

**January 1, 2016**

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Tax Administration

**Office of Tax Administration**

**Uniform Schedules of Values,  
Standards, and Rules**

**Volume - 4.1**

**Commercial/Industrial/Institutional  
Improvements**

**Section - 11**

**Apartments, Hotels and Clubs**



Tax Administration

# OFFICE OF TAX ADMINISTRATION

2016 GENERAL REAPPRAISAL

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.1

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION - 11

APARTMENTS, HOTELS AND CLUBS

**DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION**

**UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES**

**VOLUME 04.1 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS**

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**DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION**  
**UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES**  
**VOLUME 04.1 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS**

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IMPROVEMENTS

SECTION - 11

APARTMENTS, HOTELS AND CLUBS

OCCUPANCY ----- Dormitories

DESCRIPTION CODE - S1102

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

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Dormitories include college and boarding school residence halls, interns' and nurses' quarters and armed services bachelor officers' and NCO quarters. They generally have a lounge and frequently have dining facilities and built-in features not found in apartments. For migrant labor dormitories or bunkhouses, see Section 17.

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DESCRIPTION TEXT - Sec 11/Dormitories

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	102AE	S11/BL02/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	102AG	S11/BL02/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	102AA	S11/BL02/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	102AL	S11/BL02/CL-A /LC
B	REINFORCED CONCRETE	MA	102BE	S11/BL02/CL-B /EX
B	REINFORCED CONCRETE	MA	102BG	S11/BL02/CL-B /GD
B	REINFORCED CONCRETE	MA	102BA	S11/BL02/CL-B /AV
B	REINFORCED CONCRETE	MA	102BL	S11/BL02/CL-B /LC
C	MASONRY LOAD BEARING	MA	102CE	S11/BL02/CL-C /EX
C	MASONRY LOAD BEARING	MA	102CG	S11/BL02/CL-C /GD
C	MASONRY LOAD BEARING	MA	102CA	S11/BL02/CL-C /AV
C	MASONRY LOAD BEARING	MA	102CL	S11/BL02/CL-C /LC
D	WOOD LOAD BEARING	MA	102DE	S11/BL02/CL-D /EX
D	WOOD LOAD BEARING	MA	102DG	S11/BL02/CL-D /GD
D	WOOD LOAD BEARING	MA	102DA	S11/BL02/CL-D /AV
D	WOOD LOAD BEARING	MA	102DL	S11/BL02/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	102SA	S11/BL02/CL-S /AV

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A	FIREPROOFED STRUCTURAL STEEL	MA	102AG	S11/BL02/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	102AA	S11/BL02/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	102AL	S11/BL02/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, best brick, good metal panels, best designs

DESCRIPTION -- INTERIOR FINISH:

- Soundproofed rooms, carpeting, built-in furniture, fine lounges

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled bathrooms, paired baths, good electrical and plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>102AG</b>	<b>S11/BL02/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	102AA	S11/BL02/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	102AL	S11/BL02/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or concrete panels, ornamental fronts

DESCRIPTION -- INTERIOR FINISH:

- Soundproofed rooms, carpeted halls and lounges, good detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good bathrooms, good electrical/plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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A	FIREPROOFED STRUCTURAL STEEL	MA	102AG	S11/BL02/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>102AA</b>	<b>S11/BL02/CL-A /AV</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	102AL	S11/BL02/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, steel or concrete panels, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster walls/ceiling, vinyl composition, carpeting

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*One bath for three students, average electrical service

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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A	FIREPROOFED STRUCTURAL STEEL	MA	102AG	S11/BL02/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	102AA	S11/BL02/CL-A /AV
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>102AL</b>	<b>S11/BL02/CL-A /LC</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete panels, very plain, painted interior

DESCRIPTION -- INTERIOR FINISH:

- Drywall, acoustic tile, vinyl composition floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Painted shower rooms, half baths in living units

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>102BE</b>	<b>S11/BL02/CL-B /EX</b>
B	REINFORCED CONCRETE	MA	102BG	S11/BL02/CL-B /GD
B	REINFORCED CONCRETE	MA	102BA	S11/BL02/CL-B /AV
B	REINFORCED CONCRETE	MA	102BL	S11/BL02/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, best brick, good metal panels, best designs

DESCRIPTION -- INTERIOR FINISH:

- Soundproofed rooms, carpeting, built-in furniture, fine lounges

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled bathrooms, paired baths, good electrical and plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>102BG</b>	<b>S11/BL02/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	102BA	S11/BL02/CL-B /AV
B	REINFORCED CONCRETE	MA	102BL	S11/BL02/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or concrete panels, ornamental fronts

DESCRIPTION -- INTERIOR FINISH:

- Soundproofed rooms, carpeted halls and lounges, good detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good bathrooms, good electrical/plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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B	REINFORCED CONCRETE	MA	102BG	S11/BL02/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>102BA</b>	<b>S11/BL02/CL-B /AV</b>
B	REINFORCED CONCRETE	MA	102BL	S11/BL02/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, steel or concrete panels, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster walls/ceiling, vinyl composition, carpeting

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*One bath for three students, average electrical service

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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B	REINFORCED CONCRETE	MA	102BG	S11/BL02/CL-B /GD
B	REINFORCED CONCRETE	MA	102BA	S11/BL02/CL-B /AV
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>102BL</b>	<b>S11/BL02/CL-B /LC</b>

MODEL DETAIL - **REINFORCED CONCRETE/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Brick or concrete panels, very plain, painted interior

DESCRIPTION - INTERIOR FINISH:

- Drywall, acoustic tile, vinyl composition floors

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- \*Painted shower rooms, half baths in living units

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>102CE</b>	<b>S11/BL02/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	102CG	S11/BL02/CL-C /GD
C	MASONRY LOAD BEARING	MA	102CA	S11/BL02/CL-C /AV
C	MASONRY LOAD BEARING	MA	102CL	S11/BL02/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Stone, best brick, good metal panels, best designs

DESCRIPTION - INTERIOR FINISH:

- Soundproofed rooms, carpeting, built-in furniture, fine lounges

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled bathrooms, paired baths, good electrical and plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>102CG</b>	<b>S11/BL02/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	102CA	S11/BL02/CL-C /AV
C	MASONRY LOAD BEARING	MA	102CL	S11/BL02/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or concrete panels, good design

DESCRIPTION -- INTERIOR FINISH:

- Carpeted halls and lounges, good detail, plaster or drywall

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good bathrooms, good electrical/plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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C	MASONRY LOAD BEARING	MA	102CG	S11/BL02/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>102CA</b>	<b>S11/BL02/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	102CL	S11/BL02/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, steel or concrete panels, little trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeted halls, acoustic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Standard electrical/plumbing fixtures, some tile and extras

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C	MASONRY LOAD BEARING	MA	102CG	S11/BL02/CL-C /GD
C	MASONRY LOAD BEARING	MA	102CA	S11/BL02/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>102CL</b>	<b>S11/BL02/CL-C /LC</b>

MODEL DETAIL ----- **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Brick, block, precast concrete, very plain

DESCRIPTION - INTERIOR FINISH:

- Exposed block, drywall, acoustic tile, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum number and quality of fixtures

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D	WOOD LOAD BEARING	MA	102DG	S11/BL02/CL-D /GD
D	WOOD LOAD BEARING	MA	102DA	S11/BL02/CL-D /AV
D	WOOD LOAD BEARING	MA	102DL	S11/BL02/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone or brick veneer, metal and glass, individual design

DESCRIPTION -- INTERIOR FINISH:

- Carpeting, built-in furniture, good lounge and decoration

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled bathrooms, paired baths, good electrical and plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>102DG</b>	<b>S11/BL02/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	102DA	S11/BL02/CL-D /AV
D	WOOD LOAD BEARING	MA	102DL	S11/BL02/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer or best stucco with trim, good ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Carpeted halls and lounges, plaster or drywall, good detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good bathrooms, good electrical service

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SECTION 11

APARTMENTS, HOTELS AND CLUBS

=====

OCCUPANCY ----- Dormitories

DESCRIPTION CODE - S1102

DESCRIPTION TEXT - Sec 11/Dormitories

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	102DE	S11/BL02/CL-D /EX
D	WOOD LOAD BEARING	MA	102DG	S11/BL02/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>102DA</b>	<b>S11/BL02/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	102DL	S11/BL02/CL-D /LC

MODEL DETAIL ----- **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick veneer or stucco with some trim

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, carpeted halls, acoustic tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Standard electrical/plumbing fixtures, some tile and extras

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OCCUPANCY ----- Dormitories

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DESCRIPTION TEXT - Sec 11/Dormitories

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	102DE	S11/BL02/CL-D /EX
D	WOOD LOAD BEARING	MA	102DG	S11/BL02/CL-D /GD
D	WOOD LOAD BEARING	MA	102DA	S11/BL02/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>102DL</b>	<b>S11/BL02/CL-D /LC</b>

MODEL DETAIL ----- **WOOD LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, very plain, simple entrance

DESCRIPTION - INTERIOR FINISH:

- Drywall, vinyl composition, minimum finish

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum number and quality of fixtures

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OCCUPANCY ----- Dormitories

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DESCRIPTION TEXT - Sec 11/Dormitories

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>102SA</b>	<b>S11/BL02/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, some trim

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition, acoustic tile ceilings

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Standard electrical and plumbing fixtures



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OCCUPANCY ----- Dormitories

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NON-MAIN AREA ---- CLASS A/B - BASEMENT - LIVING UNIT  
CLASS A/B - BASEMENT - UTILTIY

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.A	COM/S11/BSMT-LVG UNT	102-1	S1102/BMT LVG/CL-AB	DORM
.B	COM/S11/BSMT-UTILITY	102-1	S1102/BMT UTL/CL-AB	DORM

**BASEMENT - LIVING UNIT**

DESCRIPTION - EXTERIOR FINISH:  
- Half exposed, good fenestration

DESCRIPTION - INTERIOR FINISH:  
- Average-quality dormitory units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Average electrical/plumbing

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
- Painted concrete

DESCRIPTION - INTERIOR FINISH:  
- Utility and storage units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Utility lighting/plumbing

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OCCUPANCY ----- Dormitories

DESCRIPTION CODE - S1102

DESCRIPTION TEXT - Sec 11/Dormitories

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - LIVING UNIT  
CLASS C/D/S - BASEMENT - UTILTIY

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.A	COM/S11/BSMT-LVG UNT	102-2	S1102/BMT LVG/CL-CDS	DORM
.B	COM/S11/BSMT-UTILITY	102-2	S1102/BMT UTL/CL-CDS	DORM

**BASEMENT - LIVING UNIT**

DESCRIPTION - EXTERIOR FINISH:  
- Half exposed, good fenestration

DESCRIPTION - INTERIOR FINISH:  
- Average-quality dormitory units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Average electrical/plumbing

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
- Painted concrete

DESCRIPTION - INTERIOR FINISH:  
- Utility and storage units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Utility lighting/plumbing

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OCCUPANCY ----- Apartments-High Rise

DESCRIPTION CODE - S1104

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High-Rise Apartments are multiple dwelling units of three or more floors with kitchen facilities.

For buildings of one to three-story of lightweight residential-type construction see Section 12, Occupancy S1226 - Multiple Residences Garden Apartments/Condominiums.

"Condominium" is a type of ownership and not a type of construction, the apartment costs being valid.

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OCCUPANCY ----- Apartments-High Rise

DESCRIPTION CODE - S1104

DESCRIPTION TEXT - Sec 11/Apartments-High Rise

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	104AE	S11/BL04/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	104AG	S11/BL04/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	104AA	S11/BL04/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	104AL	S11/BL04/CL-A /LC
B	REINFORCED CONCRETE	MA	104BE	S11/BL04/CL-B /EX
B	REINFORCED CONCRETE	MA	104BG	S11/BL04/CL-B /GD
B	REINFORCED CONCRETE	MA	104BA	S11/BL04/CL-B /AV
B	REINFORCED CONCRETE	MA	104BL	S11/BL04/CL-B /LC
C	MASONRY LOAD BEARING	MA	104CE	S11/BL04/CL-C /EX
C	MASONRY LOAD BEARING	MA	104CG	S11/BL04/CL-C /GD
C	MASONRY LOAD BEARING	MA	104CA	S11/BL04/CL-C /AV
C	MASONRY LOAD BEARING	MA	104CL	S11/BL04/CL-C /LC
M	MILL CONSTRUCTION	MA	104MG	S11/BL04/CL-C ML/GD
M	MILL CONSTRUCTION	MA	104MA	S11/BL04/CL-C ML/AV
V	MASONRY VENEER	MA	104VE	S11/BL04/CL-D BV/EX
V	MASONRY VENEER	MA	104VG	S11/BL04/CL-D BV/GD
V	MASONRY VENEER	MA	104VA	S11/BL04/CL-D BV/AV
D	WOOD LOAD BEARING	MA	104DE	S11/BL04/CL-D /EX
D	WOOD LOAD BEARING	MA	104DG	S11/BL04/CL-D /GD
D	WOOD LOAD BEARING	MA	104DA	S11/BL04/CL-D /AV
D	WOOD LOAD BEARING	MA	104DL	S11/BL04/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	104SG	S11/BL04/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	104SA	S11/BL04/CL-S /AV

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>104AE</b>	<b>S11/BL04/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	104AG	S11/BL04/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	104AA	S11/BL04/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	104AL	S11/BL04/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best metal or stone, heat-absorbent or double glazing

DESCRIPTION -- INTERIOR FINISH:

- Fine interior detail, carpet, ceramic tile, some vinyl and fine hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Master antennas, fine fixtures, one full bath per bedroom

