Entrance Door - good solid core wood
Interior Doors - average to good hollow core wood
Baseboards & Trim - average to good
Floor Finish - average to good carpet, tile or equivalent
Cabinets - average to good premanufactured
Plumbing - average to good fixtures and accessories; average to good premanufactured vanities
Electrical Fixtures - good

COMPONENT DESCRIPTION - SUITE FINISH (QU 08 - EXPENSIVE)

Interior Wall Finish - gypsum wallboard, paint
Partitions - gypsum wallboard, paint; hardwood feature walls may be encountered
Party & Corridor Walls - steel studding, insulation, soundboard, gypsum wallboard, paint or concrete block, insulation, gypsum wallboard, paint or equivalent
Ceiling Finish - stipple
Suite Entrance Door - expensive solid core wood
Interior Doors - good to expensive hollow core wood
Baseboards & Trim - good
Floor Finish - good to expensive carpet or equivalent; small amounts of ceramic tile may be encountered
Cabinets - fairly spacious kitchens, good to expensive kitchen cabinets; built-in cabinets may be encountered
Plumbing - good to expensive fixtures, specialty accessories; good custom vanities
Electrical Fixtures - expensive fixtures; special effect lighting may be encountered

4.100.062 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	63 200	319	94 900	27 315	8 100	246		
63	Main Level & Basement	89 900	438	126 700	38519	8 500	353		
70	Upper Level	42 200	166	56 100	147	79 700	134		

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
85	Lobby Finish	700	110	4 000	86	6 600	80		

Average Size Per Suite

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
QU 04 - Standard									
88	Suite Finish, per suite	7 700	105	8 800	84	10 700	76		
89	Second Level Suite Finish	1 800	105	2 900	84	4 800	76		
QU 06 - Custom									
88	Suite Finish, per suite	14 100	145	15 900	110	18 800	98		
89	Second Level Suite Finish	2 900	145	4 700	110	7 600	98		
QU 08 - Expensive									
88	Suite Finish, per suite	25 400	195	27 100	159	30 100	147		
89	Second Level Suite Finish	4 100	195	5 800	159	8 800	147		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 70 designates the base structure of an upper level.

ST Code 85 designates lobby finish (see General Information).

ST Code 88 designates typical suite finish for this classification on a per suite basis.

ST Code 89 designates the second level of typical suite finish where the suite is 2 storey in nature.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.100.063 MODULE RATES (in dollars)**Concrete Slab on Grade**
(MT 100 QU 06 ST 50)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	280	5.10	450	4.80	750	4.70		
0702	Piles	2 770	6.30	4 540	3.80	7 530	2.30		
0922	Concrete Pads	-500	5.70	-980	6.30	-1 910	6.80		
1128	Grade Beams	3 850	8.80	6 300	5.30	10 450	3.20		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30		
6106	Plumbing Basic	340	2.40	540	2.10	880	1.90		
6536	Heating	840	6.00	1 360	5.20	2 220	4.80		
6706	Electrical Basic	440	3.10	710	2.70	1 160	2.50		
	Miscellaneous	160	1.20	260	1.00	430	0.90		
	Architect Fees	620	4.40	990	3.80	1 620	3.50		
	Total:	8 800	62.30	14 170	54.30	23 130	49.90		

Basement
(MT 100 QU 06 ST 52)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	1 850	33.90	3 030	32.20	5 020	31.20		
0555	Concrete Footings	1 540	3.50	2 520	2.10	4 180	1.30		
0922	Concrete Pads	-500	5.70	-980	6.30	-1 910	6.80		
1332	Foundation Walls	11 360	25.80	18 600	15.50	30 840	9.30		
1525	Concrete Slab	0	19.30	0	19.30	0	19.30		
1752	Interior Columns	-1 060	12.10	-2 090	13.50	-4 070	14.50		
2150	Base Floor Constr.	0	45.00	0	45.00	0	45.00		
2367	Stairs	3 450	0.00	3 450	0.00	3 450	0.00		
3911	Shafts	2 760	0.00	2 760	0.00	2 760	0.00		
3923	Stairwells 6 480	0.00	6 480	0.00	6 480	0.00			
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00		
6106	Plumbing Basic	580	4.10	910	3.60	1 460	3.30		
6536	Heating	1 450	10.30	2 280	9.00	3 670	8.30		
6706	Electrical Basic	760	5.30	1 190	4.70	1 920	4.30		
6756	Fire Prot. & Sec.	3 000	1.50	3 100	1.40	3 500	1.20		
	Miscellaneous	280	2.00	440	1.70	710	1.60		
	Architect Fees	2 490	12.70	3 220	11.60	4 450	11.00		
	Total:	35 540	181.20	46 010	165.90	63 560	157.10		

4.100.063 MODULE RATES (in dollars)**Main Level Base Structure**
(MT 100 QU 06 ST 60)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR		
0100	Sitework	500	0.90	500	0.80	500	0.70		
1752	Interior Columns	-1 310	14.90	-2 570	16.70	-5 020	17.90		
1754	Exterior Columns	2 270	5.10	3 710	3.10	6 150	1.90		
2533	Base Wall Constr.	11 510	26.20	18 830	15.70	31 320	9.40		
2731	Ext. Wall Finish	17 750	40.30	29 040	24.20	48 150	14.60		
2965	Base Roof Constr.	0	45.00	0	45.00	0	45.00		
3314	Roof Finish	0	27.50	0	27.50	0	27.50		
3911	Shafts	3 400	0.00	3 400	0.00	3 400	0.00		
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00		
6106	Plumbing Basic	2 080	14.50	3 130	13.00	4 900	12.10		
6536	Heating	5 220	36.50	7 870	32.70	12 310	30.40		
6706	Electrical Basic	2 740	19.10	4 120	17.10	6 450	15.90		
6756	Fire Prot. & Sec.	4 300	1.50	4 400	1.40	4 800	1.20		
	Miscellaneous	1 010	7.10	1 530	6.30	2 390	5.90		
	Architect Fees	3 810	18.00	5 650	15.30	9 450	13.70		
	Total:	54 380	256.60	80 710	218.80	134 940	196.20		

Upper Level Base Structure
(MT 100 QU 06 ST 70)

Code	Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR		
1752	Interior Columns	-920	10.50	-1 810	11.70	-3 530	12.60		
1754	Exterior Columns	1 590	3.60	2 600	2.20	4 320	1.30		
2150	Base Floor Constr.	0	45.00	0	45.00	0	45.00		
2367	Stairs	2 990	0.00	2 990	0.00	2 990	0.00		
2513	Base Wall Constr.	2 750	6.20	4 490	3.70	7 450	2.20		
2731	Ext. Wall Finish	12 470	28.30	20 400	17.00	33 840	10.20		
3911	Shafts	2 390	0.00	2 390	0.00	2 390	0.00		
3923	Stairwells 5 620	0.00	5 620	0.00	5 620	0.00			
4728	Interior Doors	1 100	0.00	1 100	0.00	1 100	0.00		
6106	Plumbing Basic	1 560	11.20	2 130	10.40	3 080	9.90		
6536	Heating	3 910	28.10	5 340	26.10	7 750	24.80		
6706	Electrical Basic	2 050	14.70	2 800	13.70	4 060	13.00		
6756	Fire Prot. & Sec.	3 000	1.50	3 100	1.40	3 500	1.20		
	Miscellaneous	760	5.50	1 040	5.10	1 500	4.80		
	Architect Fees	2 960	11.60	3 930	10.30	5 580	9.40		
	Total:	42 230	166.20	56 120	146.60	79 650	134.40		

4.100.063 MODULE RATES (in dollars)**Lobby Finish**

(MT 100 QU 06 ST 85) - finish height - 3.0 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50-249)		Size 3 (250 & over)	
		K	AR	K	AR	K	AR		
4118	Int. Wall Finish	360	19.20	920	8.20	1 880	4.20		
4335	Partitions 0	11.70	0	11.70	0	11.70			
4513	Ceiling Finish	0	14.30	0	14.30	0	14.30		
4714	Interior Doors	240	14.10	2 710	4.20	4 030	2.30		
4904	Baseboards	40	2.00	100	0.90	200	0.50		
5123	Floor Finish	0	25.00	0	25.00	0	25.00		
6905	Electric. Fixtures	0	16.00	0	16.00	0	16.00		
	Architect Fees	50	7.70	280	6.00	460	5.60		
	Total:	690	110.00	4 010	86.30	6 570	79.60		

Installation Rates, Suite Finish

Interior Wall Finish	m ²	\$ 15.20
Partitions		
standard	m ²	27.90
custom	m ²	30.10
expensive	m ²	39.30
Party & Corridor Walls		
standard	m ²	51.50
custom & expensive	m ²	90.10
Ceiling Finish	m ²	9.60
Suite Entrance Door		
standard	EA	480.00
custom	EA	660.00
expensive	EA	950.00
Interior Doors		
standard	EA	140.00
custom	EA	200.00
expensive	EA	290.00
Floor Finish		
standard	EA	16.30
custom	EA	24.20
expensive	EA	45.80
Cabinets, per suite		
standard, approx. 3 m	EA	1 730.00
custom, approx. 3.3 m	EA	3 330.00
expensive, approx. 4 m	EA	5 380.00

4.100.064 PRECALCULATED ADJUSTMENTS (in dollars)**Height**per metre of height - **add or deduct**

Component	Size Ranges - m ²		Size 3 (0-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR		
Foundation Wall	4 300	15.70	6 870	12.10	11 130	9.90		
Exterior Wall-Main								
Base Wall Constr.	3 110	7.10	5 090	4.20	8 440	2.60		
Ext. Wall Finish	4 800	10.90	7 850	6.50	13 010	3.90		
Interior Columns	-340	4.00-690		4.50-1 350	4.80			
Exterior Columns		610	1.40	1 000	0.80	1 660	0.50	
Plumbing Basic		420	1.20	680	0.80	1 110	0.60	
Heating 1 100		3.20	1 790	2.20	2 940	1.60		
Electrical Basic		650	1.90	1 060	1.30	1 740	0.90	
Total:	10 350	29.70	16 780	20.30	27 550	14.90		
Mechanical Shafts, per shaft		460	0.00	460	0.00	460	0.00	
Stairwells, per stairwell		1 080	0.00	1 080	0.00	1 080	0.00	
Stairs, per stair								
Basement		570	0.00	570	0.00	570	0.00	
Upper		570	0.00	570	0.00	570	0.00	

Plumbinglobby and service areas, per fixture - **add \$ 670.00**

standard suite

rate includes 4 fixtures, per fixture - **add or deduct \$ 670.00**whirlpool bathtub, in addition to a fixture cost - **add \$ 1 930.00**

custom suite

rate includes 4 fixtures, per fixture - **add or deduct \$ 920.00**whirlpool bathtub, in addition to a fixture cost - **add \$ 2 680.00**

expensive suite

rate includes 6 fixtures, per fixture - **add or deduct \$1 740.00**whirlpool bathtub, in addition to a fixture cost - **add \$ 2 910.00****Heating**air conditioning - **add total cost of heating times 0.8****Balcony**with metal railing, per balcony - **add K \$ 150.00****AR m² \$ 77.00**with precast concrete panel railing, per balcony - **add K \$ 300.00****AR m² \$ 110.00**

4.100.065 UNIT COST ADJUSTMENTS (in dollars)**Partitions/Party Walls**

(for unfinished service areas)

concrete block and paint, per m² - **add \$ 79.30**steel studding, insulation and fire rated gypsum wallboard, per m² - **add \$ 44.70****Fire Detection Systems**

annunciator and control panel

8 zone display - **add \$ 2 000.00**12 zone display - **add \$ 3 200.00**24 zone display - **add \$ 4 300.00**32 zone display - **add \$ 5 500.00**

annunciator and control panel with voice alarm system

8 zone display - **add \$ 8 200.00**12 zone display - **add \$ 12 300.00**24 zone display - **add \$ 15 700.00**32 zone display - **add \$ 19 100.00**

Note: The number of zones can usually be counted on the annunciator panel.
Highrise apartments normally use one zone per floor.