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	104AE	S11/BL04/CL-A /EX
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>104AG</b>	<b>S11/BL04/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	104AA	S11/BL04/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	104AL	S11/BL04/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, limestone, metal or concrete and glass panels

DESCRIPTION -- INTERIOR FINISH:

- Good interior detail, carpet, or hardwood, sheet vinyl or ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Many good fixtures, TV jacks, good baths and kitchens

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	104AE	S11/BL04/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	104AG	S11/BL04/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>104AA</b>	<b>S11/BL04/CL-A /AV</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	104AL	S11/BL04/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Little trim, brick, block, metal or concrete and glass

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, average carpet and vinyl composition floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Few electric fixtures, average plumbing, one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	104AE	S11/BL04/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	104AG	S11/BL04/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	104AA	S11/BL04/CL-A /AV
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>104AL</b>	<b>S11/BL04/CL-A /LC</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Very plain, brick or block, or low-cost concrete panels

DESCRIPTION -- INTERIOR FINISH:

- Drywall, sprayed or painted ceilings, very plain, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum uniform code, one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>104BE</b>	<b>S11/BL04/CL-B /EX</b>
B	REINFORCED CONCRETE	MA	104BG	S11/BL04/CL-B /GD
B	REINFORCED CONCRETE	MA	104BA	S11/BL04/CL-B /AV
B	REINFORCED CONCRETE	MA	104BL	S11/BL04/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best metal or stone, heat-absorbent or double glazing

DESCRIPTION -- INTERIOR FINISH:

- Fine interior detail, carpet, ceramic tile, some vinyl and fine hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Master antennas, fine fixtures, one full bath per bedroom

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	104BE	S11/BL04/CL-B /EX
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>104BG</b>	<b>S11/BL04/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	104BA	S11/BL04/CL-B /AV
B	REINFORCED CONCRETE	MA	104BL	S11/BL04/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, limestone, metal or concrete and glass panels

DESCRIPTION -- INTERIOR FINISH:

- Good interior detail, carpet or hardwood, sheet vinyl or ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Many good fixtures, TV jacks, good baths and kitchens

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	104BE	S11/BL04/CL-B /EX
B	REINFORCED CONCRETE	MA	104BG	S11/BL04/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>104BA</b>	<b>S11/BL04/CL-B /AV</b>
B	REINFORCED CONCRETE	MA	104BL	S11/BL04/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Little trim, brick, block, metal or concrete and glass

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, vinyl composition tile and average carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Few electric fixtures, average plumbing, one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	104BE	S11/BL04/CL-B /EX
B	REINFORCED CONCRETE	MA	104BG	S11/BL04/CL-B /GD
B	REINFORCED CONCRETE	MA	104BA	S11/BL04/CL-B /AV
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>104BL</b>	<b>S11/BL04/CL-B /LC</b>

MODEL DETAIL ----- **REINFORCED CONCRETE/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Very plain, brick or block or low-cost concrete panels

DESCRIPTION - INTERIOR FINISH:

- Drywall, sprayed or painted ceilings, very plain, asphalt tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum uniform code, one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>104CE</b>	<b>S11/BL04/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	104CG	S11/BL04/CL-C /GD
C	MASONRY LOAD BEARING	MA	104CA	S11/BL04/CL-C /AV
C	MASONRY LOAD BEARING	MA	104CL	S11/BL04/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, brick, metal and glass panels, individual design

DESCRIPTION -- INTERIOR FINISH:

- Fine interior detail, sheet vinyl, ceramic tile/carpet, paneling, fine hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Master antennas, fine fixtures, one full bath per bedroom

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	104CE	S11/BL04/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>104CG</b>	<b>S11/BL04/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	104CA	S11/BL04/CL-C /AV
C	MASONRY LOAD BEARING	MA	104CL	S11/BL04/CL-C /LC

MODEL DETAIL ----- **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Brick, metal or concrete and glass panels, some trim

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, good carpet or hardwood, vinyl composition, ceramic tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- \*Good electric/plumbing, good baths and kitchens

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	104CE	S11/BL04/CL-C /EX
C	MASONRY LOAD BEARING	MA	104CG	S11/BL04/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>104CA</b>	<b>S11/BL04/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	104CL	S11/BL04/CL-C /LC

MODEL DETAIL ----- **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Little ornamentation, brick or block, concrete panels

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, average carpet and vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average fixtures, one bath per unit, average circuits



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APARTMENTS, HOTELS AND CLUBS

OCCUPANCY ----- Apartments-High Rise

DESCRIPTION CODE - S1104

DESCRIPTION TEXT - Sec 11/Apartments-High Rise

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	104CE	S11/BL04/CL-C /EX
C	MASONRY LOAD BEARING	MA	104CG	S11/BL04/CL-C /GD
C	MASONRY LOAD BEARING	MA	104CA	S11/BL04/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>104CL</b>	<b>S11/BL04/CL-C /LC</b>

MODEL DETAIL ----- **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Very plain brick or block, minimum fenestration

DESCRIPTION - INTERIOR FINISH:

- Drywall and painted masonry or plaster coat, asphalt tile, low-cost carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum uniform code, one bath per unit

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OCCUPANCY ----- Apartments-High Rise

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DESCRIPTION TEXT - Sec 11/Apartments-High Rise

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>M</b>	<b>MILL CONSTRUCTION</b>	<b>MA</b>	<b>104MG</b>	<b>S11/BL04/CL-C ML/GD</b>
M	MILL CONSTRUCTION	MA	104MA	S11/BL04/CL-C ML/AV

MODEL DETAIL - **MILL CONSTRUCTION (HEAVY TIMBER)/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Mill-type construction, heavy brick walls, trusses, good sash

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, good carpet or hardwood, vinyl composition, ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good electric/plumbing, good baths and kitchens

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
M	MILL CONSTRUCTION	MA	104MG	S11/BL04/CL-C ML/GD
<b>M</b>	<b>MILL CONSTRUCTION</b>	<b>MA</b>	<b>104MA</b>	<b>S11/BL04/CL-C ML/AV</b>

MODEL DETAIL ----- **MILL CONSTRUCTION (HEAVY TIMBER)/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Mill-type construction, brick and block, wood trusses

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, average carpet and vinyl composition, softwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- \*Average fixtures, one bath per unit, average circuits

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>V</b>	<b>MASONRY VENEER</b>	<b>MA</b>	<b>104VE</b>	<b>S11/BL04/CL-D BV/EX</b>
V	MASONRY VENEER	MA	104VG	S11/BL04/CL-D BV/GD
V	MASONRY VENEER	MA	104VA	S11/BL04/CL-D BV/AV

MODEL DETAIL - **MASONRY VENEER/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick or stone veneer, individual design

DESCRIPTION -- INTERIOR FINISH:

- Good plaster, paneling/paper, vinyl, carpeting or hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*TV and phone jacks, good fixtures, one bath per bedroom

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	104VE	S11/BL04/CL-D BV/EX
<b>V</b>	<b>MASONRY VENEER</b>	<b>MA</b>	<b>104VG</b>	<b>S11/BL04/CL-D BV/GD</b>
V	MASONRY VENEER	MA	104VA	S11/BL04/CL-D BV/AV

MODEL DETAIL - **MASONRY VENEER/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good brick veneer with ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good drywall or plaster, carpet, good vinyl composition tile or sheet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good fixtures, many outlets, over one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	104VE	S11/BL04/CL-D BV/EX
V	MASONRY VENEER	MA	104VG	S11/BL04/CL-D BV/GD
<b>V</b>	<b>MASONRY VENEER</b>	<b>MA</b>	<b>104VA</b>	<b>S11/BL04/CL-D BV/AV</b>

MODEL DETAIL - **MASONRY VENEER/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, little trim, standard design

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet or hardwood, vinyl composition tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Average fixtures and circuits, one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- Apartments-High Rise

DESCRIPTION CODE - S1104

DESCRIPTION TEXT - Sec 11/Apartments-High Rise

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>104DE</b>	<b>S11/BL04/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	104DG	S11/BL04/CL-D /GD
D	WOOD LOAD BEARING	MA	104DA	S11/BL04/CL-D /AV
D	WOOD LOAD BEARING	MA	104DL	S11/BL04/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best stucco or siding, brick and stone trim

DESCRIPTION -- INTERIOR FINISH:

- Good plaster, paneling/paper, vinyl, carpeting or hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*TV and phone jacks, good fixtures, one bath per bedroom

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	104DE	S11/BL04/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>104DG</b>	<b>S11/BL04/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	104DA	S11/BL04/CL-D /AV
D	WOOD LOAD BEARING	MA	104DL	S11/BL04/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding with ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good drywall or plaster, carpet, good vinyl composition tile or sheet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good fixtures, many outlets, over one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	104DE	S11/BL04/CL-D /EX
D	WOOD LOAD BEARING	MA	104DG	S11/BL04/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>104DA</b>	<b>S11/BL04/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	104DL	S11/BL04/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Frame and stucco, little trim, standard design

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet or hardwood, vinyl composition tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Average fixtures and circuits, one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	104DE	S11/BL04/CL-D /EX
D	WOOD LOAD BEARING	MA	104DG	S11/BL04/CL-D /GD
D	WOOD LOAD BEARING	MA	104DA	S11/BL04/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>104DL</b>	<b>S11/BL04/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost stucco or siding

DESCRIPTION -- INTERIOR FINISH:

- Drywall, low-cost carpet, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum uniform code, one bath per unit

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>104SG</b>	<b>S11/BL04/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	104SA	S11/BL04/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Best insulated sandwich walls, good fenestration, good frame

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition, ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good fixtures, many outlets, over one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	104SG	S11/BL04/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>104SA</b>	<b>S11/BL04/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich walls, fenestration to code, little trim

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition, average cabinetry and finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Average fixtures and circuits, one bath per unit

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- Apartments-High Rise

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DESCRIPTION TEXT - Sec 11/Apartments-High Rise

NON-MAIN AREA ---- CLASS A/B - BASEMENT - LIVING UNIT
CLASS A/B - BASEMENT - UTILTIY
CLASS A/B - BASEMENT - PARKING
CLASS A/B - BASEMENT - FINISH

Table with 5 columns: Type, Description, Code, Description, Building Occupancy. Rows include .A COM/S11/BSMT-LVG UNT, .B COM/S11/BSMT-UTILITY, .C COM/S11/BSMT-PARKING, .D COM/S11/BSMT-FINISH.

BASEMENT - LIVING UNIT

DESCRIPTION - EXTERIOR FINISH:
- Half exposed, good fenestration

DESCRIPTION - INTERIOR FINISH:
- Drywall or plaster, painted, vinyl composition and average carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Few electric fixtures, average plumbing, one bath per unit

BASEMENT - UTILITY

DESCRIPTION - EXTERIOR FINISH:
- Painted interior

DESCRIPTION - INTERIOR FINISH:
- Utility and storage areas

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Utility lighting and plumbing

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OCCUPANCY ----- Apartments-High Rise

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NON-MAIN AREA ---- CLASS A/B - BASEMENT - LIVING UNIT  
CLASS A/B - BASEMENT - UTILTIY  
CLASS A/B - BASEMENT - PARKING  
CLASS A/B - BASEMENT - FINISH

-----Component----- Type	Description	-----Component----- Code	Description	Building Occupancy
.A	COM/S11/BSMT-LVG UNT	104-1	S1104/BMT LVG/CL-AB	APT HI-R
.B	COM/S11/BSMT-UTILITY	104-1	S1104/BMT UTL/CL-AB	APT HI-R
.C	<b>COM/S11/BSMT-PARKING</b>	<b>104-1</b>	<b>S1104/BMT PRK/CL-AB</b>	<b>APT HI-R</b>
.D	<b>COM/S11/BSMT-FINISH</b>	<b>104-1</b>	<b>S1104/BMT FIN/CL-AB</b>	<b>APT HI-R</b>

**BASEMENT - PARKING**

DESCRIPTION - EXTERIOR FINISH:  
- Unfinished interior

DESCRIPTION - INTERIOR FINISH:  
- Concrete with hardener, lines and stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Minimum lighting, floor drains

**BASEMENT - FINISH (FINISHED)**

DESCRIPTION - EXTERIOR FINISH:  
- Finished interior

DESCRIPTION - INTERIOR FINISH:  
- Finished floor and ceilings, game room

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Adequate lighting/plumbing

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OCCUPANCY ----- Apartments-High Rise

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DESCRIPTION TEXT - Sec 11/Apartments-High Rise

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NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - LIVING UNIT  
 CLASS C/D/S - BASEMENT - UTILTIY  
 CLASS C/D/S - BASEMENT - PARKING  
 CLASS C/D/S - BASEMENT - FINISH

-----Component----- Type	Description	-----Component----- Code	Description	Building Occupancy
=====	=====	=====	=====	=====
.A	COM/S11/BSMT-LVG UNT	104-2	S1104/BMT LVG/CL-CDS	APT HI-R
.B	COM/S11/BSMT-UTILITY	104-2	S1104/BMT UTL/CL-CDS	APT HI-R
.C	COM/S11/BSMT-PARKING	104-2	S1104/BMT PRK/CL-CDS	APT HI-R
.D	COM/S11/BSMT-FINISH	104-2	S1104/BMT FIN/CL-CDS	APT HI-R

**BASEMENT - LIVING UNIT**

DESCRIPTION - EXTERIOR FINISH:  
 - Half exposed, good fenestration

DESCRIPTION - INTERIOR FINISH:  
 - Drywall or plaster, vinyl composition tile and average carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Few electric fixtures, average plumbing, one bath per unit

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
 - Unfinished interior

DESCRIPTION - INTERIOR FINISH:  
 - Unfinished floor and ceiling

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Minimum lighting/plumbing

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OCCUPANCY ----- Apartments-High Rise

DESCRIPTION CODE - S1104

DESCRIPTION TEXT - Sec 11/Apartments-High Rise

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - LIVING UNIT
CLASS C/D/S - BASEMENT - UTILTIY
CLASS C/D/S - BASEMENT - PARKING
CLASS C/D/S - BASEMENT - FINISH

Table with 5 columns: Component Type, Description, Code, Description, Building Occupancy. Rows include .A COM/S11/BSMT-LVG UNT, .B COM/S11/BSMT-UTILITY, .C COM/S11/BSMT-PARKING, .D COM/S11/BSMT-FINISH.

BASEMENT - PARKING

DESCRIPTION - EXTERIOR FINISH:
- Unfinished interior

DESCRIPTION - INTERIOR FINISH:
- Plaster or drywall ceiling, concrete floor

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Minimum lighting, floor drains

BASEMENT - FINISH (FINISHED)

DESCRIPTION - EXTERIOR FINISH:
- Finished interior, add for saunas, pools, bars and built-in equipment

DESCRIPTION - INTERIOR FINISH:
- Gypsum board ceiling, vinyl composition tile or sheet vinyl

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Adequate lighting/plumbing



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OCCUPANCY ----- City Clubs

DESCRIPTION CODE - S1106

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OCCUPANCY ----- City Clubs

DESCRIPTION CODE - S1106

DESCRIPTION TEXT - Sec 11/City Clubs

=====

City Clubs are private hotels with dining, gymnasium and library facilities.

Swimming pools, if present, should be added as a separate element.

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OCCUPANCY ----- City Clubs

DESCRIPTION CODE - S1106

DESCRIPTION TEXT - Sec 11/City Clubs

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	106AG	S11/BL06/CL-A	/GD
A	FIREPROOFED STRUCTURAL STEEL	MA	106AA	S11/BL06/CL-A	/AV
B	REINFORCED CONCRETE	MA	106BG	S11/BL06/CL-B	/GD
B	REINFORCED CONCRETE	MA	106BA	S11/BL06/CL-B	/AV
C	MASONRY LOAD BEARING	MA	106CG	S11/BL06/CL-C	/GD
C	MASONRY LOAD BEARING	MA	106CA	S11/BL06/CL-C	/AV

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OCCUPANCY ----- City Clubs

DESCRIPTION CODE - S1106  
DESCRIPTION TEXT - Sec 11/City Clubs

=====

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----		
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>106AG</b>	<b>S11/BL06/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	106AA	S11/BL06/CL-A /AV

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick or stone veneer, best metal and glass, concrete

DESCRIPTION -- INTERIOR FINISH:

- Good plaster, paneling, carpet, fine detail, add of Olympic pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*TV and phone jacks in rooms, excellent service and fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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APARTMENTS, HOTELS AND CLUBS

=====

OCCUPANCY ----- City Clubs

DESCRIPTION CODE - S1106  
DESCRIPTION TEXT - Sec 11/City Clubs

=====

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----		
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	106AG	S11/BL06/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>106AA</b>	<b>S11/BL06/CL-A /AV</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stone, metal or precast panels, little trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, good lounge and public area, gym

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate, steam room, gym, add for swimming pool

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- City Clubs

DESCRIPTION CODE - S1106

DESCRIPTION TEXT - Sec 11/City Clubs

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>106BG</b>	<b>S11/BL06/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	106BA	S11/BL06/CL-B /AV

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick or stone veneer, best metal and glass, concrete

DESCRIPTION -- INTERIOR FINISH:

- Good plaster, paneling, carpet, fine detail, add for Olympic pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*TV and phone jacks in rooms, excellent service and fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- City Clubs

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 DESCRIPTION TEXT - Sec 11/City Clubs

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-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----		
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
B	REINFORCED CONCRETE	MA	106BG	S11/BL06/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>106BA</b>	<b>S11/BL06/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stone, metal or precast panels, little trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, good lounge and public area, gym

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate, steam room, gym, add for swimming pool

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>106CG</b>	<b>S11/BL06/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	106CA	S11/BL06/CL-C /AV

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone or concrete and glass, good trim and entrance

DESCRIPTION -- INTERIOR FINISH:

- Good plaster, paneling, carpet, good detail, add for Olympic pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*TV and phone jacks in rooms, good service and fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	106CG	S11/BL06/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>106CA</b>	<b>S11/BL06/CL-C /AV</b>

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stone, metal or precast panels, little trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, good lounge and public areas, gym

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate, steam room, gym, add for swimming pool

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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APARTMENTS, HOTELS AND CLUBS

OCCUPANCY ----- Homes for the Elderly

DESCRIPTION CODE - S1108

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OCCUPANCY ----- Homes for the Elderly

DESCRIPTION CODE - S1108

DESCRIPTION TEXT - Sec 11/Hms for Elderly

=====

Homes for the Elderly include assistance living congregate housing for the elderly of three or more floors, typically consisting of one or two-room suites, normally with limited individual and common kitchen and dining areas, lounges, nursing and therapy rooms.

For apartments, single-family residences, duplexes, separate clubhouses, etc., in so-called senior citizen developments, use the section for the proper occupancy.

Skilled nursing facilities or convalescent hospitals are found in Section 15.

See also Section 12, S1228 - Multiple Residences (Senior Citizen) for buildings of one to three-story of lightweight residential-type construction.

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OCCUPANCY ----- Homes for the Elderly

DESCRIPTION CODE - S1108

DESCRIPTION TEXT - Sec 11/Hms for Elderly

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	108AG	S11/BL08/CL-A	/GD
A	FIREPROOFED STRUCTURAL STEEL	MA	108AA	S11/BL08/CL-A	/AV
A	FIREPROOFED STRUCTURAL STEEL	MA	108AL	S11/BL08/CL-A	/LC
B	REINFORCED CONCRETE	MA	108BG	S11/BL08/CL-B	/GD
B	REINFORCED CONCRETE	MA	108BA	S11/BL08/CL-B	/AV
B	REINFORCED CONCRETE	MA	108BL	S11/BL08/CL-B	/LC
C	MASONRY LOAD BEARING	MA	108CG	S11/BL08/CL-C	/GD
C	MASONRY LOAD BEARING	MA	108CA	S11/BL08/CL-C	/AV
C	MASONRY LOAD BEARING	MA	108CL	S11/BL08/CL-C	/LC
D	WOOD LOAD BEARING	MA	108DG	S11/BL08/CL-D	/GD
D	WOOD LOAD BEARING	MA	108DA	S11/BL08/CL-D	/AV
D	WOOD LOAD BEARING	MA	108DL	S11/BL08/CL-D	/LC
S	INCOMBUSTIBLE METAL	MA	108SG	S11/BL08/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	108SA	S11/BL08/CL-S	/AV

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>108AG</b>	<b>S11/BL08/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	108AA	S11/BL08/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	108AL	S11/BL08/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal and glass, architectural concrete

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, vinyl composition, ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	108AG	S11/BL08/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>108AA</b>	<b>S11/BL08/CL-A /AV</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	108AL	S11/BL08/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- - Brick, concrete or metal and glass, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	108AG	S11/BL08/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	108AA	S11/BL08/CL-A /AV
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>108AL</b>	<b>S11/BL08/CL-A /LC</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal and glass, architectural concrete

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, vinyl composition, ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>108BG</b>	<b>S11/BL08/CL-B</b>	<b>/GD</b>
B	REINFORCED CONCRETE	MA	108BA	S11/BL08/CL-B	/AV
B	REINFORCED CONCRETE	MA	108BL	S11/BL08/CL-B	/LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal and glass, architectural concrete

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, vinyl composition, ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
B	REINFORCED CONCRETE	MA	108BG	S11/BL08/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>108BA</b>	<b>S11/BL08/CL-B /AV</b>
B	REINFORCED CONCRETE	MA	108BL	S11/BL08/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete or metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some exposed block, carpeting, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing, some extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
B	REINFORCED CONCRETE	MA	108BG	S11/BL08/CL-B /GD
B	REINFORCED CONCRETE	MA	108BA	S11/BL08/CL-B /AV
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>108BL</b>	<b>S11/BL08/CL-B /LC</b>

MODEL DETAIL - **REINFORCED CONCRETE/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete block or panels, little trim

DESCRIPTION -- INTERIOR FINISH:

- Exposed lock, acoustic tile, drywall, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>108CG</b>	<b>S11/BL08/CL-C</b>	<b>/GD</b>
C	MASONRY LOAD BEARING	MA	108CA	S11/BL08/CL-C	/AV
C	MASONRY LOAD BEARING	MA	108CL	S11/BL08/CL-C	/LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or concrete and glass, good design

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, vinyl composition, some carpeting and ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
=====	=====	TYPE	CODE	=====	=====
C	MASONRY LOAD BEARING	MA	108CG	S11/BL08/CL-C	/GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>108CA</b>	<b>S11/BL08/CL-C</b>	<b>/AV</b>
C	MASONRY LOAD BEARING	MA	108CL	S11/BL08/CL-C	/LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, concrete panels, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some exposed block, carpeting, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing, few extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	108CG	S11/BL08/CL-C /GD
C	MASONRY LOAD BEARING	MA	108CA	S11/BL08/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>108CL</b>	<b>S11/BL08/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or concrete and glass, good design

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, vinyl composition, some carpeting and ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>108DG</b>	<b>S11/BL08/CL-D</b>	<b>/GD</b>
D	WOOD LOAD BEARING	MA	108DA	S11/BL08/CL-D	/AV
D	WOOD LOAD BEARING	MA	108DL	S11/BL08/CL-D	/LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, best stucco or siding, good trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, vinyl composition, some carpeting and ceramic tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----			
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
=====	=====	TYPE	CODE	=====	
D	WOOD LOAD BEARING	MA	108DG	S11/BL08/CL-D	/GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>108DA</b>	<b>S11/BL08/CL-D</b>	<b>/AV</b>
D	WOOD LOAD BEARING	MA	108DL	S11/BL08/CL-D	/LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, good stucco or siding, some trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing, few extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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APARTMENTS, HOTELS AND CLUBS

=====

OCCUPANCY ----- Homes for the Elderly

DESCRIPTION CODE - S1108

DESCRIPTION TEXT - Sec 11/Hms for Elderly

=====

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION-----		
CLASS	DESCRIPTION	COMPONENT TYPE	CODE	DESCRIPTION
=====	=====	=====	=====	=====
D	WOOD LOAD BEARING	MA	108DG	S11/BL08/CL-D /GD
D	WOOD LOAD BEARING	MA	108DA	S11/BL08/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>108DL</b>	<b>S11/BL08/CL-D /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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OCCUPANCY ----- Homes for the Elderly

DESCRIPTION CODE - S1108

DESCRIPTION TEXT - Sec 11/Hms for Elderly

=====

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION-----		
CLASS	DESCRIPTION	COMPONENT TYPE	CODE	DESCRIPTION
=====	=====	=====	=====	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>108SG</b>	<b>S11/BL08/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	108SA	S11/BL08/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Best sandwich panels, good fenestration and ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, good finish, good carpet and vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, alarm system, some special plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- Homes for the Elderly

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-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----		
CLASS	DESCRIPTION	COMPONENT TYPE	CODE	DESCRIPTION
=====	=====	=====	=====	=====
S	INCOMBUSTIBLE METAL	MA	108SG	S11/BL08/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>108SA</b>	<b>S11/BL08/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, little trim

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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NON-MAIN AREA ----- CLASS A/B - BASEMENT - FINISH

-----Component----- Type	Description	-----Component----- Code	Description	Building Occupancy
=====	=====	=====	=====	=====
.D	COM/S11/BSMT-FINISH	108-1	S1104/BMT LVG/CL-AB	HOME ELD

**BASEMENT - FINISH (FINISHED)**

DESCRIPTION - EXTERIOR FINISH:  
 - Finished interior

DESCRIPTION - INTERIOR FINISH:  
 - Plaster or drywall, vinyl composition, therapy and housekeeping rooms

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Adequate lighting/plumbing, high-voltage outlets

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OCCUPANCY ----- Homes for the Elderly

DESCRIPTION CODE - S1108  
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NON-MAIN AREA ----- CLASS C/D/S - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.D	COM/S11/BSMT-FINISH	108-2	S1108/BMT LVG/CL-CDS	HOME ELD

**BASEMENT - FINISH (FINISHED)**

DESCRIPTION - EXTERIOR FINISH:  
- Finished interior

DESCRIPTION - INTERIOR FINISH:  
- Plaster or drywall, asphalt tile, therapy and housekeeping rooms

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Adequate lighting/plumbing, high-voltage outlets

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APARTMENTS, HOTELS AND CLUBS

OCCUPANCY ----- Hotels (Full Service)

DESCRIPTION CODE - S1110

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OCCUPANCY ----- Hotels (Full Service)

DESCRIPTION CODE - S1110

DESCRIPTION TEXT - Sec 11/Hotels

=====

Hotels are multiple sleeping units and lobby, of three or more floors, without individual kitchen facilities.

The costs are separated by the type and amount of common-use or support facilities available.

Full-service hotels will have meeting, ballroom, banquet and dining and lounge facilities commensurate with the class and quality.

Limited-service hotels (see S1111) will have little or no space designed for large groups or formal dining.

Where the first floor is divided entirely into retail stores and shops, that floor should be priced from Section 13.

For one- to three-story buildings of light residential-type construction, Class C, D or S, use the motel costs in Section 12.

Swimming pools should be added from Section 66.

For separate convention facilities, see Section 16.