Fire Protection Systems

automatic sprinkler system - refer to 5.015.505

Mail Boxesbackloading - **add per suite \$ 55.00**frontloading - **add per suite \$ 63.00****Chutes**

garbage chutes - refer to 5.014.215

Conveying Systems

elevator shafts - refer to 5.900.390

passenger elevator equipment - refer to 5.014.110 and 5.014.115

Windowsfair double glazed aluminum windows, per m² - **add \$ 173.00**average double glazed aluminum windows, per m² - **add \$ 182.00**good double glazed aluminum windows, per m² - **add \$ 191.00**expensive double glazed aluminum window, per m² - **add \$ 200.00**average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**good bronze sealed unit aluminum framing system, per m² - **add \$ 231.00**good black sealed unit aluminum framing system, per m² - **add \$ 286.00****Doors, Exterior**average clear aluminum door, EA - **add \$ 670.00**average bronze aluminum door, EA - **add \$ 760.00**average hollow steel door, EA - **add \$ 480.00**good clear aluminum door, EA - **add \$ 890.00**good bronze aluminum door, EA - **add \$ 1 000.00**good black aluminum door, EA - **add \$ 1 200.00**good hollow steel door, EA - **add \$ 620.00**

4.100.065 UNIT COST ADJUSTMENTS (in dollars)**Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**curtain wall window system - **deduct 100% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost - Main (as per Component Description)

2533 Base Wall Construction		\$ 70.70
2731 Exterior Wall Finish		109.00
4118 Interior Wall Finish		<u>14.30</u>
Total:	m²	\$ 194.00

OR

Wall Cost - Upper (as per Component Description)

2513 Base Wall Construction		\$ 24.00
2731 Exterior Wall Finish		109.00
Interior Wall Finish		<u>15.20</u>
Total:	m²	\$ 148.20

4.100.066 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per suite for suite finish, divide the finished floor area per level by the number of suites on that level. Small finished service areas located on suite floors shall be included in the floor area used to calculate suite finish.

High Rise Apartment lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, party rooms, recreation rooms and finished service areas.

Service areas are considered to be rooms that provide a utility service to the apartment. Examples of service areas are laundry rooms, mail rooms, maintenance rooms, storage rooms, mechanical rooms and garbage rooms. Various service areas, depending on utility, may be encountered as unfinished or partially unfinished. Completely finished service areas must be included in the floor area used to calculate lobby finish or suite finish.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

An adjustment for Architect Fees must be made against cost adjustments attributable to variations from Model Type specifications.

**4.150.020 MODEL TYPE 150, 151
QUALITY 02**

MOTEL - SUBSTANDARD

4.150.021 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 2.8 %	Foundation - Basementless 0.6 m	Exterior Wall - Main 2.4 m
Partition Area: 50 %		- Upper 2.4 m
Window Area: 8 %		

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0509	Concrete Footings - unreinforced or equivalent
1115	Grade Beams - unreinforced concrete or equivalent
1306	Foundation Walls - 200 mm unreinforced concrete
1513	Concrete Slab - 75 mm light reinforced
2103	Base Floor Construction - wood joists, sheathing
2504	Base Wall Construction - wood framing, sheathing, insulation
2709	Exterior Wall Finish - stucco
2932	Base Roof Construction - wood joists, sheathing or equivalent
3311	Roof Finish - rigid insulation, 3-ply built-up or equivalent
3520	Windows - double glazed
3711	Exterior Door - low grade wood
6102	Plumbing Basic - substandard
6502	Heating - substandard forced air with simple ducting
6702	Electrical - substandard wiring and fixtures

COMPONENT DESCRIPTION - ROOM FINISH

4115	Interior Wall Finish - gypsum wallboard, paint
4311	Partitions - gypsum wallboard, paint
4322	Party Walls - wood framing, insulation, gypsum wallboard, paint
4512	Ceiling Finish - gypsum wallboard, paint
4700	Interior Door - low grade hollow core wood
4901	Baseboards & Trim - low grade
5101	Floor Finish - low grade tile or equivalent

4.150.022 BASE RATES PER UNIT (in dollars)

ST Code	Structure	MT 150 SIDE BY SIDE UNITS (Average Size Per Unit)				MT151 BACK TO BACK UNITS (Average Size Per Unit)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
Size Ranges - m ²		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	1 300	139	2 500	114	1 100	127	1 900	110
62	Main Level & Foundation	1 600	174	3 200	142	1 300	160	2 500	136
70	Upper Level	1 100	91	2 100	72	81	1 500	68	
87	Room Finish	700	67	1 300	53	800	71	1 600	55

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 62 designates the base structure of a main level with a basementless foundation.

ST Code 70 designates the base structure of an upper level.

ST Code 87 designates typical room interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.150.023 MODULE RATES PER UNIT (in dollars)**Concrete Slab on Grade**

Code	Component	Side by Side Units (MT 150 QU 02 ST 50)				Back to Back Units (MT 151 QU 02 ST 50)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
Size Ranges - m ²		K	AR	K	AR	K	AR	K	AR
0300	Excavation	20	5.60	50	4.90	20	4.70	40	4.20
1115	Grade Beams	100	5.50	260	2.30	90	4.80	230	2.00
1513	Concrete Slabs	0	13.20	0	13.20	0	13.20	0	13.20
6102	Plumbing Basic	0	0.80	10	0.70	0	0.70	10	0.60
6502	Heating	10	2.00	20	1.60	10	1.80	20	1.60
6702	Electrical	10	2.00	20	1.60	10	1.80	20	1.60
	Miscellaneous	0	0.60	10	0.50	0	0.60	10	0.50
	Architect Fees	0	0.90	10	0.70	0	0.80	10	0.70
Total:		140	30.60	380	25.50	130	28.40	340	24.40

Foundation - Basementless

Code	Component	Side by Side Units (MT 150 QU 02 ST 51)				Back to Back Units (MT 151 QU 02 ST 51)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
Size Ranges - m ²		K	AR	K	AR	K	AR	K	AR
0300	Excavation	30	7.40	70	6.60	20	6.30	60	5.60
0509	Concrete Footings	100	5.50	260	2.30	90	4.80	230	2.00
1306	Foundation Walls	220	11.30	540	4.80	190	9.90	480	4.20
2103	Base Floor Constr.	0	28.50	0	28.50	0	28.50	0	28.50
6102	Plumbing Basic	10	1.70	30	1.40	10	1.60	30	1.30
6502	Heating	30	4.20	70	3.40	20	4.00	60	3.20
6702	Electrical	30	4.20	70	3.40	20	4.00	60	3.20
	Miscellaneous	10	1.30	20	1.00	10	1.20	20	1.00
	Architect Fees	10	1.80	30	1.50	10	1.70	30	1.40
Total:		440	65.90	1 090	52.90	370	62.00	970	50.40

4.150.023 MODULE RATES PER UNIT (in dollars)**Main Level Base Structure****Side by Side Units**
(MT 150 QU 02 ST 60)**Back to Back Units**
(MT 151 QU 02 ST 60)

Code	Component	Size Ranges - m²		Size 1		Size 2		Size 1		Size 2	
		(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00	50	1.00	50	1.00	50	1.00
2504	Base Wall Constr.	180	8.10	440	2.80	100	4.60	250	1.60		
2709	Ext. Wall Finish	260	11.90	640	4.10	150	6.80	370	2.40		
2932	Base Roof Constr.	020.600		20.60	0	20.60		0	20.60		
3311	Roof Finish	0	20.30	0	20.30	0	20.30	0	20.30		
3520	Windows	0	12.60	0	12.60	0	12.60	0	12.60		
3711	Exterior Door	310	0.00	310	0.00	310	0.00	310	0.00		
6102	Plumbing Basic	50	4.60	90	3.70	40	4.40	80	3.70		
6502	Heating	120	11.20	220	9.10	110	10.90	200	9.00		
6702	Electrical	120	11.20	220	9.10	110	10.90	200	9.00		
	Miscellaneous	40	3.40	70	2.80	30	3.30	60	2.70		
	Architect Fees	30	3.00	60	2.50	30	2.70	40	2.40		
Total:		1 160	107.90	2 100	88.60	930	98.10	1 560	85.30		

Upper Level Base Structure**Side by Side Units**
(MT 150 QU 02 ST 70)**Back to Back Units**
(MT 151 QU 02 ST 70)

Code	Component	Size Ranges - m²		Size 1		Size 2		Size 1		Size 2	
		(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
		K	AR	K	AR	K	AR	K	AR	K	AR
2103	Base Floor Constr	0	28.50	0	28.50	0	28.50	0	28.50		
2504	Base Wall Constr.	180	8.10	440	2.80	100	4.60	250	1.60		
2709	Ext. Wall Finish	260	11.90	640	4.10	150	6.80	370	2.40		
3520	Windows	0	12.60	0	12.60	0	12.60	0	12.60		
3711	Exterior Door	310	0.00	310	0.00	310	0.00	310	0.00		
6102	Plumbing Basic	50	4.10	90	3.30	40	4.00	80	3.20		
6502	Heating	110	10.10	220	8.00	100	9.80	200	7.90		
6702	Electrical	110	10.10	220	8.00	100	9.80	200	7.90		
	Miscellaneous	30	3.10	70	2.40	30	3.00	60	2.40		
	Architect Fees	30	2.50	60	2.00	20	2.30	40	1.90		
Total:		1 080	91.00	2 050	71.70	850	81.40	1 510	68.40		

4.150.023 MODULE RATES PER UNIT (in dollars)

Code	Component	Room Finish							
		Side by Side Units (MT 150 QU 02 ST 87)				Back to Back Units (MT 151 QU 02 ST 87)			
		Size Ranges - m ² Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR	K	AR	K	AR	
4115	Int. Wall Finish	110	4.90	260	1.70	110	4.90	260	1.70
4311	Partitions	0	7.90	0	17.90	0	17.90	0	17.90
4322	Party Walls	310	16.00	760	6.80	390	20.30	970	8.60
4512	Ceiling Finish	0	13.60	0	13.60	0	13.60	0	13.60
4700	Interior Door	220	0.00	220	0.00	220	0.00	220	0.00
4901	Baseboards	20	2.50	60	1.80	20	2.50	60	1.80
5101	Floor Finish	0	9.90	0	9.90	0	9.90	0	9.90
	Architect Fees	20	1.90	40	1.50	20	2.00	40	1.50
	Total:	680	66.70	1 340	53.20	760	71.10	1 550	55.00