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OCCUPANCY ----- Hotels (Full Service)

DESCRIPTION CODE - S1110

DESCRIPTION TEXT - Sec 11/Hotels-Full Svs

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	110AE	S11/BL10/CL-A	/EX
A	FIREPROOFED STRUCTURAL STEEL	MA	110AG	S11/BL10/CL-A	/GD
A	FIREPROOFED STRUCTURAL STEEL	MA	110AA	S11/BL10/CL-A	/AV
A	FIREPROOFED STRUCTURAL STEEL	MA	110AL	S11/BL10/CL-A	/LC
B	REINFORCED CONCRETE	MA	110BE	S11/BL10/CL-B	/EX
B	REINFORCED CONCRETE	MA	110BG	S11/BL10/CL-B	/GD
B	REINFORCED CONCRETE	MA	110BA	S11/BL10/CL-B	/AV
B	REINFORCED CONCRETE	MA	110BL	S11/BL10/CL-B	/LC
C	MASONRY LOAD BEARING	MA	110CE	S11/BL10/CL-C	/EX
C	MASONRY LOAD BEARING	MA	110CG	S11/BL10/CL-C	/GD
C	MASONRY LOAD BEARING	MA	110CA	S11/BL10/CL-C	/AV
C	MASONRY LOAD BEARING	MA	110CL	S11/BL10/CL-C	/LC
D	WOOD LOAD BEARING	MA	110DE	S11/BL10/CL-D	/EX
D	WOOD LOAD BEARING	MA	110DG	S11/BL10/CL-D	/GD
D	WOOD LOAD BEARING	MA	110DA	S11/BL10/CL-D	/AV
D	WOOD LOAD BEARING	MA	110DL	S11/BL10/CL-D	/LC

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DESCRIPTION TEXT - Sec 11/Hotels-Full Svs

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110AE</b>	<b>S11/BL10/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	110AG	S11/BL10/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	110AA	S11/BL10/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	110AL	S11/BL10/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best metal or stone, heat-absorbent or double glazing

DESCRIPTION -- INTERIOR FINISH:

- Fine detail and carpet, good plaster and wall coverings

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Best lighting, radio and TV circuits, top-quality plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	110AE	S11/BL10/CL-A /EX
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110AG</b>	<b>S11/BL10/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	110AA	S11/BL10/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	110AL	S11/BL10/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or concrete panels, individual design

DESCRIPTION -- INTERIOR FINISH:

- Good detail, carpeted, highly decorated public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, radio and TV circuits, good plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	110AE	S11/BL10/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	110AG	S11/BL10/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110AA</b>	<b>S11/BL10/CL-A /AV</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	110AL	S11/BL10/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal, concrete or stucco panels, plain exterior

DESCRIPTION -- INTERIOR FINISH:

- Typical good transient or average business hotel, adequate public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Lighting/plumbing above code standard fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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DESCRIPTION TEXT - Sec 11/Hotels-Full Svs

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-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----		
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	110AE	S11/BL10/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	110AG	S11/BL10/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	110AA	S11/BL10/CL-A /AV
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110AL</b>	<b>S11/BL10/CL-A /LC</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete block, metal stud panels, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Small lobby, coffee shop, minimum transient facilities

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing, few extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110BE</b>	<b>S11/BL10/CL-B /EX</b>
B	FIREPROOFED STRUCTURAL STEEL	MA	110BG	S11/BL10/CL-B /GD
B	FIREPROOFED STRUCTURAL STEEL	MA	110BA	S11/BL10/CL-B /AV
B	FIREPROOFED STRUCTURAL STEEL	MA	110BL	S11/BL10/CL-B /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best metal or stone, heat-absorbent or double glazing

DESCRIPTION -- INTERIOR FINISH:

- Fine detail, carpeted, highly decorated public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Best lighting, radio and TV circuits, top-quality plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	FIREPROOFED STRUCTURAL STEEL	MA	110BE	S11/BL10/CL-B /EX
<b>B</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110BG</b>	<b>S11/BL10/CL-B /GD</b>
B	FIREPROOFED STRUCTURAL STEEL	MA	110BA	S11/BL10/CL-B /AV
B	FIREPROOFED STRUCTURAL STEEL	MA	110BL	S11/BL10/CL-B /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or concrete panels, individual design

DESCRIPTION -- INTERIOR FINISH:

- Good detail, carpeted, highly decorated public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting, radio and TV circuits, good plumbing fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	FIREPROOFED STRUCTURAL STEEL	MA	110BE	S11/BL10/CL-B /EX
B	FIREPROOFED STRUCTURAL STEEL	MA	110BG	S11/BL10/CL-B /GD
<b>B</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110BA</b>	<b>S11/BL10/CL-B /AV</b>
B	FIREPROOFED STRUCTURAL STEEL	MA	110BL	S11/BL10/CL-B /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal, concrete or stucco panels, plain exterior

DESCRIPTION -- INTERIOR FINISH:

- Typical good transient or average business hotel, adequate public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Lighting/plumbing above code, standard fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	FIREPROOFED STRUCTURAL STEEL	MA	110BE	S11/BL10/CL-B /EX
B	FIREPROOFED STRUCTURAL STEEL	MA	110BG	S11/BL10/CL-B /GD
B	FIREPROOFED STRUCTURAL STEEL	MA	110BA	S11/BL10/CL-B /AV
<b>B</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>110BL</b>	<b>S11/BL10/CL-B /LC</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete block, synthetic plaster, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Small lobby, coffee shop, minimum transient facilities

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing, few extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>110CE</b>	<b>S11/BL10/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	110CG	S11/BL10/CL-C /GD
C	MASONRY LOAD BEARING	MA	110CA	S11/BL10/CL-C /AV
C	MASONRY LOAD BEARING	MA	110CL	S11/BL10/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best metal or concrete panels, stone, face brick

DESCRIPTION -- INTERIOR FINISH:

- Fine detail and carpet, good plaster and wall coverings

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Excellent lighting, radio and TV circuits, quality plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	110CE	S11/BL10/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>110CG</b>	<b>S11/BL10/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	110CA	S11/BL10/CL-C /AV
C	MASONRY LOAD BEARING	MA	110CL	S11/BL10/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, metal or concrete and glass, good trim and entrance

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeted, public rooms, good decorating and detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting/plumbing, radio and TV circuits

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	110CE	S11/BL10/CL-C /EX
C	MASONRY LOAD BEARING	MA	110CG	S11/BL10/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>110CA</b>	<b>S11/BL10/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	110CL	S11/BL10/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stucco on block, some front ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Carpeted, plaster or drywall and painted masonry, adequate facilities

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*All rooms with bath, adequate electric service

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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=====

OCCUPANCY ----- Hotels (Full Service)

DESCRIPTION CODE - S1110

DESCRIPTION TEXT - Sec 11/Hotels-Full Svs

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	110CE	S11/BL10/CL-C /EX
C	MASONRY LOAD BEARING	MA	110CG	S11/BL10/CL-C /GD
C	MASONRY LOAD BEARING	MA	110CA	S11/BL10/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>110CL</b>	<b>S11/BL10/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete block

DESCRIPTION -- INTERIOR FINISH:

- Few public rooms, small coffee shop

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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DESCRIPTION CODE - S1110

DESCRIPTION TEXT - Sec 11/Hotels-Full Svs

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>110DE</b>	<b>S11/BL10/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	110DG	S11/BL10/CL-D /GD
D	WOOD LOAD BEARING	MA	110DA	S11/BL10/CL-D /AV
D	WOOD LOAD BEARING	MA	110DL	S11/BL10/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best masonry veneer, metal and glass panels, highly decorative

DESCRIPTION -- INTERIOR FINISH:

- Fine detail and carpet, good plaster and wall coverings

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Excellent lighting, radio and TV circuits, quality plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	110DE	S11/BL10/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>110DG</b>	<b>S11/BL10/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	110DA	S11/BL10/CL-D /AV
D	WOOD LOAD BEARING	MA	110DL	S11/BL10/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, metal and glass, good entrance and trim

DESCRIPTION -- INTERIOR FINISH:

- Good finishes, carpeted rooms, good public rooms, lobby and detailing

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting/plumbing, radio and TV circuits

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	110DE	S11/BL10/CL-D /EX
D	WOOD LOAD BEARING	MA	110DG	S11/BL10/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>110DA</b>	<b>S11/BL10/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	110DL	S11/BL10/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, brick trim, some front ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, adequate ancillary facilities, dining and bar

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*All rooms with bath, adequate electric service

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	110DE	S11/BL10/CL-D /EX
D	WOOD LOAD BEARING	MA	110DG	S11/BL10/CL-D /GD
D	WOOD LOAD BEARING	MA	110DA	S11/BL10/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>110DL</b>	<b>S11/BL10/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding

DESCRIPTION -- INTERIOR FINISH:

- Few public rooms, small coffee shop

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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NON-MAIN AREA ----- CLASS A/B - BASEMENT - UTILITY  
 CLASS A/B - BASEMENT - PARKING  
 CLASS A/B - BASEMENT - FINISH  
 CLASS A/B - BASEMENT - MEZZANINES

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.B	COM/S11/BSMT-UTILITY	110-1	S1110/BMT UTL/CL-AB	HOTELS
.C	COM/S11/BSMT-PARKING	110-1	S1110/BMT PRK/CL-AB	HOTELS
.D	COM/S11/BSMT-FINISH	110-1	S1110/BMT FIN/CL-AB	HOTELS
.E	COM/S11/MEZZANINES	110-1	S1110/MEZZ/CL-AB	HOTELS

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
 - Painted interior

DESCRIPTION - INTERIOR FINISH:  
 - Few partitions and fire wall

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Utility lighting and plumbing

**BASEMENT - PARKING**

DESCRIPTION - EXTERIOR FINISH:  
 - Unfinished interior

DESCRIPTION - INTERIOR FINISH:  
 - No partitions or floor covering

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Minimum lighting/plumbing



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Hotels are multiple sleeping units and lobby, of three or more floors, without individual kitchen facilities.

The costs are separated by the type and amount of common-use or support facilities available.

Full-service hotels (see S1110) will have meeting, ballroom, banquet and dining and lounge facilities commensurate with the class and quality.

Limited-service hotels will have little or no space designed for large groups or formal dining.

Where the first floor is divided entirely into retail stores and shops, that floor should be priced from Section 13.

For one- to three-story buildings of light residential-type construction, Class C, D or S, use the motel costs in Section 12.

Swimming pools should be added from Section 66.

For separate convention facilities, see Section 16.

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DESCRIPTION CODE - S1111

DESCRIPTION TEXT - Sec 11/Hotels-Limited Svs

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	111AE	S11/BL11/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	111AG	S11/BL11/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	111AA	S11/BL11/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	111AL	S11/BL11/CL-A /LC
B	REINFORCED CONCRETE	MA	111BE	S11/BL11/CL-B /EX
B	REINFORCED CONCRETE	MA	111BG	S11/BL11/CL-B /GD
B	REINFORCED CONCRETE	MA	111BA	S11/BL11/CL-B /AV
B	REINFORCED CONCRETE	MA	111BL	S11/BL11/CL-B /LC
C	MASONRY LOAD BEARING	MA	111CE	S11/BL11/CL-C /EX
C	MASONRY LOAD BEARING	MA	111CG	S11/BL11/CL-C /GD
C	MASONRY LOAD BEARING	MA	111CA	S11/BL11/CL-C /AV
C	MASONRY LOAD BEARING	MA	111CL	S11/BL11/CL-C /LC
D	WOOD LOAD BEARING	MA	111DG	S11/BL11/CL-D /GD
D	WOOD LOAD BEARING	MA	111DA	S11/BL11/CL-D /AV
D	WOOD LOAD BEARING	MA	111DL	S11/BL11/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	111SA	S11/BL11/CL-S /AV

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>111AE</b>	<b>S11/BL11/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	111AG	S11/BL11/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	111AA	S11/BL11/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	111AL	S11/BL11/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Metal or stone, heat-absorbent or double glazing

DESCRIPTION -- INTERIOR FINISH:

- Fine detail and carpet, good plaster and wall coverings, some custom suites

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Best lighting, TV circuits, wet bar, top-quality plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	111AE	S11/BL11/CL-A /EX
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>111AG</b>	<b>S11/BL11/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	111AA	S11/BL11/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	111AL	S11/BL11/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or good concrete or stucco panels

DESCRIPTION -- INTERIOR FINISH:

- Typical good commercial or motor hotel, few public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Lighting/plumbing above code, standard fixtures, some extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	111AE	S11/BL11/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	111AG	S11/BL11/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>111AA</b>	<b>S11/BL11/CL-A /AV</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	111AL	S11/BL11/CL-A /LC

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal, concrete or EIFS panels, plain exterior

DESCRIPTION -- INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras, support services

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Some good suites, lighting and plumbing fixtures, TV circuits

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	111AE	S11/BL11/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	111AG	S11/BL11/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	111AA	S11/BL11/CL-A /AV
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>111AL</b>	<b>S11/BL11/CL-A /LC</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete block, metal stud panels, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Small lobby, some carpet and tile, typical economy facility

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing, few extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>111BE</b>	<b>S11/BL11/CL-B</b>	<b>/EX</b>
B	REINFORCED CONCRETE	MA	111BG	S11/BL11/CL-B	/GD
B	REINFORCED CONCRETE	MA	111BA	S11/BL11/CL-B	/AV
B	REINFORCED CONCRETE	MA	111BL	S11/BL11/CL-B	/LC

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Metal or stone, heat-absorbent or double glazing

DESCRIPTION -- INTERIOR FINISH:

- Fine detail and carpet, good plaster and wall coverings, some custom suites

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Best lighting TV circuits, wet bar, top-quality plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	111BE	S11/BL11/CL-B /EX
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>111BG</b>	<b>S11/BL11/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	111BA	S11/BL11/CL-B /AV
B	REINFORCED CONCRETE	MA	111BL	S11/BL11/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal or good concrete or stucco panels

DESCRIPTION -- INTERIOR FINISH:

- Typical good commercial or motor hotel, few public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Lighting/plumbing above code, standard fixtures, some extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	111BE	S11/BL11/CL-B /EX
B	REINFORCED CONCRETE	MA	111BG	S11/BL11/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>111BA</b>	<b>S11/BL11/CL-B /AV</b>
B	REINFORCED CONCRETE	MA	111BL	S11/BL11/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal, concrete or EIFS panels, plain exterior

DESCRIPTION -- INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras, support services

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Some good suites, lighting and plumbing fixtures, TV circuits

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	111BE	S11/BL11/CL-B /EX
B	REINFORCED CONCRETE	MA	111BG	S11/BL11/CL-B /GD
B	REINFORCED CONCRETE	MA	111BA	S11/BL11/CL-B /AV
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>111BL</b>	<b>S11/BL11/CL-B /LC</b>

MODEL DETAIL - **REINFORCED CONCRETE/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete block, synthetic plaster, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Small lobby, some carpet and tile, typical economy facility

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing, few extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>111CE</b>	<b>S11/BL11/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	111CG	S11/BL11/CL-C	/GD
C	MASONRY LOAD BEARING	MA	111CA	S11/BL11/CL-C	/AV
C	MASONRY LOAD BEARING	MA	111CL	S11/BL11/CL-C	/LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Metal or concrete panels, stone, brick, individual design

DESCRIPTION -- INTERIOR FINISH:

- Fine detail and carpet, good plaster and wall coverings

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Excellent lighting, radio and TV circuits, quality plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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SECTION 11

APARTMENTS, HOTELS AND CLUBS

=====

OCCUPANCY ----- Hotels (Limited Service)

DESCRIPTION CODE - S1111  
DESCRIPTION TEXT - Sec 11/Hotels-Limited Svs

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	111CE	S11/BL11/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>111CG</b>	<b>S11/BL11/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	111CA	S11/BL11/CL-C /AV
C	MASONRY LOAD BEARING	MA	111CL	S11/BL11/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, metal or concrete and glass, good trim and entrance

DESCRIPTION -- INTERIOR FINISH:

- Typical good motor hotel or all suites, few public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Lighting/plumbing above code, standard fixtures, some extras

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	111CE	S11/BL11/CL-C /EX
C	MASONRY LOAD BEARING	MA	111CG	S11/BL11/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>111CA</b>	<b>S11/BL11/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	111CL	S11/BL11/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Block or brick, standard front, small lobby, vending area

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition, minimum suites, no food service

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Standard fixtures, guest laundry, small lobby restrooms

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	111CE	S11/BL11/CL-C /EX
C	MASONRY LOAD BEARING	MA	111CG	S11/BL11/CL-C /GD
C	MASONRY LOAD BEARING	MA	111CA	S11/BL11/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>111CL</b>	<b>S11/BL11/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete block

DESCRIPTION -- INTERIOR FINISH:

- Painted block, some carpet and tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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DESCRIPTION TEXT - Sec 11/Hotels-Limited Svs

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>C</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>111DG</b>	<b>S11/BL11/CL-D</b>	<b>/GD</b>
C	WOOD LOAD BEARING	MA	111DA	S11/BL11/CL-D	/AV
C	WOOD LOAD BEARING	MA	111DL	S11/BL11/CL-D	/LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, EIFS, metal and glass, good entrance and trim

DESCRIPTION -- INTERIOR FINISH:

- Typical good motor hotel or all suites, few public rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Lighting/plumbing above code, standard textures, some extras

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	WOOD LOAD BEARING	MA	111DG	S11/BL11/CL-D /GD
<b>C</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>111DA</b>	<b>S11/BL11/CL-D /AV</b>
C	WOOD LOAD BEARING	MA	111DL	S11/BL11/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, standard front, small lobby, vending area

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition, minimum suites, no food services

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Standard fixtures, guest laundry, small lobby restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	WOOD LOAD BEARING	MA	111DG	S11/BL11/CL-D /GD
C	WOOD LOAD BEARING	MA	111DA	S11/BL11/CL-D /AV
<b>C</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>111DL</b>	<b>S11/BL11/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Drywall, wood or asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>111SA</b>	<b>S11/BL11/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition, breakfast hospitality area only

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting and plumbing, TV circuits, some good fixtures

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- Clubhouses

DESCRIPTION CODE - S1112

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OCCUPANCY ----- Clubhouses

DESCRIPTION CODE - S1112

DESCRIPTION TEXT - Sec 11/Clubhouses

=====

Clubhouses are general-purpose recreation or activity buildings, and multiple restrooms.

Often, they will have stages, and the better quality clubs, community centers and parish halls will merge into fraternal, fitness center or auditorium occupancies found in Section 16.

Large gymnasium-type facilities may be priced from Section 18.

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OCCUPANCY ----- Clubhouses

DESCRIPTION CODE - S1112

DESCRIPTION TEXT - Sec 11/Clubhouses

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	112CE	S11/BL12/CL-C /EX
C	MASONRY LOAD BEARING	MA	112CG	S11/BL12/CL-C /GD
C	MASONRY LOAD BEARING	MA	112CA	S11/BL12/CL-C /AV
C	MASONRY LOAD BEARING	MA	112CL	S11/BL12/CL-C /LC
D	WOOD LOAD BEARING	MA	112DE	S11/BL12/CL-D /EX
D	WOOD LOAD BEARING	MA	112DG	S11/BL12/CL-D /GD
D	WOOD LOAD BEARING	MA	112DA	S11/BL12/CL-D /AV
D	WOOD LOAD BEARING	MA	112DL	S11/BL12/CL-D /LC
P	WOOD POLE	MA	112PL	S11/BL12/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	112SE	S11/BL12/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	112SG	S11/BL12/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	112SA	S11/BL12/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	112SL	S11/BL12/CL-S /LC

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
=====	=====	TYPE	CODE	=====	=====
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>112CE</b>	<b>S11/BL12/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	112CG	S11/BL12/CL-C	/GD
C	MASONRY LOAD BEARING	MA	112CA	S11/BL12/CL-C	/AV
C	MASONRY LOAD BEARING	MA	112CL	S11/BL12/CL-C	/LC

MODEL DETAIL - **MASORNY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, glass panels, stone, top quality

DESCRIPTION -- INTERIOR FINISH:

- Plaster, terrazzo, tile pavers, hardwood, carpet, stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled restrooms, full kitchen, special lighting

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	112CE	S11/BL12/CL-C /EX
C	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>112CG</b>	<b>S11/BL12/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	112CA	S11/BL12/CL-C /AV
C	MASONRY LOAD BEARING	MA	112CL	S11/BL12/CL-C /LC

MODEL DETAIL - **MASORNRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, concrete or metal panels, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, hardwood, small stage, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled restrooms, good kitchen, adequate lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	112CE	S11/BL12/CL-C /EX
C	MASONRY LOAD BEARING	MA	112CG	S11/BL12/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>112CA</b>	<b>S11/BL12/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	112CL	S11/BL12/CL-C /LC

MODEL DETAIL - **MASORNR Y LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, concrete panels, some trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, vinyl composition, concrete slab

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing, average restrooms/kitchen

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	112CE	S11/BL12/CL-C /EX
C	MASONRY LOAD BEARING	MA	112CG	S11/BL12/CL-C /GD
C	MASONRY LOAD BEARING	MA	112CA	S11/BL12/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>112CL</b>	<b>S11/BL12/CL-C /LC</b>

MODEL DETAIL - **MASORNY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, no trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>112DE</b>	<b>S11/BL12/CL-D</b>	<b>/EX</b>
D	WOOD LOAD BEARING	MA	112DG	S11/BL12/CL-D	/GD
D	WOOD LOAD BEARING	MA	112DA	S11/BL12/CL-D	/AV
D	WOOD LOAD BEARING	MA	112DL	S11/BL12/CL-D	/LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone or brick veneer, metal and glass panels, best quality

DESCRIPTION -- INTERIOR FINISH:

- Plaster, terrazzo, tile pavers, hardwood, carpet, stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled restrooms, full kitchen, special lighting

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	112DE	S11/BL12/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>112DG</b>	<b>S11/BL12/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	112DA	S11/BL12/CL-D /AV
D	WOOD LOAD BEARING	MA	112DL	S11/BL12/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, good stucco or siding, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, hardwood, vinyl composition, small stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled restrooms, good kitchen, adequate lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	112DE	S11/BL12/CL-D /EX
D	WOOD LOAD BEARING	MA	112DG	S11/BL12/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>112DA</b>	<b>S11/BL12/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	112DL	S11/BL12/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, stucco or siding, little trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, vinyl composition, concrete slab

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing, average restrooms/kitchen

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	112DE	S11/BL12/CL-D /EX
D	WOOD LOAD BEARING	MA	112DG	S11/BL12/CL-D /GD
D	WOOD LOAD BEARING	MA	112DA	S11/BL12/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>112DL</b>	<b>S11/BL12/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Drywall, concrete slab

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>112PL</b>	<b>S11/BL12/CL-D PL/LC</b>

MODEL DETAIL - **WOOD POLE/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Metal skin on pole frame and truss, some interior finish

DESCRIPTION -- INTERIOR FINISH:

- Few partitions, concrete slab, part ceiling

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum electric/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>112SE</b>	<b>S11/BL12/CL-S</b>	<b>/EX</b>
S	INCOMBUSTIBLE METAL	MA	112SG	S11/BL12/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	112SA	S11/BL12/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	112SL	S11/BL12/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best sandwich panels, good fenestration and ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, terrazzo, tile pavers, hardwood, carpet, stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Tiled restrooms, full kitchen, special lighting

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).



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APARTMENTS, HOTELS AND CLUBS

OCCUPANCY ----- Clubhouses

DESCRIPTION CODE - S1112

DESCRIPTION TEXT - Sec 11/Clubhouses

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	112SE	S11/BL12/CL-S /EX
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>112SG</b>	<b>S11/BL12/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	112SA	S11/BL12/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	112SL	S11/BL12/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, some trim

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition, small stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing good kitchen and restrooms

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- Clubhouses

DESCRIPTION CODE - S1112

DESCRIPTION TEXT - Sec 11/Clubhouses

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	112SE	S11/BL12/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	112SG	S11/BL12/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>112SA</b>	<b>S11/BL12/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	112SL	S11/BL12/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, pre-engineered frame

DESCRIPTION -- INTERIOR FINISH:

- Gypsum or plywood, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting/plumbing, average restrooms/kitchen

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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OCCUPANCY ----- Clubhouses

DESCRIPTION CODE - S1112  
 DESCRIPTION TEXT - Sec 11/Clubhouses

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	112SE	S11/BL12/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	112SG	S11/BL12/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	112SA	S11/BL12/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>112SL</b>	<b>S11/BL12/CL-S /LC</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Metal skin on pre-engineered frame, some interior finish

DESCRIPTION -- INTERIOR FINISH:

- Few partitions, concrete slab, part ceiling

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum electric/plumbing

\*ELEVATORS - Building base costs which include elevators are marked with an asterisk (\*).

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NON-MAIN AREA ----- CLASS C/D/S - BASEMENT - UNFINISHED  
CLASS C/D/S - BASEMENT - SEMI-FINISHED

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.D	COM/S11/BSMT-FINISH	112-1	S1102/BM UNFIN/CL-CDS	CLUBHOUSE

**BASEMENT - UNFINISHED**

DESCRIPTION - EXTERIOR FINISH:  
- Unfinished interior

DESCRIPTION - INTERIOR FINISH:  
- Unfinished storage and utility

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Minimum lighting/drains

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DESCRIPTION CODE - S1112

DESCRIPTION TEXT - Sec 11/Clubhouses

NON-MAIN AREA ----- CLASS C/D/S - BASEMENT - SEMI-FINISHED

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.D	COM/S11/BSMT-FINISH	112-2	S1112/BM SFIN/CL-CDS	CLUBHOUSE

**BASEMENT - SEMI-FINISHED**

DESCRIPTION - EXTERIOR FINISH:  
- Low-cost finishes

DESCRIPTION - INTERIOR FINISH:  
- Minimum social functions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Minimum lighting/plumbing

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OCCUPANCY ----- Health Clubs

DESCRIPTION CODE - S1114

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OCCUPANCY ----- Health Clubs

DESCRIPTION CODE - S1114

DESCRIPTION TEXT - Sec 11/Health Clubs

=====

Health Clubs are designed as physical fitness facilities, with varied exercise and conditioning areas.

Generally, the better clubs will have a snack bar, massage and steam room and sauna facilities, as well as locker and shower rooms.

Whirlpool baths, swimming pools and sport courts are not included.

Large gymnasium-type fitness centers with sports courts, rinks, running tracks, etc. should be priced from Section 16 or Section 18, gymnasiums.