4.150.024 PRECALCULATED ADJUSTMENTS (in dollars)**Height**

per metre of height - add or deduct per unit

Component	Side by Side Units				Back to Back Units			
	Size Ranges - m ² Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR	K	AR	K	AR
Exterior Wall								
Base Wall Constr.	70	3.40	1801.20		40	1.90	100	0.70
Ext. Wall Finish	110	4.90	270	1.70	60	2.80	150	1.00
Plumbing Basic	10	0.30	20	0.10	0	0.20	10	0.10
Heating	20	0.80	40	0.30	10	0.50	30	0.20
Electrical	20	0.80	40	0.30	10	0.50	30	0.20
Total:	230	10.20	550	3.60	120	5.90	320	2.20
Party Walls	130	6.60	320	2.80	160	8.50	410	3.60
Int. Wall Finish	40	2.00	110	0.70	40	2.00	110	0.70

4.150.024 PRECALCULATED ADJUSTMENTS**Stairs**

(includes railings)

wood, per m rise - **add \$ 110.00****Open Walkway**

(includes posts and railings)

wood, per m² - **add \$ 79.50****Gable Roof**per m² - **deduct \$ 7.00****Eaves**per m² - **add \$ 55.00****Plumbing**per fixture - **add \$ 430.00****Old Style Mechanical**plumbing, heating and wiring - **deduct 30% of mechanical installations****4.150.025 UNIT COST ADJUSTMENTS****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2504 Base Wall Construction	\$ 21.80
2709 Exterior Wall Finish	32.00
4115 Interior Wall Finish	<u>13.20</u>
Total:	m² \$ 67.00

4.150.026 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per unit for a base structure or for room finish, divide the total floor area per level by the number of units on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.150.030 MODEL TYPE 150, 151
QUALITY 03**

MOTEL - FAIR

4.150.031 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 4.1 %	Foundation - Basementless 1.2 m	Exterior Wall - Main 2.4 m
Partition Area: 50 %		- Upper 2.4 m
Window Area: 10 %		

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0545	Concrete Footings - medium reinforced
0700	Piles - reinforced concrete
1120	Grade Beams - reinforced concrete or equivalent
1306	Foundation Walls - 200 mm unreinforced concrete
1514	Concrete Slab - 100 mm light reinforced
2145	Base Floor Construction - 200 mm hollow core concrete slab
2532	Base Wall Construction - 190 mm concrete block, loose fill insulation
2701	Exterior Wall Finish - paint
2971	Base Roof Construction - wood joists and deck system
3312	Roof Finish - rigid insulation, 4-ply built-up
3521	Windows - double glazed
3712	Exterior Door - fair wood
6103	Plumbing Basic - fair
6503	Heating - fair multizone forced air
6703	Electrical - fair wiring, minimal fixtures

COMPONENT DESCRIPTION - ROOM FINISH

4101	Interior Wall Finish - paint
4312	Partitions - gypsum wallboard, paint
4352	Party Walls - 140 mm standard or 190 mm substandard concrete block
4506	Ceiling Finish - sprayed plaster
4701	Interior Door - fair hollow core wood
4902	Baseboards & Trim - fair
5120	Floor Finish - fair carpet or equivalent

4.150.032 BASE RATES PER UNIT (in dollars)

ST Code	Structure	MT 150 SIDE BY SIDE UNITS (Average Size Per Unit)				MT151 BACK TO BACK UNITS (Average Size Per Unit)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	2 200	204	4 500	157	1 700	186	3 500	150
62	Main Level & Foundation	2 300	284	4 800	233	1 900	263	3 800	224
70	Upper Level	1 400	154	2 700	128	1 100	141	2 000	124
87	Room Finish	800	65	1 500	50	900	71	1 800	53

ST Code 61 designates the base structure of a main level with a concrete slab on grade.
 ST Code 62 designates the base structure of a main level with a basementless foundation.
 ST Code 70 designates the base structure of an upper level.
 ST Code 87 designates typical room interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.150.033 MODULE RATES PER UNIT (in dollars)**Concrete Slab on Grade**

Code	Component	Side by Side Units (MT 150 QU 03 ST 50)				Back to Back Units (MT 151 QU 03 ST 50)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	20	5.60	50	4.90	20	4.70	40	4.20
0700	Piles	140	7.20	350	3.10	120	6.40	310	2.70
1120	Grade Beams	390	20.30	970	8.60	340	17.80	850	7.50
1514	Concrete Slabs	0	15.90	0	15.90	0	15.90	0	15.90
6103	Plumbing Basic	10	1.30	40	0.90	10	1.20	30	0.80
6503	Heating	50	4.60	130	3.00	40	4.20	110	2.80
6703	Electrical	40	3.40	90	2.20	30	3.10	80	2.10
	Miscellaneous	10	1.20	30	0.80	10	1.10	30	0.70
	Architect Fees	30	2.50	70	1.70	20	2.30	60	1.60
Total:		690	62.00	1 730	41.10	590	56.70	1 510	38.30

Foundation - Basementless

Code	Component	Side by Side Units (MT 150 QU 03 ST 51)				Back to Back Units (MT 151 QU 03 ST 51)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	60	14.80	140	13.10	50	12.60	120	11.10
0545	Concrete Footings	160	8.10	390	3.40	140	7.10	340	3.00
1306	Foundation Walls	430	22.60	1 080	9.50	380	19.80	950	8.40
2145	Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50
6103	Plumbing Basic	20	3.00	40	2.50	20	2.80	40	2.40
6503	Heating	60	10.50	150	8.60	50	9.90	130	8.30
6703	Electrical	40	7.70	110	6.40	40	7.30	100	6.20
	Miscellaneous	20	2.70	40	2.20	10	2.60	30	2.20
	Architect Fees	30	5.80	80	4.80	30	5.50	70	4.60
Total:		820	141.70	2 030	117.00	720	134.10	1 780	112.70

4.150.033 MODULE RATES PER UNIT (in dollars)**Main Level Base Structure**

Side by Side Units
(MT 150 QU 03 ST 60)

Back to Back Units
(MT 151 QU 03 ST 60)

Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00	50	1.00	50	1.00	50	1.00
2532	Base Wall Constr.	560	25.10	1 400	8.20	320	14.30	800	4.70		
2701	Ext. Wall Finish	50	2.20	120	0.70	30	1.20	70	0.40		
2971	Base Roof Constr.	0	32.80	0	32.80	0	32.80	0	32.80	0	32.80
3312	Roof Finish	0	22.70	0	22.70	0	22.70	0	22.70	0	22.70
3521	Windows	0	17.30	0	17.30	0	17.30	0	17.30	0	17.30
3712	Exterior Door	370	0.00	370	0.00	370	0.00	370	0.00	370	0.00
6103	Plumbing Basic	50	4.40	90	3.50	40	4.30	80	3.50		
6503	Heating	170	15.50	320	12.40	150	14.90	280	12.30		
6703	Electrical	120	11.50	240	9.20	110	11.00	210	9.10		
	Miscellaneous	40	4.00	80	3.20	40	3.90	70	3.20		
	Architect Fees	60	5.90	110	4.80	50	5.40	80	4.70		
Total:		1 470	142.40	2 780	115.80	1 160	128.80	2 010	111.70		

Upper Level Base Structure

Side by Side Units
(MT 150 QU 03 ST 70)

Back to Back Units
(MT 151 QU 03 ST 70)

Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
2145	Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50	0	66.50
2532	Base Wall Constr.	560	25.10	1 400	8.20	320	14.30	800	4.70		
2701	Ext. Wall Finish	50	2.20	120	0.70	30	1.20	70	0.40		
3521	Windows	0	17.30	0	17.30	0	17.30	0	17.30	0	17.30
3712	Exterior Door	370	0.00	370	0.00	370	0.00	370	0.00	370	0.00
6103	Plumbing Basic	50	4.60	90	3.80	40	4.50	80	3.70		
6503	Heating	160	16.20	310	13.10	150	15.70	280	13.00		
6703	Electrical	120	12.00	230	9.70	110	11.60	210	9.60		
	Miscellaneous	40	4.20	80	3.40	40	4.10	70	3.40		
	Architect Fees	60	6.30	110	5.20	50	5.80	80	5.10		
Total:		1 410	154.40	2 710	127.90	1 110	141.00	1 960	123.70		

4.150.033 MODULE RATES PER UNIT (in dollars)**Room Finish**

Side by Side Units
(MT 150 QU 03 ST 87)

Back to Back Units
(MT 151 QU 03 ST 87)

Code Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
4101 Int. Wall Finish	40	1.70	90	0.60	40	1.70	90	0.60		
4312 Partitions	0	18.30	0	18.30	0	18.30	0	18.30		
4352 Party Walls	420	21.70	1 040	9.20	530	27.60	1 320	11.70		
4506 Ceiling Finish	0	5.20	0	5.20	0	5.20	0	5.20		
4701 Interior Door	260	0.00	260	0.00	260	0.00	260	0.00		
4902 Baseboards	30	3.10	80	2.20	30	3.10	80	2.20		
5120 Floor Finish	0	12.50	0	12.50	0	12.50	0	12.50		
Architect Fees	30	2.70	60	2.10	40	2.90	70	2.20		
Total:	780	65.20	1 530	50.10	900	71.30	1 820	52.70		

4.150.034 PRECALCULATED ADJUSTMENTS (in dollars)**Height**

per metre of height - add or deduct per unit

Side by Side Units

Back to Back Units

Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Exterior Wall										
Base Wall Constr.	230	10.50	580	3.40	130	6.00	330	2.00		
Ext. Wall Finish	20	0.90	50	0.30	10	0.50	30	0.20		
Plumbing Basic	10	0.30	20	0.10	0	0.20	10	0.10		
Heating	20	1.10	60	0.40	10	0.70	40	0.20		
Electrical	20	0.80	50	0.30	10	0.50	30	0.20		
Total:	300	13.60	760	4.50	160	7.90	440	2.70		
Party Walls	170	9.00	430	3.80	220	11.50	550	4.90		
Int. Wall Finish	20	0.70	40	0.20	20	0.70	40	0.20		