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DESCRIPTION CODE - S1114

DESCRIPTION TEXT - Sec 11/Health Clubs

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	114CG	S11/BL14/CL-C	/GD
C	MASONRY LOAD BEARING	MA	114CA	S11/BL14/CL-C	/AV
C	MASONRY LOAD BEARING	MA	114CL	S11/BL14/CL-C	/LC
D	WOOD LOAD BEARING	MA	114DG	S11/BL14/CL-D	/GD
D	WOOD LOAD BEARING	MA	114DA	S11/BL14/CL-D	/AV
D	WOOD LOAD BEARING	MA	114DL	S11/BL14/CL-D	/LC
S	INCOMBUSTIBLE METAL	MA	114SA	S11/BL14/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	114SL	S11/BL14/CL-S	/LC



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>114CG</b>	<b>S11/BL14/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	114CA	S11/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	114CL	S11/BL14/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Stone trim, brick, metal or concrete panels and glass

DESCRIPTION -- INTERIOR FINISH:

- Plaster, carpet, tile, hardwood, good snack bar, lounge and gym

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/lamps, steam shower, locker and restrooms

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	114CG	S11/BL14/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>114CA</b>	<b>S11/BL14/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	114CL	S11/BL14/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, concrete panels, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, vinyl composition, good exercise rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, plumbing, sauna, add for pool or spa

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	114CG	S11/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	114CA	S11/BL14/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>114CL</b>	<b>S11/BL14/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete block or low cost brick, tilt-up, very plain

DESCRIPTION -- INTERIOR FINISH:

- Painted block, drywall partitions, minimum facilities

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum shower and locker rooms, minimum lighting

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>114DG</b>	<b>S11/BL14/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	114DA	S11/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	114DL	S11/BL14/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, best stucco or siding, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster, carpet, tile, hardwood, good snack bar, lounge and gym

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/lamps, steam, shower, locker and restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	114DG	S11/BL14/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>114DA</b>	<b>S11/BL14/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	114DL	S11/BL14/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, some brick or stone trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some carpet and tile, good exercise rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, plumbing, sauna, add for pool or spa

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	114DG	S11/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	114DA	S11/BL14/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>114DL</b>	<b>S11/BL14/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some carpet and tile, good exercise rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, plumbing, sauna, add for pool or spa

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-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION-----		
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>114SA</b>	<b>S11/BL14/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	114SL	S11/BL14/CL-S /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated metal sandwich panels, steel frame

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some carpet and tile, good exercise rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, plumbing, sauna, add for pool spa

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	114SA	S11/BL14/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>114SL</b>	<b>S11/BL14/CL-S /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Enameled metal siding, insulated, some interior finish

DESCRIPTION -- INTERIOR FINISH:

- Drywall, vinyl composition, few partitions, minimum facilities

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum shower and locker rooms, minimum lighting



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OCCUPANCY ----- Country Clubs

DESCRIPTION CODE - S1116

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OCCUPANCY ----- Country Clubs

DESCRIPTION CODE - S1116

DESCRIPTION TEXT - Sec 11/Country Clubs

=====

County Clubs are specialized clubhouses designed mainly for entertainment and have few, if any, sleeping rooms.

Generally, the better clubs will have ballroom, bar, banquet and pro-shop facilities, as well as locker and shower rooms.

For snack bars, see Section 13.

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OCCUPANCY ----- Country Clubs

DESCRIPTION CODE - S1116

DESCRIPTION TEXT - Sec 11/Country Clubs

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	116CE	S11/BL16/CL-C	/EX
C	MASONRY LOAD BEARING	MA	116CG	S11/BL16/CL-C	/GD
C	MASONRY LOAD BEARING	MA	116CA	S11/BL16/CL-C	/AV
C	MASONRY LOAD BEARING	MA	116CL	S11/BL16/CL-C	/LC
D	WOOD LOAD BEARING	MA	116DE	S11/BL16/CL-D	/EX
D	WOOD LOAD BEARING	MA	116DG	S11/BL16/CL-D	/GD
D	WOOD LOAD BEARING	MA	116DA	S11/BL16/CL-D	/AV
D	WOOD LOAD BEARING	MA	116DL	S11/BL16/CL-D	/LC
S	INCOMBUSTIBLE METAL	MA	116SA	S11/BL16/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	116SL	S11/BL16/CL-S	/LC

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>116CE</b>	<b>S11/BL16/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	116CG	S11/BL16/CL-C	/GD
C	MASONRY LOAD BEARING	MA	116CA	S11/BL16/CL-C	/AV
C	MASONRY LOAD BEARING	MA	116CL	S11/BL16/CL-C	/LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Ashlar and face brick, metal and glass, top architecture

DESCRIPTION -- INTERIOR FINISH:

- Plaster, quality carpet, hardwood, ceramic tile, sheet vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-capacity electrical service, fine electric/plumbing fixtures

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	116CE	S11/BL16/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>116CG</b>	<b>S11/BL16/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	116CA	S11/BL16/CL-C /AV
C	MASONRY LOAD BEARING	MA	116CL	S11/BL16/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Stone trim, brick, metal or concrete panels and glass

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, hardwood, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, bar, dining room, kitchen, good plumbing

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	116CE	S11/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	116CG	S11/BL16/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>116CA</b>	<b>S11/BL16/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	116CL	S11/BL16/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, concrete panels, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet and vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, showers, bars, kitchen, adequate restrooms

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SECTION 11

APARTMENTS, HOTELS AND CLUBS

=====

OCCUPANCY ----- Country Clubs

DESCRIPTION CODE - S1116

DESCRIPTION TEXT - Sec 11/Country Clubs

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	116CE	S11/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	116CG	S11/BL16/CL-C /GD
C	MASONRY LOAD BEARING	MA	116CA	S11/BL16/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>116CL</b>	<b>S11/BL16/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete block or low-cost brick, very plain

DESCRIPTION -- INTERIOR FINISH:

- Unfinished block, drywall partitions, minimum facilities

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum shower and locker rooms, minimum lighting

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DESCRIPTION TEXT - Sec 11/Country Clubs

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>116DE</b>	<b>S11/BL16/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	116DG	S11/BL16/CL-D /GD
D	WOOD LOAD BEARING	MA	116DA	S11/BL16/CL-D /AV
D	WOOD LOAD BEARING	MA	116DL	S11/BL16/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Ashlar or face brick veneer, top architecture, much glass

DESCRIPTION -- INTERIOR FINISH:

- Plaster, quality carpet, hardwood, ceramic tile, sheet vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-capacity electrical service, fine electrical/plumbing fixtures



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	116DE	S11/BL16/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>116DG</b>	<b>S11/BL16/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	116DA	S11/BL16/CL-D /AV
D	WOOD LOAD BEARING	MA	116DL	S11/BL16/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, best stucco or siding, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster, or drywall, carpeting, hardwood, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, bar, dining room, kitchen, good plumbing

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	116DE	S11/BL16/CL-D /EX
D	WOOD LOAD BEARING	MA	116DG	S11/BL16/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>116DA</b>	<b>S11/BL16/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	116DL	S11/BL16/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, some brick or stone trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster, or drywall, some carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, showers, bar, kitchen, adequate restrooms

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	116DE	S11/BL16/CL-D /EX
D	WOOD LOAD BEARING	MA	116DG	S11/BL16/CL-D /GD
D	WOOD LOAD BEARING	MA	116DA	S11/BL16/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>116DL</b>	<b>S11/BL16/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Drywall, vinyl composition, few partitions, minimum facilities

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum shower and locker rooms, minimum lighting

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>116SA</b>	<b>S11/BL16/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	116SL	S11/BL16/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL /AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated metal sandwich panels, steel frame, some trim

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, cork, rubber, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Average quality and quantity, adequate facilities

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	116SA	S11/BL16/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>116SL</b>	<b>S11/BL16/CL-S /LC</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL /LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Enameled metal siding, finished interior, insulated

DESCRIPTION -- INTERIOR FINISH:

- Drywall, rubber, vinyl composition, exposed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum electrical/plumbing, minimum facilities

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NON-MAIN AREA ----- CLASS C/D/S - BASEMENT - UTILITY  
CLASS C/D/S - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.B	COM/S11/BSMT-UTILITY	116-2	S1116/BMT UTL/CL-CDS	CTRY CLB
.D	COM/S11/BSMT-FINISH	116-2	S1116/BMT FIN/CL-CDS	CTRY CLB

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
- Painted interior, outside entry

DESCRIPTION - INTERIOR FINISH:  
- Paint only, some partitions, golf cart maintenance and storage

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Adequate lighting and outlets, drains

**BASEMENT - FINISH (FINISHED)**

DESCRIPTION - EXTERIOR FINISH:  
- Reinforced concrete, plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:  
- Utility and dressing room finishes

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Adequate lighting and plumbing, showers and restrooms

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APARTMENTS, HOTELS AND CLUBS

OCCUPANCY ----- Recreational Enclosures

DESCRIPTION CODE - S1118

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OCCUPANCY ----- Recreational Enclosures

DESCRIPTION CODE - S1118

DESCRIPTION TEXT - Sec 11/Rec (Pool) Encl

=====

Recreational Enclosures are structures designed specifically to shelter swimming facilities from the elements.

Pool costs are not included, and must be added separately.

The lowest pre-engineered structures are light-residential patio-style enclosures only, while the better qualities are typical of hotel/motel-type facilities with ancillary restroom, exercise or lounge finishes commensurate with the quality level.

Natatoriums should be priced from Section 18.

Large gymnasium-type facilities may be priced from Section 18.



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DESCRIPTION TEXT - Sec 11/Rec (Pool) Encl

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	118CG	S11/BL18/CL-C /GD
C	MASONRY LOAD BEARING	MA	118CA	S11/BL18/CL-C /AV
C	MASONRY LOAD BEARING	MA	118CL	S11/BL18/CL-C /LC
D	WOOD LOAD BEARING	MA	118DG	S11/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	118DA	S11/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	118DL	S11/BL18/CL-D /LC
P	WOOD POLE	MA	118PL	S11/BL18/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	118SG	S11/BL18/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	118SA	S11/BL18/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	118SL	S11/BL18/CL-S /LC
S	INCOMBUSTIBLE METAL	MA	118SC	S11/BL18/CL-S /CH

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DESCRIPTION TEXT - Sec 11/Rec (Pool) Encl

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>118CG</b>	<b>S11/BL18/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	118CA	S11/BL18/CL-C /AV
C	MASONRY LOAD BEARING	MA	118CL	S11/BL18/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick or block, good fenestration or good skylights, operable windows

DESCRIPTION -- INTERIOR FINISH:

- Good flooring, lounge area, add for pool and spa

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, large tiled restrooms, some extras, sauna

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OCCUPANCY ----- Recreational Enclosures

DESCRIPTION CODE - S1118

DESCRIPTION TEXT - Sec 11/Rec (Pool) Encl
=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

Table with 4 columns: CLASS, DESCRIPTION, COMPONENT TYPE, COMPONENT CODE, DESCRIPTION. Row 1: C, MASONRY LOAD BEARING, MA, 118CG, S11/BL18/CL-C /GD. Row 2: C, MASONRY LOAD BEARING, MA, 118CA, S11/BL18/CL-C /AV. Row 3: C, MASONRY LOAD BEARING, MA, 118CL, S11/BL18/CL-C /LC.

MODEL DETAIL - MASONRY LOAD BEARING/AVERAGE

DESCRIPTION -- EXTERIOR FINISH:

- Ornamental block, brick, good knee wall or fenestration, shingles

DESCRIPTION -- INTERIOR FINISH:

- Concrete deck, few partitions, add for pool and spa

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and water service, small restrooms

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DESCRIPTION CODE - S1118

DESCRIPTION TEXT - Sec 11/Rec (Pool) Encl

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	118CG	S11/BL18/CL-C /GD
C	MASONRY LOAD BEARING	MA	118CA	S11/BL18/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>118CL</b>	<b>S11/BL18/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Block or tilt-up, light frame, very plain, composition or metal roof

DESCRIPTION -- INTERIOR FINISH:

- Light slab area, low-cost finishes, add for pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, no restrooms

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DESCRIPTION TEXT - Sec 11/Rec (Pool) Encl

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>118DG</b>	<b>S11/BL18/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	118DA	S11/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	118DL	S11/BL18/CL-D /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Masonry veneer, good fenestration or good skylights, operable windows

DESCRIPTION -- INTERIOR FINISH:

- Good flooring, lounge area, add for pool and spa

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, large tiled restrooms, some extras, sauna

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	118DG	S11/BL18/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>118DA</b>	<b>S11/BL18/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	118DL	S11/BL18/CL-D /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, good siding, good knee wall or fenestration, shingles

DESCRIPTION -- INTERIOR FINISH:

- Concrete deck, few partitions, add for pool and spa

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and water service, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	118DG	S11/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	118DA	S11/BL18/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>118DL</b>	<b>S11/BL18/CL-D /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, light frame, very plain, composition or metal roof

DESCRIPTION -- INTERIOR FINISH:

- Light slab area, low-cost finishes, add for pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, no restrooms

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	118PL	S11/BL18/CL-D PL/LC

MODEL DETAIL - WOOD POLE/LOW COST

DESCRIPTION -- EXTERIOR FINISH:

- Post frame, low-cost metal panels, plastic, screens or knee wall

DESCRIPTION -- INTERIOR FINISH:

- Light slab area, low-cost finishes, add for pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, no restrooms



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>118SG</b>	<b>S11/BL18/CL-S</b>	<b>/GD</b>
S	INCOMBUSTIBLE METAL	MA	118SA	S11/BL18/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	118SL	S11/BL18/CL-S	/LC
S	INCOMBUSTIBLE METAL	MA	118SC	S11/BL18/CL-S	/CH

**MODEL DETAIL - INCOMBUSTIBLE METAL /GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, good fenestration or good skylights, operable windows

DESCRIPTION -- INTERIOR FINISH:

- Good flooring, lounge area, add for pool and spa

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, large tiled restrooms, some extras, sauna

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	118SG	S11/BL18/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>118SA</b>	<b>S11/BL18/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	118SL	S11/BL18/CL-S /LC
S	INCOMBUSTIBLE METAL	MA	118SC	S11/BL18/CL-S /CH

**MODEL DETAIL - INCOMBUSTIBLE METAL /AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good panels, knee wall or good glazing, insulated roof panels

DESCRIPTION -- INTERIOR FINISH:

- Concrete deck, few partitions, add for pool and spa

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and water service, small restrooms

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	118SG	S11/BL18/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	118SA	S11/BL18/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>118SL</b>	<b>S11/BL18/CL-S /LC</b>
S	INCOMBUSTIBLE METAL	MA	118SC	S11/BL18/CL-S /CH

**MODEL DETAIL - INCOMBUSTIBLE METAL /LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Pre-engineered, low-cost panels, plastic, screens or knee wall

DESCRIPTION -- INTERIOR FINISH:

- Light slab area, low-cost finishes, add for pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, no restrooms

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APARTMENTS, HOTELS AND CLUBS

=====
OCCUPANCY ----- Recreational Enclosures

DESCRIPTION CODE - S1118

DESCRIPTION TEXT - Sec 11/Rec (Pool) Encl
=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

Table with 4 columns: CLASS, DESCRIPTION, COMPONENT TYPE, CODE, DESCRIPTION. Rows include INCOMBUSTIBLE METAL with codes 118SG, 118SA, 118SL, and 118SC.

MODEL DETAIL - INCOMBUSTIBLE METAL /CHEAP

DESCRIPTION -- EXTERIOR FINISH:

- Screen enclosure only, light frame

DESCRIPTION -- INTERIOR FINISH:

- Some concrete, add for pool

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum service

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APARTMENTS, HOTELS AND CLUBS

OCCUPANCY ----- Group Care Homes

DESCRIPTION CODE - S1120

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OCCUPANCY ----- Group Care Homes

DESCRIPTION CODE - S1120

DESCRIPTION TEXT - Sec 11/Group Care Homes

=====

Group Care Homes are small congregate care or special needs buildings that are more family or residential style in character than convalescent hospitals, and include intermediate-care facilities for the physically or mentally impaired, substance abusers, battering victims, emergency homeless and other like groups.

Therapy rooms or lounges and administrative rooms commensurate with the quality are included.

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OCCUPANCY ----- Group Care Homes

DESCRIPTION CODE - S1120

DESCRIPTION TEXT - Sec 11/ Group Care Homes

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	120CE	S11/BL20/CL-C /EX
C	MASONRY LOAD BEARING	MA	120CV	S11/BL20/CL-C /VG
C	MASONRY LOAD BEARING	MA	120CG	S11/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	120CA	S11/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	120CL	S11/BL20/CL-C /LC
D	WOOD LOAD BEARING	MA	120DE	S11/BL20/CL-D /EX
D	WOOD LOAD BEARING	MA	120DV	S11/BL20/CL-D /VG
D	WOOD LOAD BEARING	MA	120DG	S11/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	120DA	S11/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	120DL	S11/BL20/CL-D /LC

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OCCUPANCY ----- Group Care Homes

DESCRIPTION CODE - S1120

DESCRIPTION TEXT - Sec 11/ Group Care Homes

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>120CE</b>	<b>S11/BL20/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	120CV	S11/BL20/CL-C	/VG
C	MASONRY LOAD BEARING	MA	120CG	S11/BL20/CL-C	/GD
C	MASONRY LOAD BEARING	MA	120CA	S11/BL20/CL-C	/AV
C	MASONRY LOAD BEARING	MA	120CL	S11/BL20/CL-C	/LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone, best windows, shakes or shingles on good structure

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, enamel or vinyl walls, vinyl floor, carpet and ceramic.

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Signal system, therapy facilities, good lighting and plumbing



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OCCUPANCY ----- Group Care Homes

DESCRIPTION CODE - S1120

DESCRIPTION TEXT - Sec 11/ Group Care Homes

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	120CE	S11/BL20/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>120CV</b>	<b>S11/BL20/CL-C /VG</b>
C	MASONRY LOAD BEARING	MA	120CG	S11/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	120CA	S11/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	120CL	S11/BL20/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/VERY GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or good block and stucco, good fenestration and roof

DESCRIPTION -- INTERIOR FINISH:

- Good plaster or drywall, some detail, carpet and ceramic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special fixtures, more than one bath per bedroom

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OCCUPANCY ----- Group Care Homes

DESCRIPTION CODE - S1120

DESCRIPTION TEXT - Sec 11/ Group Care Homes

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	120CE	S11/BL20/CL-C /EX
C	MASONRY LOAD BEARING	MA	120CV	S11/BL20/CL-C /VG
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>120CG</b>	<b>S11/BL20/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	120CA	S11/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	120CL	S11/BL20/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block wood or good asphalt shingle roof

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, good ceilings and floor covering

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Individual baths, large kitchen, good electrical fixtures

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DESCRIPTION TEXT - Sec 11/ Group Care Homes

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	120CE	S11/BL20/CL-C /EX
C	MASONRY LOAD BEARING	MA	120CV	S11/BL20/CL-C /VG
C	MASONRY LOAD BEARING	MA	120CG	S11/BL20/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>120CA</b>	<b>S11/BL20/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	120CL	S11/BL20/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, some trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	12CCE	S11/BL20/CL-C /EX
C	MASONRY LOAD BEARING	MA	120CV	S11/BL20/CL-C /VG
C	MASONRY LOAD BEARING	MA	120CG	S11/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	120CA	S11/BL20/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>120CL</b>	<b>S11/BL20/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete block, very plain

DESCRIPTION -- INTERIOR FINISH:

- Painted block, low-cost flooring

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum quantity/quality

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>120DE</b>	<b>S11/BL20/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	120DV	S11/BL20/CL-D /VG
D	WOOD LOAD BEARING	MA	120DG	S11/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	120DA	S11/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	120DL	S11/BL20/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best siding or stucco brick veneer, stone trim, shakes, shingles

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, enamel or vinyl walls, vinyl floor, carpet and ceramic.

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Signal system, therapy facilities, good lighting and plumbing

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	120DE	S11/BL20/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>120DV</b>	<b>S11/BL20/CL-D /VG</b>
D	WOOD LOAD BEARING	MA	120DG	S11/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	120DA	S11/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	120DL	S11/BL20/CL-D /LC

MODEL DETAIL - **MASONARY LOAD BEARING/VERY GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good siding or stucco, good trim, light shakes or good shingles

DESCRIPTION -- INTERIOR FINISH:

- Good plaster or drywall, some detail, carpet and ceramic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special fixtures, more than one bath per bedroom

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	120DE	S11/BL20/CL-D /EX
D	WOOD LOAD BEARING	MA	120DV	S11/BL20/CL-D /VG
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>120DG</b>	<b>S11/BL20/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	120DA	S11/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	120DL	S11/BL20/CL-D /LC

MODEL DETAIL - **MASONARY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, some trim, wood or good asphalt shingles

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, good ceilings and floor covering

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Individual baths, large kitchen, good electrical fixtures

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DESCRIPTION TEXT - Sec 11/ Group Care Homes

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	120DE	S11/BL20/CL-D /EX
D	WOOD LOAD BEARING	MA	120DV	S11/BL20/CL-D /VG
D	WOOD LOAD BEARING	MA	120DG	S11/BL20/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>120DA</b>	<b>S11/BL20/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	120DL	S11/BL20/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, standard sash, asphalt shingles or built-up

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, some ceramic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, minimum extra facilities



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OCCUPANCY ----- Group Care Homes

DESCRIPTION CODE - S1120

DESCRIPTION TEXT - Sec 11/ Group Care Homes

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	120DE	S11/BL20/CL-D /EX
D	WOOD LOAD BEARING	MA	120DV	S11/BL20/CL-D /VG
D	WOOD LOAD BEARING	MA	120DG	S11/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	120DA	S11/BL20/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>120DL</b>	<b>S11/BL20/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Low cost siding or stucco

DESCRIPTION -- INTERIOR FINISH:

- Drywall, low-cost carpet, asphalt

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum quantity/quality

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OCCUPANCY ----- Mortuaries (Funeral Homes)

DESCRIPTION CODE - S1122

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OCCUPANCY ----- Mortuaries (Funeral Homes)

DESCRIPTION CODE - S1122

DESCRIPTION TEXT - Sec 11/Mortuaries

=====

Mortuaries or funeral homes include chapels, stained glass and laboratories commensurate with the general quality.

The better funeral homes may include some living area.

Vehicular garages should be priced from Section 12 or 14 as appropriate.

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OCCUPANCY ----- Mortuaries (Funeral Homes)

DESCRIPTION CODE - S1122

DESCRIPTION TEXT - Sec 11/Mortuaries

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----			
CLASS	DESCRIPTION	COMPONENT TYPE	CODE	DESCRIPTION	
A	FIREPROOFED STRUCTURAL STEEL	MA	122AG	S11/BL22/CL-A	/GD
A	FIREPROOFED STRUCTURAL STEEL	MA	122AA	S11/BL22/CL-A	/AV
B	REINFORCED CONCRETE	MA	122BG	S11/BL22/CL-B	/GD
B	REINFORCED CONCRETE	MA	122BA	S11/BL22/CL-B	/AV
C	MASONRY LOAD BEARING	MA	122CE	S11/BL22/CL-C	/EX
C	MASONRY LOAD BEARING	MA	122CG	S11/BL22/CL-C	/GD
C	MASONRY LOAD BEARING	MA	122CA	S11/BL22/CL-C	/AV
C	MASONRY LOAD BEARING	MA	122CL	S11/BL22/CL-C	/LC
D	WOOD LOAD BEARING	MA	122DE	S11/BL22/CL-D	/EX
D	WOOD LOAD BEARING	MA	122DG	S11/BL22/CL-D	/GD
D	WOOD LOAD BEARING	MA	122DA	S11/BL22/CL-D	/AV
D	WOOD LOAD BEARING	MA	122DL	S11/BL22/CL-D	/LC
P	WOOD POLE	MA	122PL	S11/BL22/CL-D	PL/AV
S	INCOMBUSTIBLE METAL	MA	122SA	S11/BL22/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	122SL	S11/BL22/CL-S	/LC

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>122AG</b>	<b>S11/BL22/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	122AA	S11/BL22/CL-A /AV

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Ashlar and face brick, metal and glass, good architecture

DESCRIPTION -- INTERIOR FINISH:

- Plaster, quality carpet, hardwood, slate, good detail and millwork

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, tiled restrooms, lab

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DESCRIPTION TEXT - Sec 11/Mortuaries

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	122AG	S11/BL22/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>122AA</b>	<b>S11/BL22/CL-A /AV</b>

MODEL DETAIL - **FIREPROOFED STRUCTURAL STEEL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone trim, austere front and entrance

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, hardwood, carpet, good finishes and detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, laboratory, incinerator

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OCCUPANCY ----- Mortuaries (Funeral Homes)

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DESCRIPTION TEXT - Sec 11/Mortuaries

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>122BG</b>	<b>S11/BL22/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	122BA	S11/BL22/CL-B /AV

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Ashlar and face brick, metal and glass, good architecture

DESCRIPTION -- INTERIOR FINISH:

- Plaster, quality carpet, hardwood, slate, good detail and millwork

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, tiled restrooms, lab

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	122BG	S11/BL22/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>122BA</b>	<b>S11/BL22/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone trim, austere front and entrance

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, hardwood, carpet, good finishes and detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, laboratory, incinerator



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OCCUPANCY ----- Mortuaries (Funeral Homes)

DESCRIPTION CODE - S1122  
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-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----			
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
=====	=====	TYPE	CODE	=====	=====
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>122CE</b>	<b>S11/BL22/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	122CG	S11/BL22/CL-C	/GD
C	MASONRY LOAD BEARING	MA	122CA	S11/BL22/CL-C	/AV
C	MASONRY LOAD BEARING	MA	122CL	S11/BL22/CL-C	/LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, highly ornamental

DESCRIPTION -- INTERIOR FINISH:

- Plaster, terrazzo, carpet, hardwood, good detail and millwork

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, tiled restrooms, lab

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SECTION 11

APARTMENTS, HOTELS AND CLUBS

=====

OCCUPANCY ----- Mortuaries (Funeral Homes)

DESCRIPTION CODE - S1122

DESCRIPTION TEXT - Sec 11/Mortuaries

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	122CE	S11/BL22/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>122CG</b>	<b>S11/BL22/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	122CA	S11/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	122CL	S11/BL22/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, some trim, good exterior detail

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, hardwood or carpet, good decor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, tiled restrooms, lab

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OCCUPANCY ----- Mortuaries (Funeral Homes)

DESCRIPTION CODE - S1122

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-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----		
CLASS	DESCRIPTION	COMPONENT TYPE	CODE	DESCRIPTION
C	MASONRY LOAD BEARING	MA	122CE	S11/BL22/CL-C /EX
C	MASONRY LOAD BEARING	MA	122CG	S11/BL22/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>122CA</b>	<b>S11/BL22/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	122CL	S11/BL22/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, some trim, good entrance and drive

DESCRIPTION -- INTERIOR FINISH:

- Exposed block, plaster or drywall, carpet, acoustic ceiling, hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, laboratory

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	122CE	S11/BL22/CL-C /EX
C	MASONRY LOAD BEARING	MA	122CG	S11/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	122CA	S11/BL22/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>122CL</b>	<b>S11/BL22/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Block or low-cost brick

DESCRIPTION -- INTERIOR FINISH:

- Plain, minimum service functions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>122DE</b>	<b>S11/BL22/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	122DG	S11/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	122DA	S11/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	122DL	S11/BL22/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone or face brick veneer, highly ornamental