4.150.034 PRECALCULATED ADJUSTMENTS (in dollars)**Stairs**

(includes railings)

wood, per m rise - **add \$ 152.00****Open Walkway** (includes posts and railings)wood, per m² - **add \$ 92.50****Gable Roof**per m² - **add \$ 3.10****Eaves**per m² - **add \$ 62.50****Plumbing**per fixture - **add \$ 670.00****Old Style Mechanical**plumbing, heating and wiring - **deduct 30% of mechanical installations****Heating**fair forced air and ventilation - **deduct total cost of heating times 0.2**fair forced air and air conditioning - **add total cost of heating times 0.7**fair air conditioning - **add total cost of heating times 0.9**fair hot water - **add total cost of heating times 0.2**fair hot water and ventilation - **add total cost of heating times 0.5**fair hot water and air conditioning - **add total cost of heating times 1.3****4.150.035 UNIT COST ADJUSTMENTS**Electric heating and air conditioning units - EA - **add \$ 1 000.00****Wall Openings**(areas replaced by doors and windows which are less than or greater than the areas included in rate) unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2532 Base Wall Construction \$ 69.90

2701 Exterior Wall Finish 6.10

4101 Interior Wall Finish 4.70**Total** m² **\$ 80.70****4.150.036 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per unit for a base structure or for room finish, divide the total floor area per level by the number of units on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

4.150.040 MODEL TYPE 150, 151
QUALITY 04

MOTEL - STANDARD

4.150.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.3 %	Foundation - Basementless 1.2 m	Exterior Wall - Main 2.4 m
Partition Area: 50 %		- Upper 2.4 m
Window Area: 12 %		

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0548	Concrete Footings - medium reinforced
0700	Piles - reinforced concrete
1120	Grade Beam - reinforced concrete or equivalent
1311	Foundation Walls - 200 mm light reinforced concrete
1524	Concrete Slab - 100 mm light reinforced
2145	Base Floor Construction - 200 mm hollow core concrete slab
2546	Base Wall Construction - 190 mm light reinforced concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2972	Base Roof Construction - wood joists and deck system
3313	Roof Finish - rigid insulation, 4-ply built-up
3522	Windows - double glazed
3722	Exterior Door - average wood
6104	Plumbing Basic - average
6504	Heating - average hot water
6704	Electrical - average wiring and fixtures

COMPONENT DESCRIPTION - ROOM FINISH

4102	Interior Wall Finish - paint
4313	Partitions - gypsum wallboard, paint
4353	Party Walls - 140 mm standard or 190 mm substandard concrete block, loose fill insulation, paint
4507	Ceiling Finish - sprayed plaster
4702	Interior Door - average hollow core wood
4903	Baseboards & Trim - average quality
5121	Floor Finish - average quality carpet or equivalent

4.150.042 BASE RATES PER UNIT (in dollars)

ST Code	Structure	MT 150 SIDE BY SIDE UNITS (Average Size Per Unit)				MT151 BACK TO BACK UNITS (Average Size Per Unit)					
		Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR		
61	Main Level & Concrete Slab	2 400	224	5 000	173	2 000	204	3 900	166		
62	Main Level & Foundation	2 600	308	5 500	251	2 200	285	4 300	242		
70	Upper Level	1 700	167	3 200	137	1 300	152	2 300	133		
87	Room Finish	900	79	1 800	62	1 000	86	2 100	65		

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 62 designates the base structure of a main level with a basementless foundation.

ST Code 70 designates the base structure of an upper level.

ST Code 87 designates typical room interior finish for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.150.043 MODULE RATES PER UNIT (in dollars)**Concrete Slab on Grade**

Code	Component	Side by Side Units (MT 150 QU 04 ST 50)				Back to Back Units (MT 151 QU 04 ST 50)			
		Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR	K	AR
0300	Excavation	20	5.60	50	4.90	20	4.70	40	4.20
0700	Piles	140	7.20	350	3.10	120	6.40	310	2.70
1120	Grade Beams	390	20.30	970	8.60	340	17.80	850	7.50
1524	Concrete Slabs	0	16.80	0	16.80	0	16.80	0	16.80
6104	Plumbing Basic	20	1.40	40	0.90	10	1.30	30	0.90
6504	Heating	50	4.60	130	3.10	40	4.20	110	2.90
6704	Electrical	40	3.20	90	2.10	30	2.90	80	2.00
	Miscellaneous	10	1.20	30	0.80	10	1.10	30	0.80
	Architect Fees	40	3.40	90	2.30	30	3.10	80	2.10
	Total:	710	63.70	1 750	42.60	600	58.30	1 530	39.90

Foundation - Basementless**Side by Side Units**
(MT 150 QU 04 ST 51)**Back to Back Units**
(MT 151 QU 04 ST 51)

Size Ranges - m ²	Side by Side Units (MT 150 QU 04 ST 51)				Back to Back Units (MT 151 QU 04 ST 51)			
	Size 1 (0-49)		Size 2 (50 & over)		Size 1 (0-49)		Size 2 (50 & over)	
Code Component	K	AR	K	AR	K	AR	K	AR
0300 Excavation	60	14.80	140	13.10	50	12.60	120	11.10
0548 Concrete Footings	180	9.20	440	3.90	150	8.10	390	3.40
1311 Foundation Walls	480	25.20	1 210	10.70	430	22.20	1 060	9.40
2145 Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50
6104 Plumbing Basic	20	3.20	50	2.60	20	3.00	40	2.50
6504 Heating	70	10.60	160	8.60	60	10.00	140	8.30
6704 Electrical	50	7.40	110	6.00	40	7.00	100	5.80
Miscellaneous	20	2.80	40	2.30	20	2.60	40	2.20
Architect Fees	50	7.80	120	6.40	40	7.40	110	6.10
Total:	930	147.50	2 270	120.10	810	139.40	2 000	115.30

4.150.043 MODULE RATES PER UNIT (in dollars)**Main Level Base Structure****Side by Side Units**
(MT 150 QU 04 ST 60)**Back to Back Units**
(MT 151 QU 04 ST 60)

Code	Component	Size Ranges - m ²		Size 1		Size 2		Size 1		Size 2	
		(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	50	1.00	50	1.00	50	1.00	50	1.00	50	1.00
2546	Base Wall Constr.	620	27.00	1 560	8.20	360	15.40	890	4.70		
2703	Ext. Wall Finish	60	2.70	160	0.80	40	1.50	90	0.50		
2972	Base Roof Constr.	0	36.20	0	36.20	0	36.20	0	36.20		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
3522	Windows	0	21.80	0	21.80	0	21.80	0	21.80		
3722	Exterior Door	460	0.00	460	0.00	460	0.00	460	0.00		
6104	Plumbing Basic	60	5.40	110	4.40	50	5.20	100	4.40		
6504	Heating	190	17.90	360	14.50	170	17.30	320	14.40		
6704	Electrical	130	12.50	250	10.10	120	12.10	220	10.00		
	Miscellaneous	50	4.70	90	3.80	50	4.60	80	3.80		
	Architect Fees	90	8.50	170	6.90	70	7.70	120	6.70		
Total:		1 710	160.50	3 210	130.50	1 370	145.60	2 330	126.30		

Upper Level Base Structure**Side by Side Units**
(MT 150 QU 04 ST 70)**Back to Back Units**
(MT 151 QU 04 ST 70)

Code	Component	Size Ranges - m ²		Size 1		Size 2		Size 1		Size 2	
		(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)	(0-49)	(50 & over)
		K	AR	K	AR	K	AR	K	AR	K	AR
2145	Base Floor Constr.	0	66.50	0	66.50	0	66.50	0	66.50		
2546	Base Wall Constr.	620	27.00	1 560	8.20	360	15.40	890	4.70		
2703	Ext. Wall Finish	60	2.70	160	0.80	40	1.50	90	0.50		
3522	Windows	0	21.80	0	21.80	0	21.80	0	21.80		
3722	Exterior Door	460	0.00	460	0.00	460	0.00	460	0.00		
6104	Plumbing Basic	60	5.40	110	4.30	50	5.20	90	4.30		
6504	Heating	180	17.70	350	14.30	170	17.10	310	14.20		
6704	Electrical	130	12.30	250	10.00	120	11.90	220	9.90		
	Miscellaneous	50	4.70	90	3.80	40	4.50	80	3.70		
	Architect Fees	90	8.80	170	7.30	70	8.10	120	7.00		
Total:		1 650	166.90	3 150	137.00	1 310	152.00	2 260	132.60		

4.150.043 MODULE RATES PER UNIT (in dollars)**Room Finish**

Side by Side Units
(MT 150 QU 04 ST 87)

Back to Back Units
(MT 151 QU 04 ST 87)

Code	Component	Size Ranges - m ²		Side by Side Units		Back to Back Units		Size Ranges - m ²	
		Size 1 (0-49)	Size 2 (50 & over)	K	AR	K	AR	Size 1 (0-49)	Size 2 (50 & over)
4102	Int. Wall Finish	50	2.00	120	0.60	50	2.00	120	0.60
4313	Partitions 0	19.00	0	19.00	0	19.000		19.00	
4353	Party Walls	460	24.00	1 150	10.20	580	30.50	1 460	12.90
4507	Ceiling Finish	0	9.60	0	9.60	0	9.60	0	9.60
4702	Interior Door	320	0.00	320	0.00	320	0.00	320	0.00
4903	Baseboards	30	3.30	80	2.30	30	3.30	80	2.30
5121	Floor Finish	0	17.00	0	17.00	0	17.00	0	17.00
	Architect Fees	50	4.20	90	3.30	50	4.60	110	3.40
Total:		910	79.10	1 760	62.00	1 030	86.00	2 090	64.80

4.150.044 PRECALCULATED ADJUSTMENTS (in dollars)**Height**

per metre of height - add or deduct per unit

Side by Side Units

Back to Back Units

Code	Component	Size Ranges - m ²		Side by Side Units		Back to Back Units		Size Ranges - m ²	
		Size 1 (0-49)	Size 2 (50 & over)	K	AR	K	AR	Size 1 (0-49)	Size 2 (50 & over)
	Exterior Wall								
	Base Wall Constr.	260	11.20	650	3.40	150	6.40	370	1.90
	Ext. Wall Finish30	1.1060		0.30	10	0.60	40	0.20	
	Plumbing Basic 10	0.4020		0.10	0	0.20	10	0.10	
	Heating	30	1.20	70	0.40	20	0.70	40	0.20
	Electrical	20	0.80	50	0.20	10	0.50	30	0.10
Total:		350	14.70	850	4.40	190	8.40	490	2.50
	Party Walls	190	10.00	480	4.20	240	12.70	610	5.40
	Int. Wall Finish	20	0.80	50	0.30	20	0.80	50	0.30

4.150.044 PRECALCULATED ADJUSTMENTS (in dollars)**Stairs** (includes railings)steel, per m rise - **add \$1 430.00**wood, per m rise - **add \$ 176.00****Open Walkway** (includes posts and railings)concrete, per m² - **add \$ 114.00**wood, per m² - **add \$ 108.00****Gable Roof**per m² - **add \$ 3.10****Eaves**per m² - **add \$ 72.50****Plumbing**per fixture - **add \$ 670.00****Old Style Mechanical**plumbing, heating and wiring - **deduct 30% of mechanical installations****Heating**average forced air and ventilation - **deduct total cost of heating times 0.4**average multi-zone forced air - **deduct total cost of heating times 0.2**average multi-zone forced air and air conditioning - **add total cost of heating times 0.7**average hot water and ventilation - **add total cost of heating times 0.3**average air conditioning - **add total cost of heating times 1.1****4.150.045 UNIT COST ADJUSTMENTS**Electric heating and air conditioning units - EA - **add \$ 1 200.00****Wall Openings**

(areas replaced by doors and windows which are less than or greater than the areas included in rate)

unit masonry or wood frame wall systems - **add or deduct 60% of wall cost****Note:** Wall Cost (as per Component Description)

2546 Base Wall Construction \$ 77.70

2703 Exterior Wall Finish 7.80

4102 Interior Wall Finish 5.80**Total** m² **\$ 91.30****4.150.046 GENERAL INFORMATION**

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

To calculate average size per unit for a base structure or for room finish, divide the total floor area per level by the number of units on that level.

Determine floor areas per level from exterior measurements.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

4.200.021 GENERAL DESCRIPTION

COMPONENT DESCRIPTION - ROOM FINISH

4101	Interior Wall Finish - paint
4311	Partitions & Corridor Walls - gypsum wallboard, paint; partition area 45.0%
4322	Party Walls - insulation, gypsum wallboard, paint
4531	Ceiling Finish - suspended panels
4700	Interior Door - low grade hollow core wood
4710	Entrance Door - low grade solid core wood
4901	Baseboards & Trim - low grade
5101	Floor Finish - low grade tile or equivalent
6901	Electrical Fixtures - economy lighting

4.200.022 BASE RATES (in dollars)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
ST Code	Structure	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	6 000	141	11 500	119	18 000	109	28 800	103
63	Main Level & Basement	10 300	247	20 000	208	31 500	191	50 400	182
64	Main Level & Basement								
	1/2 Above Grade	10 100	241	19 500	204	30 700	187	49 100	178
70	Upper Level	4 500	100	8 700	83	13 900	76	22 300	71
85	Lobby Finish	800	51	1 600	48	3 300	46	5 400	45

Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
82	Lounge Finish	1 800	82	2 900	60

All Sizes - m ²			
ST Code	Structure	K	AR
87	Room Finish, per unit	2 200	44

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical hotel lobby interior finish for this classification (see General Information).

ST Code 87 designates typical hotel room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.200.023 MODULE RATES (in dollars)**Concrete Slab on Grade**

(MT 200 QU 02 ST 50)

Code Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
0300 Excavation	140	5.70	280	5.10	450	4.80	750	4.70		
0900 Concrete Pads	-30	0.80	-60	0.90	-120	1.00	-240	1.10		
1116 Grade Beams	490	4.40	1 010	2.30	1 660	1.40	2 750	0.80		
1513 Concrete Slab	0	13.20	0	13.20	0	13.20	0	13.20		
6102 Plumbing Basic	10	0.50	30	0.50	40	0.50	70	0.40		
6502 Heating	60	2.30	120	2.10	190	2.00	310	1.90		
6702 Electrical Basic	20	0.70	40	0.70	60	0.60	100	0.60		
Miscellaneous	10	0.60	30	0.50	50	0.50	80	0.50		
Architect Fees	20	0.90	40	0.80	70	0.70	120	0.70		
Total:	720	29.10	1 490	26.10	2 400	24.70	3 950	23.90		

Basement

(MT 200 QU 02 ST 52)

Code Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
0300 Excavation	810	33.90	1 660	30.50	2 720	29.00	4 520	28.10		
0509 Concrete Footings	380	3.30	770	1.80	1 260	1.10	2 090	0.60		
0900 Concrete Pads	-30	0.80	-60	0.90	-120	1.00	-240	1.10		
1306 Foundation Walls	3 500	30.90	7 160	16.30	11 720	9.70	19 440	5.90		
1503 Concrete Slab	0	10.50	0	10.50	0	10.50	0	10.50		
1704 Columns	-110	3.10	-240	3.60	-480	3.90	-950	4.20		
1901 Beams	-230	7.50	-400	8.20	-730	8.70	-1 450	9.00		
2125 Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00		
2310 Stair	360	0.00	360	0.00	360	0.00	360	0.00		
6102 Plumbing Basic	20	0.90	60	0.80	80	0.80	130	0.70		
6502 Heating	120	3.90	230	3.50	350	3.30	580	3.20		
6702 Electrical Basic	40	1.20	70	1.10	110	1.00	180	1.00		
Miscellaneous	20	1.00	60	0.80	90	0.80	140	0.80		
Architect Fees	150	4.10	300	3.50	480	3.20	770	3.10		
Total:	5 030	135.10	9 970	115.50	15 840	107.00	25 570	102.20		

4.200.023 MODULE RATES (in dollars)**Basement 1/2 Above Grade**

(MT 200 QU 02 ST 53)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
Code	Component	K	AR	K	AR	K	AR	K	AR
0300	Excavation	360	15.10	740	13.60	1 210	12.90	2 010	12.50
0509	Concrete Footings	380	3.30	770	1.80	1 260	1.10	2 090	0.60
0900	Concrete Pads	-30	0.80	-60	0.90	-120	1.00	-240	1.10
1352	Foundation Walls	3 300	29.20	6 750	15.30	11 050	9.20	18 330	5.60
1503	Concrete Slab	0	10.50	0	10.50	0	10.50	0	10.50
1704	Columns	-110	3.10	-240	3.60	-480	3.90	-950	4.20
1901	Beams	-230	7.50	-400	8.20	-730	8.70	-1 450	9.00
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00
2310	Stair	360	0.00	360	0.00	360	0.00	360	0.00
6102	Plumbing Basic	80	2.90	160	2.50	270	2.40	430	2.30
6502	Heating	350	12.50	720	11.00	1 160	10.40	1 900	10.00
6702	Electrical Basic	110	3.90	220	3.50	360	3.30	590	3.10
	Miscellaneous	80	3.00	170	2.70	280	2.50	460	2.40
	Architect Fees	140	3.90	280	3.30	450	3.10	730	2.90
Total:		4 790	129.70	9 470	110.90	15 070	103.00	24 260	98.20

Main Level Base Structure

(MT 200 QU 02 ST 60)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
Code	Component	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70
1704	Columns	-120	3.40	-270	4.00	-530	4.40	-1 050	4.60
1900	Beams	-210	6.90	-360	7.50	-660	7.90	-1 320	8.20
2531	Base Wall Constr.	3 950	34.90	8 090	18.40	13 240	11.00	21 960	6.60
2940	Base Roof Constr.	0	18.80	0	18.80	0	18.80	0	18.80
3310	Roof Finish	0	19.20	0	19.20	0	19.20	0	19.20
6102	Plumbing Basic	130	3.10	220	2.70	330	2.50	520	2.40
6502	Heating	560	13.50	970	11.80	1 450	11.10	2 260	10.70
6702	Electrical Basic	170	4.20	300	3.70	460	3.50	710	3.30
	Miscellaneous	130	3.20	230	2.80	350	2.70	540	2.60
	Architect Fees	160	3.30	300	2.80	470	2.50	750	2.40
Total:		5 270	111.50	9 980	92.60	15 610	84.40	24 870	79.50

4.200.023 MODULE RATES (in dollars)**Upper Level Base Structure**
(MT 200 QU 02 ST 70)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1701	Columns	-60	1.80	-140	2.10	-280	2.30	-550	2.40		
1901	Beams	-230	7.50	-400	8.20	-730	8.70	-1 450	9.00		
2125	Base Floor Constr.	0	34.00	0	34.00	0	34.00	0	34.00		
2330	Stair	450	0.00	450	0.00	450	0.00	450	0.00		
2531	Base Wall Constr.	3 560	31.40	7 280	16.60	11 920	9.90	19 760	6.00		
6102	Plumbing Basic	80	2.90	160	2.50	270	2.40	430	2.30		
6502	Heating	350	12.50	720	11.00	1 160	10.40	1 900	10.00		
6702	Electrical Basic	110	3.90	220	3.50	360	3.30	590	3.10		
	Miscellaneous	80	3.00	170	2.70	280	2.50	460	2.40		
	Architect Fees	130	3.00	260	2.50	420	2.30	670	2.10		
	Total:	4 470	100.00	8 720	83.10	13 850	75.80	22 260	71.30		

Lobby Finish

(MT 200 QU 02 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4101	Int. Wall Finish	270	2.40	560	1.30	910	0.80	1 520	0.50		
4311	Partitions 0	14.30	0	14.30	0	14.300	14.30				
4531	Ceiling Finish	0	10.50	0	10.50	0	10.50	0	10.50		
4700	Interior Doors	450	4.90	850	3.20	2 050	1.50	3 320	1.10		
4901	Baseboards	60	1.40	130	1.10	210	1.00	350	0.90		
5101	Floor Finish	0	9.90	0	9.90	0	9.90	0	9.90		
6902	Electric. Fixtures	0	6.20	0	6.20	0	6.20	0	6.20		
	Architect Fees	20	1.50	50	1.40	100	1.40	160	1.30		
	Total:	800	51.10	1 590	47.90	3 270	46.00	5 350	44.70		

4.200.023 MODULE RATES (in dollars)**Lounge Finish**

(MT 200 QU 02 ST 82) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4141	Perimeter Wall	680	35.60	1 710	15.10		
4312	Partitions 0	11.00	0	11.00			
4532	Ceiling Finish	0	12.00	0	12.00		
4710	Doors	1 040	0.00	1 040	0.00		
4902	Baseboards	30	2.40	80	1.50		
5120	Floor Finish	0	12.50	0	12.50		
6902	Electric. Fixtures	0	6.20	0	6.20		
	Architect Fees	50	2.50	90	1.80		
	Total:	1 800	82.20	2 920	60.10		

4.200.023 MODULE RATES (in dollars)**Room Finish, per unit**
(MT 200 QU 02 ST 87)**All Sizes - m²**

Code	Component	K	AR
4101	Int. Wall Finish	20	1.80
4311	Partitions 0	16.10	
4311	Corridor Walls	260	0.00
4322	Party Walls	1 350	0.00
4531	Ceiling Finish	0	10.50
4700	Interior Door	220	0.00
4710	Entrance Door	260	0.00
4901	Baseboards	50	1.10
5101	Floor Finish	0	9.90
6901	Electric. Fixtures	0	3.50
	Architect Fees	70	1.30
Total:		2 230	44.20

4.200.024 PRECALCULATED ADJUSTMENTS (in dollars)**Height**per metre of height - **add or deduct****Size Ranges - m²****Size 2**
(0-249)**Size 3**
(250-699)**Size 4**
(700-1999)**Size 5**
(2000 & over)**Component****K****AR****K****AR****K****AR****K****AR**

Foundation Wall	1 460	14.40	2 950	8.40	4 780	5.80	7 870	4.20
Found. Wall -Lift	1 360	13.60	2 780	8.00	4 500	5.60	7 400	4.10
Exterior Wall								
Base Wall Constr.	1 320	11.60	2 700	6.10	4 410	3.70	7 320	2.20
Interior Columns	-30	1.10	-80	1.30	-170	1.50	-340	1.60
Plumbing Basic	30	0.30	60	0.20	100	0.10	170	0.10
Heating	140	1.40	280	0.80	450	0.50	750	0.40
Electrical Basic	50	0.50	100	0.30	160	0.20	260	0.10
Total:	1 510	14.90	3 060	8.70	4 950	6.00	8 160	4.40

Plumbingper fixture - **add \$ 400.00****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 3.7 m)

roof along joists - **add or deduct \$ 1.60 per m² of area**roof along beam - **add or deduct \$ 0.80 per m² of area**floor along joists - **add or deduct \$ 2.60 per m² of area**floor along beam - **add or deduct \$ 1.30 per m² of area**

4.200.025 UNIT COST ADJUSTMENTS**Hotel Equipment**

bar service - refer to 5.020.000
 food service - refer to 5.011.250

Fire Protection

sprinkler systems - refer to 5.015.500

Chutes

linen or garbage - refer to 5.014.215

Conveying Systems

elevators - refer to 5.014.110
 elevator shafts - refer to 5.900.390

Windows

low grade double glazed wood window, per m² - **add \$ 161.00**
 low grade single glazed aluminum window, per m² - **add \$ 98.50**
 low grade double glazed aluminum window, per m² - **add \$ 157.00**

Doors, Exterior

low grade wood door, EA - **add \$ 310.00**
 low grade hollow steel door, EA - **add \$ 320.00**

Wall Openings

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**

store front window system - **deduct 85% of wall cost**

curtain wall window system - **deduct 100% of wall cost**

architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)

Note: Wall Cost (as per Component Description)

2531 Base Wall Construction	\$ 61.30
4101 Interior Wall Finish	<u>4.70</u>
Total:	m² \$ 66.00

4.200.026 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

4.200.032 BASE RATES (in dollars)

ST Code	Structure	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	9 200	182	17 700	148	28 100	132	45 400	124		
63	Main Level & Basement	12 800	289	24 600	245	38 800	222	62 300	210		
64	Main Level & Basement 1/2 Above Grade	13 300	293	25 500	246	40 400	222	64 800	210		
70	Upper Level	5 700	119	11 100	99	17 600	88	28 300	83		
85	Lobby Finish	1 500	66	3 000	60	5 800	56	9 600	54		

ST Code	Structure	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
82	Lounge Finish	2 500	112	4 100	79		

ST Code	Structure	Average Size - m ²	
		K	AR
87	Room Finish, per unit	2 600	52

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical hotel lobby interior finish for this classification (see General Information).

ST Code 87 designates typical hotel room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.200.033 MODULE RATES (in dollars)

Concrete Slab on Grade
(MT 200 QU 03 ST 50)

ST Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 140	5.70		280	5.10	450		4.80	750	4.70	
0700	Piles	650	5.80	1 340	3.00			2 190	1.80	3 630	1.10
0920	Concrete Pads	-50	1.00	-140	1.30			-260	1.50	-520	1.60
1100	Grade Beams	1 230	10.80	2 510	5.70			4 100	3.40	6 810	2.10
1514	Concrete Slab	0	15.90	0	15.90			0	15.90	0	15.90
6103	Plumbing Basic	40	0.90	90	0.70			150	0.60	240	0.60
6543	Heating	190	3.80	390	3.00			640	2.70	1 050	2.50
6703	Electrical Basic	70	1.50	150	1.20			250	1.00	400	1.00
	Miscellaneous	50	0.90	90	0.70			150	0.60	250	0.60
	Architect Fees	110	2.10	220	1.70			350	1.50	580	1.40
	Total:	2 430	48.40	4 930	38.30			8 020	33.80	13 190	31.50

4.200.033 MODULE RATES (in dollars)**Basement**

(MT 200 QU 03 ST 52)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
ST Code	Component	K	AR	K	AR	K	AR	K	AR
0300	Excavation 810	33.90	1 660	30.50	2 720	29.00	4 520	28.10	
0545	Concrete Footings	560	4.90	1 140	2.60	1 870	1.60	3 100	0.90
0920	Concrete Pads	-50	1.00	-140	1.30	-260	1.50	-520	1.60
1311	Foundation Walls	3 920	34.60	8 020	18.20	13 120	10.90	21 760	6.60
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
1706	Columns	-120	2.20	-310	3.00	-600	3.40	-1 170	3.70
1903	Beams	-360	7.20	-630	9.60	-1 140	9.00	-2 150	9.50
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60
2318	Stair	540	0.00	540	0.00	540	0.00	540	0.00
6103	Plumbing Basic	60	1.40	130	1.10	210	1.00	340	0.90
6543	Heating	290	5.80	560	4.70	900	4.30	1 470	4.00
6703	Electrical Basic	110	2.30	220	1.90	350	1.60	560	1.60
	Miscellaneous	70	1.40	130	1.10	210	1.00	350	1.00
	Architect Fees	270	6.90	520	5.90	820	5.40	1 330	5.20
	Total:	6 100	156.10	11 840	134.40	18 740	123.20	30 130	117.60

Basement 1/2 Above Grade

(MT 200 QU 03 ST 53)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
Code	Component	K	AR	K	AR	K	AR	K	AR
0300	Excavation 360	15.10	740	13.60	1 210	12.90	2 010	12.50	
0545	Concrete Footings	560	4.90	1 140	2.60	1 870	1.60	3 100	0.90
0920	Concrete Pads	-50	1.00	-140	1.30	-260	1.50	-520	1.60
1353	Foundation Walls	4 270	37.70	8 730	19.80	14 290	11.90	23 690	7.20
1514	Concrete Slab	0	15.90	0	15.90	0	15.90	0	15.90
1706	Columns	-120	2.20	-310	3.00	-600	3.40	-1 170	3.70
1903	Beams	-360	7.20	-630	9.60	-1 140	9.00	-2 150	9.50
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60
2318	Stair	540	0.00	540	0.00	540	0.00	540	0.00
2701	Ext. Wall Finish	180	1.60	360	0.80	590	0.50	980	0.30
6103	Plumbing Basic	110	3.50	220	3.00	360	2.80	580	2.70
6543	Heating	470	15.10	960	13.20	1 560	12.20	2 550	11.70
6703	Electrical Basic	180	5.80	370	5.10	600	4.70	980	4.50
	Miscellaneous	3.60	230	3.20	380	3.00	610	2.80	
	Architect Fees	7.00	560	6.00	890	5.40	1 440	5.20	
	Total:	6 540	159.20	12 770	135.70	20 290	123.40	32 640	117.10

4.200.033 MODULE RATES (in dollars)**Main Level Base Structure**

(MT 200 QU 03 ST 60)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1706	Columns	-130	2.50	-340	3.30	-660	3.80	-1 300	4.10		
1901	Beams	-230	4.70	-420	6.30	-750	5.90	-1 410	6.30		
2532	Base Wall Constr.	4 510	39.80	9 230	21.00	15 100	12.60	25 040	7.60		
2701	Ext. Wall Finish	390	3.50	800	1.80	1 320	1.10	2 180	0.70		
2941	Base Roof Constr.	0	21.30	0	21.30	0	21.30	0	21.30		
3312	Roof Finish	0	24.70	0	24.70	0	24.70	0	24.70		
6103	Plumbing Basic	170	3.70	300	3.20	450	3.00	710	2.80		
6543	Heating	760	16.10	1 310	14.00	1 980	13.00	3 100	12.40		
6703	Electrical Basic	290	6.20	510	5.40	760	5.00	1 190	4.80		
	Miscellaneous180	3.90	320	3.40	480	3.10	750	3.00			
	Architect Fees300	5.90	560	4.80	880	4.30	1 420	4.10			
Total:		6 740	133.30	12 770	110.10	20 060	98.60	32 180	92.50		

Upper Level Base Structure

(MT 200 QU 03 ST 70)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1703	Columns	-50	1.00	-140	1.40	-280	1.60	-550	1.70		
1903	Beams	-360	7.20	-630	9.60	-1 140	9.00	-2 150	9.50		
2127	Base Floor Constr.	0	38.60	0	38.60	0	38.60	0	38.60		
2333	Stair	540	0.00	540	0.00	540	0.00	540	0.00		
2532	Base Wall Constr.	4 060	35.90	8 300	18.90	13 590	11.30	22 530	6.80		
2701	Ext. Wall Finish	350	3.10	720	1.60	1 190	1.00	1 970	0.60		
6103	Plumbing Basic	110	3.50	220	3.00	360	2.80	580	2.70		
6543	Heating	470	15.10	960	13.20	1 560	12.20	2 550	11.70		
6703	Electrical Basic	180	5.80	370	5.10	600	4.70	980	4.50		
	Miscellaneous110	3.60	230	3.20	380	3.00	610	2.80			
	Architect Fees250	5.20	490	4.40	770	3.90	1 250	3.60			
Total:		5 660	119.00	11 060	99.00	17 570	88.10	28 310	82.50		

Lobby Finish

(MT 200 QU 03 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4115	Int. Wall Finish	770	6.80	1 570	3.60	2 570	2.10	4 260	1.30		
4312	Partitions	0	14.60	0	14.60	0	14.60	0	14.60		
4533	Ceiling Finish	0	11.00	0	11.00	0	11.00	0	11.00		
4701	Interior Doors	590	6.50	1 110	4.30	2 690	1.90	4 490	0.90		
4902	Baseboards80	1.80	160	1.40	260	1.30	430	1.20			
5120	Floor Finish	0	12.50	0	12.50	0	12.50	0	12.50		
6903	Electric. Fixtures	0	10.00	0	10.00	0	10.00	0	10.00		
	Architect Fees 70	2.90	130	2.60	250	2.50	420	2.40			
Total:		1 510	66.10	2 970	60.00	5 770	55.90	9 600	53.90		

4.200.033 MODULE RATES (in dollars)**Lounge Finish**

(MT 200 QU 03 ST 82) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4165	Perimeter Wall	1 020	53.40	2 560	22.60		
4313	Partitions 0	11.40	0	11.40			
4534	Ceiling Finish	0	13.00	0	13.00		
4711	Doors	1 320	0.00	1 320	0.00		
4903	Baseboards	30	2.50	80	1.60		
5121	Floor Finish	0	17.00	0	17.00		
6903	Electric. Fixtures	0	10.00	0	10.00		
	Architect Fees	110	4.90	180	3.50		
Total:		2 480	112.20	4 140	79.10		

Room Finish, per unit

(MT 200 QU 03 ST 87)

Average Size - m²

Code	Component	K	AR
4101	Int. Wall Finish	20	1.80
4312	Partitions 0	16.50	
4315	Corridor Walls	330	0.00
4323	Party Walls	1 490	0.00
4533	Ceiling Finish	0	11.00
4701	Interior Door	260	0.00
4711	Entrance Door	330	0.00
4902	Baseboards	70	1.40
5120	Floor Finish	0	12.50
6902	Electric. Fixtures	0	6.20
	Architect Fees	120	2.30
Total:		2 620	51.70

4.200.034 PRECALCULATED ADJUSTMENTS (in dollars)**Height**per metre of height - **add or deduct**

Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	1 640	15.70	3 310	9.10	5 370	6.20	8 820	4.40		
Found. Wall -Lift	1 790	17.10	3 610	9.70	5 870	6.60	9 650	4.70		
Exterior Wall										
Base Wall Constr.	1 500	13.30	3 080	7.00	5 030	4.20	8 350	2.50		
Ext. Wall Finish	130	1.20	270	0.60	440	0.40	730	0.20		
Interior Columns	-30	0.80	-100	1.10	-210	1.30	-420	1.40		
Plumbing Basic	40	0.30	70	0.20	120	0.10	190	0.10		
Heating	160	1.50	320	0.90	520	0.60	850	0.40		
Electrical Basic	70	0.60	130	0.40	220	0.20	360	0.20		
Total:	1 870	17.70	3 770	10.20	6 120	6.80	10 060	4.80		

4.200.034 PRECALCULATED ADJUSTMENTS (in dollars)**Plumbing**per fixture - **add \$ 470.00****Heating**fair forced air and ventilation - **deduct total cost of heating times 0.4**fair multi-zone forced air - **deduct total cost of heating times 0.2**fair multi-zone forced air and air conditioning - **add total cost of heating times 0.7**fair hot water and ventilation - **add total cost of heating times 0.3**fair air conditioning - **add total cost of heating times 1.1****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 5.2 m)

roof along joists - **add or deduct \$ 1.60 per m² of area**roof along beam - **add or deduct \$ 0.80 per m² of area**floor along joists - **add or deduct \$ 2.60 per m² of area**floor along beam - **add or deduct \$ 1.30 per m² of area****4.200.035 UNIT COST ADJUSTMENTS****Hotel Equipment**

bar service - refer to 5.020.000

food service - refer to 5.011.250

Fire Protection

sprinkler systems - refer to 5.015.500

Chutes

linen or garbage - refer to 5.014.215

Conveying Systems

elevators - refer to 5.014.110

elevator shafts - refer to 5.900.390

4.200.035 UNIT COST ADJUSTMENTS**Windows**fair double glazed aluminum window, per m² - **add \$ 173.00**fair clear sealed unit aluminum framing system, per m² - **add \$ 157.00****Doors, Exterior**fair clear aluminum door, EA - **add \$ 540.00**fair hollow steel door, EA - **add \$ 400.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**curtain wall window system - **deduct 100% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost (as per Component Description)

2532 Base Wall Construction	\$ 69.90
2701 Exterior Wall Finish	6.10
4115 Interior Wall Finish	<u>13.20</u>
Total:	\$ 89.20

4.200.036 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For shape and/or design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.200.040 MODEL TYPE 200
QUALITY 04**

HOTEL - STANDARD

4.200.041 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 5.6 %
Span: 6.1 m

Foundation - Basement 3.0 m

Exterior Wall - Main 3.0 m
- Upper 2.7 m

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0548	Concrete Footings - medium reinforced
0701	Piles - reinforced concrete
0920	Concrete Pads - reinforced
1103	Grade Beams - reinforced concrete
1321	Foundation Walls - 200 mm medium reinforced concrete
1354	Foundation Wall - Lift - 200 mm medium reinforced concrete and 190 mm concrete block or equivalent
1524	Concrete Slab - Basement and On Grade - 100 mm light reinforced
	Framing - steel columns and beams or equivalent
2129	Base Floor Construction - open web steel joists, steel decking, 75 mm light reinforced concrete slab
2355	Stairs - Basement - one steel stair with concrete pan treads
2367	Stairs - Upper - one concrete stair or equivalent
2546	Base Wall Construction - 190 mm concrete block, loose fill insulation
2703	Exterior Wall Finish - paint
2951	Base Roof Construction - open web steel joists, steel decking
3313	Roof Finish - rigid insulation, 4-ply built-up
6104	Plumbing Basic - average
6544	Heating - average hot water
6704	Electrical Basic - average wiring

COMPONENT DESCRIPTION - LOBBY FINISH

4126	Interior Wall Finish - gypsum wallboard, paint
4335	Partitions - gypsum wallboard, paint; partition area 40.0%
4535	Ceiling Finish - suspended panels
4702	Interior Doors - average hollow core wood
4903	Baseboards & Trim - average
5121	Floor Finish - average carpet or equivalent
6904	Electrical Fixtures - average lighting

COMPONENT DESCRIPTION - LOUNGE FINISH

4166	Perimeter Wall - average to good wood panelling or equivalent
4314	Partitions - gypsum wallboard, paint; partition area 30.0%
4536	Ceiling Finish - suspended panels
4712	Doors - average solid core wood
4904	Baseboards & Trim - average to good
5122	Floor Finish - average to good carpet or equivalent
6904	Electrical Fixtures - average lighting

COMPONENT DESCRIPTION - ROOM FINISH

4126	Interior Wall Finish - gypsum wallboard, paint
4335	Partitions - gypsum wallboard, paint; partition area 45.0%
4339	Corridor Walls - insulation, gypsum wallboard, paint or equivalent
4344	Party Walls - insulation, soundboard, gypsum wallboard, paint or equivalent
4535	Ceiling Finish - suspended panels
4702	Interior Door - average hollow core wood
4712	Entrance Door - average solid core wood
4903	Baseboards & Trim - average
5121	Floor Finish - average carpet or equivalent
6903	Electrical Fixtures - fair lighting

4.200.042 BASE RATES (in dollars)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
ST Code	Structure	K	AR	K	AR	K	AR	K	AR
61	Main Level & Concrete Slab	11 400	188	20 600	158	32 600	141	52 500	131
63	Main Level & Basement	23 400	301	36 100	267	53 000	243	81 100	229
64	Main Level & Basement 1/2 Above Grade	23 800	303	37 000	268	54 700	244	83 900	230
70	Upper Level	8 400	124	14 100	112	21 900	102	34 700	96
85	Lobby Finish	2 300	87	4 500	78	8 600	72	14 400	69

		Size 1 (0-49)		Size 2 (50 & over)	
ST Code	Structure	K	AR	K	AR
82	Lounge Finish	3 100	138	5 100	98

		All Sizes - m ²	
ST Code	Structure	K	AR
87	Room Finish, per unit	3 200	71

ST Code 61 designates the base structure of a main level with a concrete slab on grade.

ST Code 63 designates the base structure of a main level with a basement.

ST Code 64 designates the base structure of a main level with a basement 1/2 above grade.

ST Code 70 designates the base structure of an upper level.

ST Code 82 designates typical hotel lounge interior finish for this classification (see General Information).

ST Code 85 designates typical hotel lobby interior finish for this classification (see General Information).

ST Code 87 designates typical hotel room interior finish, per unit, for this classification.

Total Base Rates are produced when base structure Base Rates are combined with applicable interior finish Base Rates.

4.200.043 MODULE RATES (in dollars)

Concrete Slab on Grade
(MT 200 QU 04 ST 50)

Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
Code	Component	K	AR	K	AR	K	AR	K	AR
0300	Excavation 140		5.70280		5.10450		4.80750		4.70
0701	Piles	790	7.00	1 620	3.70	2 650	2.20	4 390	1.30
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20
1103	Grade Beams	1 410	12.40	2 880	6.60	4 720	3.90	7 820	2.40
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80
6104	Plumbing Basic	50	0.90	110	0.70	170	0.60	280	0.60
6544	Heating	230	4.00	460	3.20	750	2.70	1 230	2.50
6704	Electrical Basic	90	1.60	180	1.20	290	1.10	480	1.00
	Miscellaneous	60	1.00	110	0.80	180	0.70	300	0.60
	Architect Fees	160	2.90	330	2.30	540	2.00	880	1.80
	Total:	2 930	52.30	5 860	41.30	9 530	35.90	15 700	32.90

4.200.043 MODULE RATES (in dollars)**Basement**

(MT 200 QU 04 ST 52)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 900	37.70	1 850	33.90	3 030	32.20	5 020	31.20			
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1321	Foundation Walls	4 710	41.60	9 650	21.90	15 790	13.10	26 180	7.90		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2355	Stair	5 660	0.00	5 660	0.00	5 660	0.00	5 660	0.00		
6104	Plumbing Basic	270	1.40	380	1.10	540	1.00	790	1.00		
6544	Heating	1 170	6.10	1 670	5.10	2 350	4.40	3 470	4.10		
6704	Electrical Basic	450	2.40	640	1.90	910	1.80	1 340	1.60		
	Miscellaneous	280	1.50	400	1.30	570	1.10	840	1.00		
	Architect Fees	830	9.20	1 190	8.40	1 680	7.70	2 480	7.40		
	Total:	14 900	164.80	21 280	150.00	29 990	138.30	44 280	131.60		

Basement 1/2 Above Grade

(MT 200 QU 04 ST 53)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0300	Excavation 360	15.10	740	13.60	1 210	12.90	2 010	12.50			
0548	Concrete Footings	630	5.60	1 300	3.00	2 120	1.80	3 520	1.10		
0920	Concrete Pads	0	0.00	-110	0.90	-220	1.10	-430	1.20		
1354	Foundation Walls	5 030	44.50	10 300	23.40	16 850	14.00	27 940	8.50		
1524	Concrete Slab	0	16.80	0	16.80	0	16.80	0	16.80		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2355	Stair	5 660	0.00	5 660	0.00	5 660	0.00	5 660	0.00		
2703	Ext. Wall Finish	250	2.20	510	1.20	840	0.70	1 400	0.40		
6104	Plumbing Basic	320	3.80	480	3.50	720	3.30	1 100	3.20		
6544	Heating	1 380	16.60	2 120	15.40	3 160	14.50	4 810	13.90		
6704	Electrical Basic	530	6.40	820	6.00	1 220	5.60	1 860	5.40		
	Miscellaneous	330	4.00	510	3.70	760	3.50	1 160	3.40		
	Architect Fees	860	9.30	1 240	8.50	1 770	7.80	2 640	7.40		
	Total:	15 350	166.80	22 220	151.70	31 650	139.30	47 080	132.10		

4.200.043 MODULE RATES (in dollars)**Main Level Base Structure**
(MT 200 QU 04 ST 60)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
0100	Sitework	500	1.00	500	0.90	500	0.80	500	0.70		
1708	Columns	0	0.00	-330	2.70	-670	3.20	-1 300	3.50		
1902	Beams	0	0.00	-560	5.70	-970	6.30	-1 800	6.70		
2546	Base Wall Constr.	5 010	44.30	10 250	23.30	16 780	14.00	27 830	8.40		
2703	Ext. Wall Finish	500	4.40	1 030	2.30	1 680	1.40	2 790	0.80		
2943	Base Roof Constr.	0	23.50	0	23.50	0	23.50	0	23.50		
3313	Roof Finish	0	22.80	0	22.80	0	22.80	0	22.80		
6104	Plumbing Basic	250	4.00	380	3.60	550	3.30	830	3.20		
6544	Heating	1 070	17.40	1 640	15.60	2 390	14.50	3 630	13.90		
6704	Electrical Basic	410	6.70	640	6.00	920	5.60	1 400	5.40		
	Miscellaneous	260	4.20	400	3.80	580	3.50	880	3.40		
	Architect Fees	470	7.60	830	6.50	1 290	5.90	2 060	5.50		
	Total:	8 470	135.90	14 780	116.70	23 050	104.80	36 820	97.80		

Upper Level Base Structure
(MT 200 QU 04 ST 70)

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
1704	Columns	0	0.00	-130	1.10	-270	1.30	-530	1.40		
1906	Beams	0	0.00	-1 020	10.50	-1 770	11.60	-3 290	12.30		
2129	Base Floor Constr.	0	42.50	0	42.50	0	42.50	0	42.50		
2367	Stair	1 550	0.00	1 550	0.00	1 550	0.00	1 550	0.00		
2546	Base Wall Constr.	4 510	39.90	9 230	21.00	15 100	12.60	25 050	7.60		
2703	Ext. Wall Finish	450	4.00	930	2.10	1 510	1.20	2 510	0.80		
6104	Plumbing Basic	180	3.80	340	3.50	560	3.30	920	3.20		
6544	Heating	790	16.60	1 500	15.40	2 440	14.50	4 000	13.90		
6704	Electrical Basic	300	6.40	580	6.00	940	5.60	1 540	5.40		
	Miscellaneous	190	4.00	360	3.70	590	3.50	960	3.40		
	Architect Fees	470	6.90	790	6.30	1 230	5.70	1 940	5.40		
	Total:	8 440	124.20	14 130	112.10	21 880	101.80	34 650	95.90		

Lobby Finish

(MT 200 QU 04 ST 85) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
		K	AR	K	AR	K	AR	K	AR	K	AR
4126	Int. Wall Finish	1 270	11.20	2 590	5.90	4 240	3.50	7 030	2.10		
4335	Partitions	0	15.60	0	15.60	0	15.60	0	15.60		
4535	Ceiling Finish	0	14.50	0	14.50	0	14.50	0	14.50		
4702	Interior Doors	810	8.60	1 510	5.80	3 640	2.60	6 070	1.30		
4903	Baseboards 80	1.80	1.70	1.50	2.70	1.40	4.50	1.30			
5121	Floor Finish	0	17.00	0	17.00	0	17.00	0	17.00		
6904	Electric. Fixtures	0	13.00	0	13.00	0	13.00	0	13.00		
	Architect Fees	130	4.80	250	4.30	480	4.00	800	3.80		
	Total:	2 290	86.50	4 520	77.60	8 630	71.60	14 350	68.60		

4.200.043 MODULE RATES (in dollars)**Lounge Finish**

(MT 200 QU 04 ST 82) - finish height - 2.7 m

Code	Component	Size Ranges - m ²		Size 1 (0-49)		Size 2 (50 & over)	
		K	AR	K	AR	K	AR
4166	Perimeter Wall	1 230	64.30	3 080	27.20		
4314	Partitions	0	12.40	0	12.40		
4536	Ceiling Finish	0	16.50	0	16.50		
4712	Doors	1 640	0.00	1 640	0.00		
4904	Baseboards40	3.00	100		1.90		
5122	Floor Finish	0	21.00	0	21.00		
6904	Electric. Fixtures	0	13.00	0	13.00		
	Architect Fees	170	7.70	290	5.50		
	Total:	3 080	137.90	5 110	97.50		

Room Finish, per unit

(MT 200 QU 04 ST 87)

All Sizes - m²

Code	Component	K	AR
4126	Int. Wall Finish	50	6.80
4335	Partitions	0	17.50
4339	Corridor Walls	380	0.00
4344	Party Walls1 760	0.00	
4535	Ceiling Finish	0	14.50
4702	Interior Door	320	0.00
4712	Entrance Door	410	0.00
4903	Baseboards80	1.40	
5121	Floor Finish	0	17.00
6903	Electric. Fixtures	0	10.00
	Architect Fees	180	4.00
	Total:	3 180	71.20

4.200.044 PRECALCULATED ADJUSTMENTS (in dollars)**Height**per metre of height - **add or deduct**

Component	Size Ranges - m ²		Size 2 (0-249)		Size 3 (250-699)		Size 4 (700-1999)		Size 5 (2000 & over)	
	K	AR	K	AR	K	AR	K	AR	K	AR
Foundation Wall	1 810	16.10	3 600	9.50	5 830	6.40	9 600	4.40		
Found. Wall -Lift	1 940	17.10	3 850	10.00	6 250	6.70	10 270	4.60		
Exterior Wall										
Base Wall Constr.	1 670	14.80	3 420	7.80	5 590	4.70	9 280	2.80		
Ext. Wall Finish	170	1.50	340	0.80	560	0.50	930	0.30		
Interior Columns	0	0.00	-100	0.90	-210	1.10	-420	1.20		
Plumbing Basic	40	0.30	70	0.20	120	0.10	200	0.10		
Heating	170	1.50	340	0.90	550	0.60	910	0.40		
Electrical Basic	70	0.60	140	0.40	230	0.20	370	0.20		
Total:	2 120	18.70	4 210	11.00	6 840	7.20	11 270	5.00		

4.200.044 PRECALCULATED ADJUSTMENTS (in dollars)**Plumbing**per fixture - **add \$ 670.00****Heating**average forced air and ventilation - **deduct total cost of heating times 0.4**average multi-zone forced air - **deduct total cost of heating times 0.2**average multi-zone forced air and air conditioning - **add total cost of heating times 0.7**average hot water and ventilation - **add total cost of heating times 0.3**average air conditioning - **add total cost of heating times 1.1****Old Style Mechanical**plumbing, heating and electrical - **deduct 30% of mechanical installations****Spans**

(for each metre more or less than 6.1 m)

roof along joists - **add or deduct \$ 1.60 per m² of area**roof along beam - **add or deduct \$ 0.80 per m² of area**floor along joists - **add or deduct \$ 2.60 per m² of area**floor along beam - **add or deduct \$ 1.30 per m² of area****4.200.045 UNIT COST ADJUSTMENTS****Hotel Equipment**

bar service - refer to 5.020.000

food service - refer to 5.011.250

Fire Protection

sprinkler systems - refer to 5.015.500

Chutes

linen or garbage - refer to 5.014.215

Conveying Systems

elevators - refer to 5.014.110

elevator shafts - refer to 5.900.390

4.200.045 UNIT COST ADJUSTMENTS**Windows**average double glazed aluminum window, per m² - **add \$ 182.00**average clear sealed unit aluminum framing system, per m² - **add \$ 172.00**average bronze sealed unit aluminum framing system, per m² - **add \$ 189.00**average black sealed unit aluminum framing system, per m² - **add \$ 309.00****Doors, Exterior**average clear aluminum door, EA - **add \$ 670.00**average bronze aluminum door, EA - **add \$ 760.00**average black aluminum door, EA - **add \$ 890.00**average hollow steel door, EA - **add \$ 480.00****Wall Openings**

(areas replaced by doors and windows)

unit masonry or wood frame wall systems - **deduct 60% of wall cost**store front window system - **deduct 85% of wall cost**curtain wall window system - **deduct 100% of wall cost**architecturally integrated window systems - **no deduction** for wall areas replaced by integrated window framing in precast concrete wall panels. (Multiply total wall area by appropriate panel cost and add for windows.)**Note:** Wall Cost (as per Component Description)

2533 Base Wall Construction \$ 70.70

2703 Exterior Wall Finish 7.80

4126 Interior Wall Finish 21.80**Total:** m² **\$ 100.30**

4.200.046 GENERAL INFORMATION

The Base Cost of a building is calculated by applying appropriate Total Base Rates to the building's floor areas.

Total Base Cost is produced when the Base Cost is combined with applicable height adjustments.

Base structure designates a structure excluding interior finish.

Determine floor areas per level from exterior measurements.

To calculate average size per unit for room finish, divide the total finished floor area per level by the number of units on that level.

Hotel lobby finish often includes areas other than the lobby. Examples of areas which may be encountered are administrative offices, meeting rooms, dining areas, lounges and taverns. Lounges and formal dining rooms may be considered as lobby finish or calculated separately as lounge finish.

Hotel lounges and formal dining rooms generally appear with better quality finish materials than those found in the remainder of the hotel. The perimeter or party walls which separate the lounge or dining room from other areas are included in the lounge finish rate and must not be considered as partition area.

For Perimeter and/or Design adjustments see section 1.160.000.

For Overall Structural Height adjustments see section 1.170.000.

Assume concrete block back-up for brick variations, thereby giving obsolescence to older type buildings.

An adjustment for Architect Fees must be made against any cost adjustments attributable to variations from Model Type specifications.

**4.200.060 MODEL TYPE 200
QUALITY 06**

HOTEL - CUSTOM

4.200.061 GENERAL DESCRIPTION

Wall Heights

Architect Fees: 7.0 %	Foundation - Basement 4.6 m	Exterior Wall - Main 4.9 m
Span - Main: 7.6 m		- Upper 2.6 m
- Upper: 4.6 m		

CODE COMPONENT DESCRIPTION - BASE STRUCTURE

0555	Concrete Footings - medium reinforced
0702	Piles - reinforced concrete
0924	Concrete Pads - reinforced
1128	Grade Beams - reinforced concrete
1338	Foundation Walls - 300 mm heavy reinforced concrete
1525	Concrete Slab - Basement and On Grade - 125 mm light reinforced Framing - non-bearing walls; reinforced concrete columns and suspended framing system or steel columns and beams
2154	Base Floor Construction - Basement - concrete one-way beam and slab system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
2150	Base Floor Construction - Upper - concrete flat plate system or open web steel joists, steel decking, 100 mm light reinforced concrete slab or equivalent
2373	Stairs - Basement and Upper - two concrete stairs, painted
2382	Stair - Basement - one concrete stair, quarry tile finish or equivalent
2536	Base Wall Construction - Main - 240 mm concrete block or equivalent
2510	Base Wall Construction - Upper - steel studding, insulation
2767	Exterior Wall Finish - precast concrete panels or equivalent
2966	Base Roof Construction - concrete flat slab system or open web steel joists, steel decking, 50 mm concrete slab or equivalent
3314	Roof Finish - rigid insulation, 4-ply built-up or equivalent
3911	Shafts - Mechanical - concrete
3922	Stairwells - concrete, painted
4729	Interior Doors - two good fire rated steel doors
6106	Plumbing Basic - good
6546	Heating - good hot water
6566	Air Conditioning - good
6706	Electrical Basic - good wiring

COMPONENT DESCRIPTION - LOBBY FINISH

4145	Interior Wall Finish - insulation, gypsum wallboard, paint
4340	Partitions - gypsum wallboard, paint; partition area 40.0%
4536	Ceiling Finish - suspended panels
4714	Interior Doors - good solid core wood
4905	Baseboards & Trim - good
5123	Floor Finish - good carpet or equivalent
6906	Electrical Fixtures - good lighting