DESCRIPTION -- INTERIOR FINISH:

- Plaster, terrazzo, carpet, hardwood, good detail and millwork

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, tiled restrooms, lab

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	122DE	S11/BL22/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>122DG</b>	<b>S11/BL22/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	122DA	S11/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	122DL	S11/BL22/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Best stucco or siding with brick trim, brick veneer

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, hardwood or carpet, good detail and decor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, tiled restrooms, lab

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CLASS	DESCRIPTION	COMPONENT TYPE	CODE	DESCRIPTION
D	WOOD LOAD BEARING	MA	122DE	S11/BL22/CL-D /EX
D	WOOD LOAD BEARING	MA	122DG	S11/BL22/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>122DA</b>	<b>S11/BL22/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	122DL	S11/BL22/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, some trim, good entrance and drive

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, hardwood, vinyl composition, acoustic ceiling

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, laboratory

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
=====	=====	TYPE	CODE	=====	
D	WOOD LOAD BEARING	MA	122DE	S11/BL22/CL-D	/EX
D	WOOD LOAD BEARING	MA	122DG	S11/BL22/CL-D	/GD
D	WOOD LOAD BEARING	MA	122DA	S11/BL22/CL-D	/AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>122DL</b>	<b>S11/BL22/CL-D</b>	<b>/LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Plain, minimum service functions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>122PL</b>	<b>S11/BL22/CL-D PL/AV</b>

MODEL DETAIL - **WOOD POLE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal siding, finished inside, very plain

DESCRIPTION -- INTERIOR FINISH:

- Plain, minimum service functions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing, small lab

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>122SA</b>	<b>S11/BL22/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	122SL	S11/BL22/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, laboratory

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	122SA	S11/BL22/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>122SL</b>	<b>S11/BL22/CL-S /LC</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Single wall, finished interior

DESCRIPTION -- INTERIOR FINISH:

- Plain, minimum service functions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing

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NON-MAIN AREA ----- CLASS A/B - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.D	COM/S11/BSMT-FINISH	122-1	S1122/BMT FIN/CL-AB	MRTUARY

**BASEMENT - FINISH (FINISHED)**

DESCRIPTION - EXTERIOR FINISH:

- Finished interior

DESCRIPTION - INTERIOR FINISH:

- Plaster, some ceramic tile, preparation and storage rooms

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average lighting/plumbing utility outlets and fixtures

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NON-MAIN AREA ----- CLASS C/D/S - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
.D	COM/S11/BSMT-FINISH	122-2	S1122/BMT FIN/CL-CDS	MRTUARY

**BASEMENT - FINISH (FINISHED)**

DESCRIPTION - EXTERIOR FINISH:

- Finished interior

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, some ceramic tile, preparation and storage rooms

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average lighting/plumbing utility outlets and fixtures

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OCCUPANCY ----- Rooming Houses

DESCRIPTION CODE - S1124

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Rooming Houses are building of commercial style which provides minimum living quarters for transient occupancy.

Construction costs include some additional plumbing and kitchen facilities for the additional unrelated numbers of occupants.

See also, Section 11, Occupancy S1126 - Rectories.

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	124CG	S11/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	124CA	S11/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	124CF	S11/BL24/CL-C /FR
D	WOOD LOAD BEARING	MA	124DG	S11/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	124DA	S11/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	124DF	S11/BL24/CL-D /FR
D	WOOD LOAD BEARING	MA	124DL	S11/BL24/CL-D /LC



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>124CG</b>	<b>S11/BL24/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	124CA	S11/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	124CF	S11/BL24/CL-C /FR

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, some trim or good stucco, good roof, good fenestration

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, hardwood, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- One bath per two rooms, built-in kitchen facilities, good electrical

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	124CG	S11/BL24/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>124CA</b>	<b>S11/BL24/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	124CF	S11/BL24/CL-C /FR

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stucco on block, little trim, built-up roof or asphalt shingles

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some carpet, vinyl composition, cheap hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate electrical, common baths, small kitchen area

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	124CG	S11/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	124CA	S11/BL24/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>124CF</b>	<b>S11/BL24/CL-C /FR</b>

MODEL DETAIL - **MASONRY LOAD BEARING/FAIR**

DESCRIPTION -- EXTERIOR FINISH:

- Block or cheap brick, low-cost roof and sash

DESCRIPTION -- INTERIOR FINISH:

- Drywall and paint, asphalt tile, softwood, few cabinets

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, common baths, sink or lavatory in room

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>124DG</b>	<b>S11/BL24/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	124DA	S11/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	124DF	S11/BL24/CL-D /FR
D	WOOD LOAD BEARING	MA	124DL	S11/BL24/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, best stucco or siding, some good ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpeting, hardwood, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- One bath per two rooms, built-in kitchen facilities, good electrical

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	124DG	S11/BL24/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>124DA</b>	<b>S11/BL24/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	124DF	S11/BL24/CL-D /FR
D	WOOD LOAD BEARING	MA	124DL	S11/BL24/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, some brick or stone trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some carpet, vinyl composition, cheap hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate electrical, common baths, small kitchen areas

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	124DG	S11/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	124DA	S11/BL24/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>124DF</b>	<b>S11/BL24/CL-D /FR</b>
D	WOOD LOAD BEARING	MA	124DL	S11/BL24/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/FAIR**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Drywall, softwood, asphalt tile, few cabinets

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, common baths, sink or lavatory in room

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OCCUPANCY ----- Rooming Houses

DESCRIPTION CODE - S1124

DESCRIPTION TEXT - Sec 11/Rooming Houses

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	124DG	S11/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	124DA	S11/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	124DF	S11/BL24/CL-D /FR
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>124DL</b>	<b>S11/BL24/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost siding or stucco

DESCRIPTION -- INTERIOR FINISH:

- Drywall, softwood or asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, common baths

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OCCUPANCY ----- Rectories

DESCRIPTION CODE - S1126



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=====

OCCUPANCY ----- Rectories

DESCRIPTION CODE - S1126

DESCRIPTION TEXT - Sec 11/Rectories

=====

Rectories or convents are buildings of residential type with some additional plumbing and kitchen facilities for the additional unrelated numbers of occupants.

The better qualities may include small office, meeting and/or chapel rooms.

See also, Section 11, Occupancy S1124 - Rooming Houses.

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OCCUPANCY ----- Rectories

DESCRIPTION CODE - S1126  
 DESCRIPTION TEXT - Sec 11/Rectories

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	126CE	S11/BL26/CL-C /EX
C	MASONRY LOAD BEARING	MA	126CG	S11/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	126CA	S11/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	126CL	S11/BL26/CL-C /LC
D	WOOD LOAD BEARING	MA	126DE	S11/BL26/CL-D /EX
D	WOOD LOAD BEARING	MA	126DG	S11/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	126DA	S11/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	126DL	S11/BL26/CL-D /LC

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OCCUPANCY ----- Rectories

DESCRIPTION CODE - S1126

DESCRIPTION TEXT - Sec 11/Rectories

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>126CF</b>	<b>S11/BL26/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	126CG	S11/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	126CA	S11/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	126CL	S11/BL26/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Fine masonry and windows, stained glass, special architecture and trim

DESCRIPTION -- INTERIOR FINISH:

- Fine interior detail, ceramic tile, carpet, paneling, fine hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, one full bath per bedroom

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	126CF	S11/BL26/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>126CG</b>	<b>S11/BL26/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	126CA	S11/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	126CL	S11/BL26/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stucco, stone trim, good windows and architecture

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, paneling, carpet or hardwood and sheet vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Individual baths, large kitchen, good electrical fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	126CF	S11/BL26/CL-C /EX
C	MASONRY LOAD BEARING	MA	126CG	S11/BL26/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>126CA</b>	<b>S11/BL26/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	126CL	S11/BL26/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, some trim and entrance ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, carpet, hardwood, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, one bath per two bedrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	126CF	S11/BL26/CL-C /EX
C	MASONRY LOAD BEARING	MA	126CG	S11/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	126CA	S11/BL26/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>126CL</b>	<b>S11/BL26/CL-C /LC</b>

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete block and stucco

DESCRIPTION -- INTERIOR FINISH:

- Drywall, some carpet, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum quantity and quality

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>126DE</b>	<b>S11/BL26/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	126DG	S11/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	126DA	S11/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	126DL	S11/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick or stone veneer, fine windows, special architecture

DESCRIPTION -- INTERIOR FINISH:

- Fine interior detail, ceramic tile, carpet, paneling, fine hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, one full bath per bedroom

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	126DE	S11/BL26/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>126DG</b>	<b>S11/BL26/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	126DA	S11/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	126DL	S11/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, best stucco or siding, good windows and architecture

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, paneling, carpet or hardwood and sheet vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Individual baths, large kitchen, good electrical fixtures



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	126DE	S11/BL26/CL-D /EX
D	WOOD LOAD BEARING	MA	126DG	S11/BL26/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>126DA</b>	<b>S11/BL26/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	126DL	S11/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, good stucco or siding

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	126DE	S11/BL26/CL-D /EX
D	WOOD LOAD BEARING	MA	126DG	S11/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	126DA	S11/BL26/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>126DL</b>	<b>S11/BL26/CL-D /LC</b>

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Drywall, some carpet, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum quantity and quality

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OCCUPANCY ----- Fraternity Housing

DESCRIPTION CODE - S1128

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OCCUPANCY ----- Fraternity Housing

DESCRIPTION CODE - S1128

DESCRIPTION TEXT - Sec 11/Fraternity Housing

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Fraternity Houses or sorority facilities have kitchen, dining and lounge rooms, and are more family style in character than dormitories.

See also, Section 11, Occupancy S1102 - Dormitories.

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OCCUPANCY ----- Fraternity Housing

DESCRIPTION CODE - S1128

DESCRIPTION TEXT - Sec 11/Fraternity Housing

=====

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	128CE	S11/BL28/CL-C /EX
C	MASONRY LOAD BEARING	MA	128CG	S11/BL28/CL-C /GD
C	MASONRY LOAD BEARING	MA	128CA	S11/BL28/CL-C /AV
D	WOOD LOAD BEARING	MA	128DE	S11/BL28/CL-D /EX
D	WOOD LOAD BEARING	MA	128DG	S11/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	128DA	S11/BL28/CL-D /AV

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OCCUPANCY ----- Fraternity Housing

DESCRIPTION CODE - S1128

DESCRIPTION TEXT - Sec 11/Fraternity Housing

-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>128CE</b>	<b>S11/BL28/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	128CG	S11/BL28/CL-C	/GD
C	MASONRY LOAD BEARING	MA	128CA	S11/BL28/CL-C	/AV

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, best brick and design, ornamental front

DESCRIPTION -- INTERIOR FINISH:

- Soundproofed rooms, extra features, good lounge

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Paired baths, tiled, good electrical and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	128CE	S11/BL28/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>128CG</b>	<b>S11/BL28/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	128CA	S11/BL28/CL-C /AV

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone trim, good fenestration and design

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, hardwood, carpet, vinyl composition, good detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, three students per bath

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OCCUPANCY ----- Fraternity Housing

DESCRIPTION CODE - S1128

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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	128CE	S11/BL28/CL-C /EX
C	MASONRY LOAD BEARING	MA	128CG	S11/BL28/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>128CA</b>	<b>S11/BL28/CL-C /AV</b>

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, little trim, good fenestration

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, painted block, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate shower rooms, residential lighting circuits



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-----CLASS OF CONSTRUCTION-----      -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>128DE</b>	<b>S11/BL28/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	128DG	S11/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	128DA	S11/BL28/CL-D /AV

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick or stone veneer, fine windows, ornamental front

DESCRIPTION -- INTERIOR FINISH:

- Fine interior detail, ceramic tile, carpet, paneling, fine hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, one full bath per bedroom

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DESCRIPTION CODE - S1128

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	128DE	S11/BL28/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>128DG</b>	<b>S11/BL28/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	128DA	S11/BL28/CL-D /AV

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding with trim, brick veneer, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, hardwood, carpet, vinyl composition, good detail

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good electrical/plumbing fixtures, three students per bath

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	128DE	S11/BL28/CL-D /EX
D	WOOD LOAD BEARING	MA	128DG	S11/BL28/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>128DA</b>	<b>S11/BL28/CL-D /AV</b>

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, little trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, some carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing

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OCCUPANCY ----- Fraternity Housing

DESCRIPTION CODE - S1128

DESCRIPTION TEXT - Sec 11/Fraternity Housing
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NON-MAIN AREA ----- CLASS C/D/S - BASEMENT - UNFINISH

Table with 5 columns: Type, Component, Code, Description, Building Occupancy. Row 1: .D, COM/S11/BSMT-FINISH, 128-1, S1128/BM UNFIN/CL-CD, FRAT HSE

BASEMENT - UNFINISHED

DESCRIPTION - EXTERIOR FINISH:

- Few partitions, little or no finish

DESCRIPTION - INTERIOR FINISH:

- Unfin. ceiling, slab, storage only

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and drains

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NON-MAIN AREA ----- CLASS C/D/S - BASEMENT - FINISH

Table with 5 columns: Component Type, Component Description, Code, Component Description, Building Occupancy. Row 1: .D, COM/S11/BSMT-FINISH, 128-2, S1128/BMT FIN/CL-CD, FRAT HSE

BASEMENT - FINISH (FINISHED)

DESCRIPTION - EXTERIOR FINISH:

- Finished interior, add for saunas, bars, and equipment

DESCRIPTION - INTERIOR FINISH:

- Gypsum board ceiling, vinyl composition tile or sheet vinyl

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing