

**January 1, 2016**

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Tax Administration

**Office of Tax Administration**

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

**Volume - 4.3**

**Commercial/Industrial/Institutional  
Improvements**

**Section - 13**

**Stores and Commercial Buildings**



Tax Administration

# OFFICE OF TAX ADMINISTRATION

2016 GENERAL REAPPRAISAL

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.3

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION - 13

STORES AND COMMERCIAL BUILDINGS

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

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

**VOLUME 04.3 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS**

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DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION  
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES  
VOLUME 04.3 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

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IMPROVEMENTS

SECTION - 13

STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Bars (Taverns)

DESCRIPTION CODE - S1302

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STORES AND COMMERCIAL BUILDINGS

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OCCUPANCY ----- Bars (Taverns)

DESCRIPTION CODE - S1302

DESCRIPTION TEXT - Sec 13/Bars (Taverns)

=====

Bars or taverns are designed primarily for the service and consumption of beverages, with better qualities having limited food preparation areas and service.

Costs include all necessary plumbing, built-in refrigerators and electrical connections but do not include the restaurant and/or bar fixtures, equipment or signs.

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STORES AND COMMERCIAL BUILDINGS

=====

OCCUPANCY ----- Bars (Taverns)

DESCRIPTION CODE - S1302

DESCRIPTION TEXT - Sec 13/Bars (Taverns)

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	302CG	S13/BL02/CL-C /GD
C	MASONRY LOAD BEARING	MA	302CA	S13/BL02/CL-C /AV
C	MASONRY LOAD BEARING	MA	302CL	S13/BL02/CL-C /LC
D	WOOD LOAD BEARING	MA	302DG	S13/BL02/CL-D /GD
D	WOOD LOAD BEARING	MA	302DA	S13/BL02/CL-D /AV
D	WOOD LOAD BEARING	MA	302DL	S13/BL02/CL-D /LC
P	WOOD POLE	MA	302PL	S13/BL02/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	302SA	S13/BL02/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	302SL	S13/BL02/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>302CG</b>	<b>S13/BL02/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	302CA	S13/BL02/CL-C /AV
C	MASONRY LOAD BEARING	MA	302CL	S13/BL02/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete or metal and glass panels, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, some ornamentation, good carpet, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms, limited food prep.

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	302CG	S13/BL02/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>302CA</b>	<b>S13/BL02/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	302CL	S13/BL02/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, plain building and front, little trim

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood bar, carpet, vinyl comp., small game area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	302CG	S13/BL02/CL-C /GD
C	MASONRY LOAD BEARING	MA	302CA	S13/BL02/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>302CL</b>	<b>S13/BL02/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap brick or block, very plain

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, small office, storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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DESCRIPTION TEXT - Sec 13/Bars (Taverns)

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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>302DG</b>	<b>S13/BL02/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	302DA	S13/BL02/CL-D /AV
D	WOOD LOAD BEARING	MA	302DL	S13/BL02/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, some ornamentation, good carpet, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms, limited food prep.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
D	WOOD LOAD BEARING	MA	302DG	S13/BL02/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>302DA</b>	<b>S13/BL02/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	302DL	S13/BL02/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain building and front, little trim

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood bar, carpet, vinyl comp., small game area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
D	WOOD LOAD BEARING	MA	302DG	S13/BL02/CL-D /GD
D	WOOD LOAD BEARING	MA	302DA	S13/BL02/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>302DL</b>	<b>S13/BL02/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finish, small office, storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>302PL</b>	<b>S13/BL02/CL-D PL/AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, good metal panels, lined and insulated, plain front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finish, asphalt tile, small office and storage area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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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>302SA</b>	<b>S13/BL02/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	302SA	S13/BL02/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, metal and glass, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood bar, carpet, vinyl comp., small game area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms



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DESCRIPTION CODE - S1302

DESCRIPTION TEXT - Sec 13/Bars (Taverns)

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	302SA	S13/BL02/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>302SA</b>	<b>S13/BL02/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Finished interior, some front, very plain construction

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finish, asphalt tile, small office and storage area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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OCCUPANCY ----- Bars (Taverns)

DESCRIPTION CODE - S1302

DESCRIPTION TEXT - Sec 13/Bars (Taverns)

=====

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

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>302-2</b>	<b>S1302/BMT STG/CL-CDS</b>	<b>BARS</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>302-2</b>	<b>S1302/BMT FIN/CL-CDS</b>	<b>BARS</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
 - Painted interior, outside entry

DESCRIPTION - INTERIOR FINISH:  
 - Paint only, some partitions

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

**BASEMENT - FINISH**

DESCRIPTION - EXTERIOR FINISH:  
 - Plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:  
 - Finished ceiling and floors, banquet, service functions

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

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OCCUPANCY ----- Bars (Taverns)

DESCRIPTION CODE - S1302

DESCRIPTION TEXT - Sec 13/Bars (Taverns)

=====

NON-MAIN AREA ---- CLASS C/D/S - MEZZANINES (OPEN)

-----Component-----	-----Component-----	Building
Type Description	Code Description	Occupancy
=====	=====	=====
<b>+E COM/S13/MEZZANINES</b>	<b>302-2 S1302/MZZ OPN/CL-CDS</b>	<b>BARS</b>

**MEZZANINES (OPEN)**

DESCRIPTION - EXTERIOR FINISH:

- Not Included

DESCRIPTION - INTERIOR FINISH:

- Open, finished floors and soffit, minimum work stations

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum plumbing

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STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

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OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

DESCRIPTION TEXT - Sec 13/Cocktail Lounges

=====

Cocktail Lounges are distinguished from bars/taverns based on size. Moreover, cocktail lounges generally include entertainment floors and/or stages, with the better qualities containing full kitchens.

Costs include all necessary plumbing, built-in refrigerators and electrical connections but do not include the restaurant and/or bar fixtures, equipment or signs.

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OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

DESCRIPTION TEXT - Sec 13/Cocktail Lounges

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	304AG	S13/BL04/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	304AA	S13/BL04/CL-A /AV
B	REINFORCED CONCRETE	MA	304BG	S13/BL04/CL-B /GD
B	REINFORCED CONCRETE	MA	304BA	S13/BL04/CL-B /AV
C	MASONRY LOAD BEARING	MA	304CE	S13/BL04/CL-C /EX
C	MASONRY LOAD BEARING	MA	304CG	S13/BL04/CL-C /GD
C	MASONRY LOAD BEARING	MA	304CA	S13/BL04/CL-C /AV
C	MASONRY LOAD BEARING	MA	304CL	S13/BL04/CL-C /LC
D	WOOD LOAD BEARING	MA	304DE	S13/BL04/CL-D /EX
D	WOOD LOAD BEARING	MA	304DG	S13/BL04/CL-D /GD
D	WOOD LOAD BEARING	MA	304DA	S13/BL04/CL-D /AV
D	WOOD LOAD BEARING	MA	304DL	S13/BL04/CL-D /LC
P	WOOD POLE	MA	304PL	S13/BL04/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	304SG	S13/BL04/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	304SA	S13/BL04/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	304SL	S13/BL04/CL-S /LC

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OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

DESCRIPTION TEXT - Sec 13/Cocktail Lounges

=====

-----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>304AG</b>	<b>S13/BL04/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	304AA	S13/BL04/CL-A /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Concrete, metal/glass, or masonry panels, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster with enamel & vinyl, carpet & dance floor, decorated interior, stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good plumbing, small kitchen

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OCCUPANCY ----- Cocktail Lounges

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	304AG	S13/BL04/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>304AA</b>	<b>S13/BL04/CL-A /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, carpet, dance floor, small stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting outlets, adequate plumbing, food prep.



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DESCRIPTION TEXT - Sec 13/Cocktail Lounges

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>304BG</b>	<b>S13/BL04/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	304BA	S13/BL04/CL-B /AV

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete, metal/glass, or masonry panels, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster with enamel & vinyl, carpet & dance floor, decorated interior, stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good plumbing, small kitchen

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OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

DESCRIPTION TEXT - Sec 13/Cocktail Lounges

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	304BG	S13/BL04/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>304BA</b>	<b>S13/BL04/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, carpet, dance floor, small stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting outlets, adequate plumbing, food prep.

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OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

DESCRIPTION TEXT - Sec 13/Cocktail Lounges

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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>304CE</b>	<b>S13/BL04/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	304CG	S13/BL04/CL-C /GD
C	MASONRY LOAD BEARING	MA	304CA	S13/BL04/CL-C /AV
C	MASONRY LOAD BEARING	MA	304CL	S13/BL04/CL-C /LC

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior

DESCRIPTION -- INTERIOR FINISH:

- High-quality detail, best acoustics, deluxe quality, full stage, dance floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting effects, tiled restrooms, small kitchen

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OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

DESCRIPTION TEXT - Sec 13/Cocktail Lounges

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	304CE	S13/BL04/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>304CG</b>	<b>S13/BL04/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	304CA	S13/BL04/CL-C /AV
C	MASONRY LOAD BEARING	MA	304CL	S13/BL04/CL-C /LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete or metal and glass panels, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good bar, some ornamentation, good dance floor, small stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting & service outlets, tiled restrooms, food prep. area

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OCCUPANCY ----- Cocktail Lounges

DESCRIPTION CODE - S1304

DESCRIPTION TEXT - Sec 13/Cocktail Lounges

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	304CE	S13/BL04/CL-C /EX
C	MASONRY LOAD BEARING	MA	304CG	S13/BL04/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>304CA</b>	<b>S13/BL04/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	304CL	S13/BL04/CL-C /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, plain building and front, little trim

DESCRIPTION -- INTERIOR FINISH:

- Typical bar finishes, dance or good game floor, good performance platform

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & outlets, small restrooms, limited food prep.

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OCCUPANCY ----- Cocktail Lounges

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DESCRIPTION TEXT - Sec 13/Cocktail Lounges

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	304CE	S13/BL04/CL-C /EX
C	MASONRY LOAD BEARING	MA	304CG	S13/BL04/CL-C /GD
C	MASONRY LOAD BEARING	MA	304CA	S13/BL04/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>304CL</b>	<b>S13/BL04/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap brick or block, very plain, low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, game or dance floor area, small performance platform

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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OCCUPANCY ----- Cocktail Lounges

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DESCRIPTION TEXT - Sec 13/Cocktail Lounges

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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>304DE</b>	<b>S13/BL04/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	304DG	S13/BL04/CL-D /GD
D	WOOD LOAD BEARING	MA	304DA	S13/BL04/CL-D /AV
D	WOOD LOAD BEARING	MA	304DL	S13/BL04/CL-D /LC

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior

DESCRIPTION -- INTERIOR FINISH:

- High-quality detail, best acoustics, deluxe quality, full stage, dance floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting effects, tiled restrooms, small kitchen

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OCCUPANCY ----- Cocktail Lounges

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DESCRIPTION TEXT - Sec 13/Cocktail Lounges

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	304DE	S13/BL04/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>304DG</b>	<b>S13/BL04/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	304DA	S13/BL04/CL-D /AV
D	WOOD LOAD BEARING	MA	304DL	S13/BL04/CL-D /LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good bar, some ornamentation, good dance floor, small stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms, food prep. area



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	304DE	S13/BL04/CL-D /EX
D	WOOD LOAD BEARING	MA	304DG	S13/BL04/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>304DA</b>	<b>S13/BL04/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	304DL	S13/BL04/CL-D /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain building and front, little trim

DESCRIPTION -- INTERIOR FINISH:

- Typical bar finishes, dance or good game floor, good performances platform

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & outlets, small restrooms, limited food prep.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	304DE	S13/BL04/CL-D /EX
D	WOOD LOAD BEARING	MA	304DG	S13/BL04/CL-D /GD
D	WOOD LOAD BEARING	MA	304DA	S13/BL04/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>304DL</b>	<b>S13/BL04/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap stucco or siding, very plain construction, low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, game or dance floor area, small performance platform

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	304PL	S13/BL04/CL-D PL/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, good metal panels, lined and insulated, plain front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, game or dance floor area, small performance platform

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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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>304SG</b>	<b>S13/BL04/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	304SA	S13/BL04/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	304SL	S13/BL04/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good bar, some ornamentation, good dance floor, small stage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting & service outlets, tiled restrooms, food prep. area

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	304SG	S13/BL04/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>304SA</b>	<b>S13/BL04/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	304SL	S13/BL04/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, metal and glass, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical bar finishes, dance or good game floor, good performance platform

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & outlets, small restrooms, limited food prep.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	304SG	S13/BL04/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	304SA	S13/BL04/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>304SL</b>	<b>S13/BL04/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Finished interior, some front, very plain construction

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, game or dance floor area, small performance platform

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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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>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>304-2</b>	<b>S1304/BMT STG/CL-CDS</b>	<b>CKTL LNG</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>304-2</b>	<b>S1304/BMT FIN/CL-CDS</b>	<b>CKTL LNG</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior, outside entry

DESCRIPTION - INTERIOR FINISH:

- Paint only, some partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, drains

**BASEMENT - FINISH**

DESCRIPTION - EXTERIOR FINISH:

- Plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:

- Finished ceiling and floors, banquet, service functions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, restrooms utility rooms

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NON-MAIN AREA ---- CLASS C/D/S - MEZZANINES (OPEN)

-----Component-----	-----Component-----	Building
Type Description	Code Description	Occupancy
=====	=====	=====
<b>+E COM/S13/MEZZANINES</b>	<b>304-2 S1304/MZZ OPN/CL-CDS</b>	<b>CKTL LNG</b>

**MEZZANINES (OPEN)**

DESCRIPTION - EXTERIOR FINISH:

- Not Included

DESCRIPTION - INTERIOR FINISH:

- Open, finished floors and soffit, minimum work stations

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum plumbing



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OCCUPANCY ----- Restaurants (Full Service/  
Table Service)

DESCRIPTION CODE - S1306

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OCCUPANCY ----- Restaurants (Full Service/Table service)

DESCRIPTION CODE - S1306

DESCRIPTION TEXT - Sec 13/Restaurants

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Restaurants (full service) are constructed for the purpose and sale of food and/or beverages.

Costs include all necessary plumbing, built-in refrigerators and electrical connections but do not include the restaurant and/or bar fixtures, equipment or signs.

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OCCUPANCY ----- Restaurants (Full Service/Table service)

DESCRIPTION CODE - S1306

DESCRIPTION TEXT - Sec 13/Restaurants

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	306AE	S13/BL06/CL-A	/EX
A	FIREPROOFED STRUCTURAL STEEL	MA	306AG	S13/BL06/CL-A	/GD
A	FIREPROOFED STRUCTURAL STEEL	MA	306AA	S13/BL06/CL-A	/AV
B	REINFORCED CONCRETE	MA	306BE	S13/BL06/CL-B	/EX
B	REINFORCED CONCRETE	MA	306BG	S13/BL06/CL-B	/GD
B	REINFORCED CONCRETE	MA	306BA	S13/BL06/CL-B	/AV
C	MASONRY LOAD BEARING	MA	306CE	S13/BL06/CL-C	/EX
C	MASONRY LOAD BEARING	MA	306CV	S13/BL06/CL-C	/VG
C	MASONRY LOAD BEARING	MA	306CG	S13/BL06/CL-C	/GD
C	MASONRY LOAD BEARING	MA	306CA	S13/BL06/CL-C	/AV
C	MASONRY LOAD BEARING	MA	306CL	S13/BL06/CL-C	/LC
D	WOOD LOAD BEARING	MA	306DE	S13/BL06/CL-D	/EX
D	WOOD LOAD BEARING	MA	306DV	S13/BL06/CL-D	/VG
D	WOOD LOAD BEARING	MA	306DG	S13/BL06/CL-D	/GD
D	WOOD LOAD BEARING	MA	306DA	S13/BL06/CL-D	/AV
D	WOOD LOAD BEARING	MA	306DL	S13/BL06/CL-D	/LC
P	WOOD POLE	MA	306PL	S13/BL06/CL-D	PL/LC
S	INCOMBUSTIBLE METAL	MA	306SG	S13/BL06/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	306SA	S13/BL06/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	306SL	S13/BL06/CL-S	/LC

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OCCUPANCY ----- Restaurants (Full Service/Table service)

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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>306AE</b>	<b>S13/BL06/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	306AG	S13/BL06/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	306AA	S13/BL06/CL-A /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal walls, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Best plaster and paneling, highly ornamental, carpeted, deluxe quality

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting fixtures and effects, deluxe restrooms

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OCCUPANCY ----- Restaurants (Full Service/Table service)

DESCRIPTION CODE - S1306

DESCRIPTION TEXT - Sec 13/Restaurants

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	306AE	S13/BL06/CL-A /EX
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>306AG</b>	<b>S13/BL06/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	306AA	S13/BL06/CL-A /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Concrete, metal/glass or masonry panels, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster with enamel & vinyl, carpet & vinyl flooring, decorated interior

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good plumbing and restrooms

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OCCUPANCY ----- Restaurants (Full Service/Table service)

DESCRIPTION CODE - S1306

DESCRIPTION TEXT - Sec 13/Restaurants

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	306AE	S13/BL06/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	306AG	S13/BL06/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>306AA</b>	<b>S13/BL06/CL-A /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, carpet, ceramic, rubber or vinyl comp. tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting outlets, adequate plumbing

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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>306BE</b>	<b>S13/BL06/CL-B /EX</b>
B	REINFORCED CONCRETE	MA	306BG	S13/BL06/CL-B /GD
B	REINFORCED CONCRETE	MA	306BA	S13/BL06/CL-B /AV

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal walls, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Best plaster and paneling, highly ornamental, carpeted, deluxe quality

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting fixtures and effects, deluxe restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	306BE	S13/BL06/CL-B /EX
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>306BG</b>	<b>S13/BL06/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	306BA	S13/BL06/CL-B /AV

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete, metal/glass or masonry panels, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster with enamel & vinyl, carpet & vinyl flooring, decorated interior

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good plumbing and restrooms



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	306BE	S13/BL06/CL-B /EX
B	REINFORCED CONCRETE	MA	306BG	S13/BL06/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>306BA</b>	<b>S13/BL06/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, carpet, ceramic, rubber or vinyl comp. tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting outlets, adequate plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>306CE</b>	<b>S13/BL06/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	306CV	S13/BL06/CL-C /VG
C	MASONRY LOAD BEARING	MA	306CG	S13/BL06/CL-C /GD
C	MASONRY LOAD BEARING	MA	306CA	S13/BL06/CL-C /AV
C	MASONRY LOAD BEARING	MA	306CL	S13/BL06/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior

DESCRIPTION -- INTERIOR FINISH:

- High-quality detail, best acoustics, carpeted, deluxe quality

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting effects, tiled restrooms, good fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	306CE	S13/BL06/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>306CV</b>	<b>S13/BL06/CL-C /VG</b>
C	MASONRY LOAD BEARING	MA	306CG	S13/BL06/CL-C /GD
C	MASONRY LOAD BEARING	MA	306CA	S13/BL06/CL-C /AV
C	MASONRY LOAD BEARING	MA	306CL	S13/BL06/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, brick, good metal and glass, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typically best chain restaurants, carpeted lounge and dining room

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/restrooms with good-quality fixtures and tile

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	306CE	S13/BL06/CL-C /EX
C	MASONRY LOAD BEARING	MA	306CV	S13/BL06/CL-C /VG
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>306CG</b>	<b>S13/BL06/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	306CA	S13/BL06/CL-C /AV
C	MASONRY LOAD BEARING	MA	306CL	S13/BL06/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete or metal and glass panels, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain restaurant or coffee shop, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	306CE	S13/BL06/CL-C /EX
C	MASONRY LOAD BEARING	MA	306CV	S13/BL06/CL-C /VG
C	MASONRY LOAD BEARING	MA	306CG	S13/BL06/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>306CA</b>	<b>S13/BL06/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	306CL	S13/BL06/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick block, tilt-up, plain building, stock plans

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood restaurant, vinyl composition, small kitchen

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	306CE	S13/BL06/CL-C /EX
C	MASONRY LOAD BEARING	MA	306CV	S13/BL06/CL-C /VG
C	MASONRY LOAD BEARING	MA	306CG	S13/BL06/CL-C /GD
C	MASONRY LOAD BEARING	MA	306CA	S13/BL06/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>306CL</b>	<b>S13/BL06/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap brick or block, very plain, low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost short order café, minimum finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>306DE</b>	<b>S13/BL06/CL-D</b>	<b>/EX</b>
D	WOOD LOAD BEARING	MA	306DV	S13/BL06/CL-D	/VG
D	WOOD LOAD BEARING	MA	306DG	S13/BL06/CL-D	/GD
D	WOOD LOAD BEARING	MA	306DA	S13/BL06/CL-D	/AV
D	WOOD LOAD BEARING	MA	306DL	S13/BL06/CL-D	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior, stone veneer

DESCRIPTION -- INTERIOR FINISH:

- High-quality detail, best acoustics, carpeted, deluxe quality

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting effects, tiled restrooms, good fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	306DE	S13/BL06/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>306DV</b>	<b>S13/BL06/CL-D /VG</b>
D	WOOD LOAD BEARING	MA	306DG	S13/BL06/CL-D /GD
D	WOOD LOAD BEARING	MA	306DA	S13/BL06/CL-D /AV
D	WOOD LOAD BEARING	MA	306DL	S13/BL06/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, brick veneer, good metal and glass, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typically best chain restaurants, carpeted lounge and dining room

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, good restrooms w/good-quality fixtures and tile



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	306DE	S13/BL06/CL-D /EX
D	WOOD LOAD BEARING	MA	306DV	S13/BL06/CL-D /VG
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>306DG</b>	<b>S13/BL06/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	306DA	S13/BL06/CL-D /AV
D	WOOD LOAD BEARING	MA	306DL	S13/BL06/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain restaurant or coffee shop, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	306DE	S13/BL06/CL-D /EX
D	WOOD LOAD BEARING	MA	306DV	S13/BL06/CL-D /VG
D	WOOD LOAD BEARING	MA	306DG	S13/BL06/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>306DA</b>	<b>S13/BL06/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	306DL	S13/BL06/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain building and front, stock plans

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood restaurant, vinyl composition, small kitchen

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	306DE	S13/BL06/CL-D /EX
D	WOOD LOAD BEARING	MA	306DV	S13/BL06/CL-D /VG
D	WOOD LOAD BEARING	MA	306DG	S13/BL06/CL-D /GD
D	WOOD LOAD BEARING	MA	306DA	S13/BL06/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>306DL</b>	<b>S13/BL06/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap stucco or siding, very plain

DESCRIPTION -- INTERIOR FINISH:

- Low-cost short order café, min. finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	306PL	S13/BL06/CL-D PL/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, good metal panels, lined and insulated, plain front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost short order café, minimum finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>306SG</b>	<b>S13/BL06/CL-S</b>	<b>/GD</b>
S	INCOMBUSTIBLE METAL	MA	306SA	S13/BL06/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	306SL	S13/BL06/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Comparable to typical chain coffee shop, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	306SG	S13/BL06/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>306SA</b>	<b>S13/BL06/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	306SL	S13/BL06/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, metal and glass, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood coffee shop, vinyl comp., some ceramic or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	306SG	S13/BL06/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	306SA	S13/BL06/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>306SL</b>	<b>S13/BL06/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Finished interior, some front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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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>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>306-2</b>	<b>S1306/BMT STG/CL-CDS</b>	<b>RSTAURNT</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>306-2</b>	<b>S1306/BMT FIN/CL-CDS</b>	<b>RSTAURNT</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
- Painted interior, outside entry

DESCRIPTION - INTERIOR FINISH:  
- Paint only, some partitions

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

**BASEMENT - FINISH**

DESCRIPTION - EXTERIOR FINISH:  
- Plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:  
- Finished ceiling and floors, banquet, service functions

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



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OCCUPANCY ----- Restaurants (Full Service/Table service)

DESCRIPTION CODE - S1306

DESCRIPTION TEXT - Sec 13/Restaurants

=====

NON-MAIN AREA ---- CLASS C/D/S - MEZZANINES (OPEN)

-----Component-----	-----Component-----	Building
Type Description	Code Description	Occupancy
=====	=====	=====
<b>+E COM/S13/MEZZANINES</b>	<b>306-2 S1306/MZZ OPN/CL-CDS</b>	<b>RSTAURNT</b>

**MEZZANINES (OPEN)**

DESCRIPTION - EXTERIOR FINISH:

- Not Included

DESCRIPTION - INTERIOR FINISH:

- Open, finished floors and soffit, minimum work stations

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum plumbing

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OCCUPANCY ----- Restaurants-Cafeteria

DESCRIPTION CODE - S1308

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DESCRIPTION TEXT - Sec 13/Restrnts-Cafeteria

=====

Cafeteria occupancies have large, open dining rooms for self-service or large groups, and include commercial as well as institutional facilities.

Costs include all necessary plumbing, built-in refrigerators and electrical connections but do not include the restaurant and/or bar fixtures, equipment or signs.

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OCCUPANCY ----- Restaurants-Cafeteria

DESCRIPTION CODE - S1308

DESCRIPTION TEXT - Sec 13/Restrnts-Cafeteria

=====

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----			
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
=====	=====	TYPE	CODE	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	308AG	S13/BL08/CL-A	/GD
A	FIREPROOFED STRUCTURAL STEEL	MA	308AA	S13/BL08/CL-A	/AV
B	REINFORCED CONCRETE	MA	308BG	S13/BL08/CL-B	/GD
B	REINFORCED CONCRETE	MA	308BA	S13/BL08/CL-B	/AV
C	MASONRY LOAD BEARING	MA	308CE	S13/BL08/CL-C	/EX
C	MASONRY LOAD BEARING	MA	308CG	S13/BL08/CL-C	/GD
C	MASONRY LOAD BEARING	MA	308CA	S13/BL08/CL-C	/AV
C	MASONRY LOAD BEARING	MA	308CL	S13/BL08/CL-C	/LC
D	WOOD LOAD BEARING	MA	308DE	S13/BL08/CL-D	/EX
D	WOOD LOAD BEARING	MA	308DG	S13/BL08/CL-D	/GD
D	WOOD LOAD BEARING	MA	308DA	S13/BL08/CL-D	/AV
D	WOOD LOAD BEARING	MA	308DL	S13/BL08/CL-D	/LC
P	WOOD POLE	MA	308PL	S13/BL08/CL-D	PL/LC
S	INCOMBUSTIBLE METAL	MA	308SG	S13/BL08/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	308SA	S13/BL08/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	308SL	S13/BL08/CL-S	/LC

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DESCRIPTION TEXT - Sec 13/Restrnts-Cafeteria

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	308AG	S13/BL08/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	308AA	S13/BL08/CL-A /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Concrete metal/glass, or masonry panels, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster with enamel and vinyl, carpet and vinyl flooring, decorated interior

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good plumbing and restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	308AG	S13/BL08/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>308AA</b>	<b>S13/BL08/CL-A /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, ceramic, rubber or vinyl comp. tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, adequate plumbing

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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>308BG</b>	<b>S13/BL08/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	308BA	S13/BL08/CL-B /AV

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete metal/glass, or masonry panels, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster with enamel and vinyl, carpet and vinyl flooring, decorated interior

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good plumbing and restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	308BG	S13/BL08/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>308BA</b>	<b>S13/BL08/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, ceramic, rubber or vinyl comp. tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, adequate plumbing



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>308CE</b>	<b>S13/BL08/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	308CG	S13/BL08/CL-C /GD
C	MASONRY LOAD BEARING	MA	308CA	S13/BL08/CL-C /AV
C	MASONRY LOAD BEARING	MA	308CL	S13/BL08/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, brick, good metal and glass, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Best corporate or chain cafeterias, carpeted dining room, terrazzo

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/restrooms with good-quality fixtures and tile

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	308CE	S13/BL08/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>308CG</b>	<b>S13/BL08/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	308CA	S13/BL08/CL-C /AV
C	MASONRY LOAD BEARING	MA	308CL	S13/BL08/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

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

DESCRIPTION -- INTERIOR FINISH:

- Typical institutional or chain cafeteria, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled preparation and restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	308CE	S13/BL08/CL-C /EX
C	MASONRY LOAD BEARING	MA	308CG	S13/BL08/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>308CA</b>	<b>S13/BL08/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	308CL	S13/BL08/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, plain building and front

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood restaurant, vinyl composition, small kitchen

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	308CE	S13/BL08/CL-C /EX
C	MASONRY LOAD BEARING	MA	308CG	S13/BL08/CL-C /GD
C	MASONRY LOAD BEARING	MA	308CA	S13/BL08/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>308CL</b>	<b>S13/BL08/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap brick or block, very plain, small entry

DESCRIPTION -- INTERIOR FINISH:

- Low-cost food service, minimum dining hall finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>308DE</b>	<b>S13/BL08/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	308DG	S13/BL08/CL-D /GD
D	WOOD LOAD BEARING	MA	308DA	S13/BL08/CL-D /AV
D	WOOD LOAD BEARING	MA	308DL	S13/BL08/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, brick veneer, good metal and glass, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Best corporate or chain cafeterias, carpeted dining room, terrazzo

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, good restrooms w/good-quality fixtures and tile

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	308DE	S13/BL08/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>308DG</b>	<b>S13/BL08/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	308DA	S13/BL08/CL-D /AV
D	WOOD LOAD BEARING	MA	308DL	S13/BL08/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical institutional or chain cafeteria, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	308DE	S13/BL08/CL-D /EX
D	WOOD LOAD BEARING	MA	308DG	S13/BL08/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>308DA</b>	<b>S13/BL08/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	308DL	S13/BL08/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain building and front

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood restaurant, vinyl composition, small kitchen

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	308DE	S13/BL08/CL-D /EX
D	WOOD LOAD BEARING	MA	308DG	S13/BL08/CL-D /GD
D	WOOD LOAD BEARING	MA	308DA	S13/BL08/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>308DL</b>	<b>S13/BL08/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap stucco or siding, very plain construction, small entry

DESCRIPTION -- INTERIOR FINISH:

- Low-cost food service, minimum dining hall finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	308PL	S13/BL08/CL-D PL/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, good metal panels, lined and insulated, plain entry

DESCRIPTION -- INTERIOR FINISH:

- Low-cost food service, minimum dining hall finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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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>308SG</b>	<b>S13/BL08/CL-S</b>	<b>/GD</b>
S	INCOMBUSTIBLE METAL	MA	308SA	S13/BL08/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	308SL	S13/BL08/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, metal and glass, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical institutional or chain cafeteria, vinyl and ceramic floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	308SG	S13/BL08/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>308SA</b>	<b>S13/BL08/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	308SL	S13/BL08/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, metal and glass, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical neighborhood restaurant, vinyl comp., some ceramic or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	308SG	S13/BL08/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	308SA	S13/BL08/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>308SL</b>	<b>S13/BL08/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Finished interior, very plain construction, small entry

DESCRIPTION -- INTERIOR FINISH:

- Low-cost food service, minimum dining hall finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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

**VOLUME 04.3 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS**

SECTION 13

STORES AND COMMERCIAL BUILDINGS

=====

OCCUPANCY ----- Restaurants-Cafeteria

DESCRIPTION CODE - S1308

DESCRIPTION TEXT - Sec 13/Restrnts-Cafeteria

=====

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

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>308-2</b>	<b>S1308/BMT STG/CL-CDS</b>	<b>RST-CAFE</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>308-2</b>	<b>S1308/BMT FIN/CL-CDS</b>	<b>RST-CAFE</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
 - Painted interior, outside entry

DESCRIPTION - INTERIOR FINISH:  
 - Paint only, some partitions

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

**BASEMENT - FINISH**

DESCRIPTION - EXTERIOR FINISH:  
 - Plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:  
 - Finished ceiling and floors, banquet, service functions

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

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OCCUPANCY ----- Restaurants-Cafeteria

DESCRIPTION CODE - S1308

DESCRIPTION TEXT - Sec 13/Restrnrs-Cafeteria

=====

NON-MAIN AREA ---- CLASS C/D/S - MEZZANINES (OPEN)

-----Component-----	-----Component-----	Building
Type Description	Code Description	Occupancy
=====	=====	=====
<b>+E COM/S13/MEZZANINES</b>	<b>308-2 S1308/MZZ OPN/CL-CDS</b>	<b>RSTAURNT</b>

**MEZZANINES (OPEN)**

DESCRIPTION - EXTERIOR FINISH:

- Not Included

DESCRIPTION - INTERIOR FINISH:

- Open, finished floors and soffit, minimum work stations

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum plumbing

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STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Snack Bars

DESCRIPTION CODE - S1310

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OCCUPANCY ----- Snack Bars

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=====

Snack bars have no seating area and include the very marginal seasonal camp-type facility to the best municipal structure with completely finished food preparation area.

Costs include all necessary plumbing, built-in refrigerators and electrical connections but do not include the restaurant fixtures, equipment or signs.

For shower and restroom buildings see Section 18.



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OCCUPANCY ----- Snack Bars

DESCRIPTION CODE - S1310

DESCRIPTION TEXT - Sec 13/Snack Bars

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	310CE	S13/BL10/CL-C /EX
C	MASONRY LOAD BEARING	MA	310CG	S13/BL10/CL-C /GD
C	MASONRY LOAD BEARING	MA	310CA	S13/BL10/CL-C /AV
C	MASONRY LOAD BEARING	MA	310CL	S13/BL10/CL-C /LC
C	MASONRY LOAD BEARING	MA	310CC	S13/BL10/CL-C /CH
D	WOOD LOAD BEARING	MA	310DE	S13/BL10/CL-D /EX
D	WOOD LOAD BEARING	MA	310DG	S13/BL10/CL-D /GD
D	WOOD LOAD BEARING	MA	310DA	S13/BL10/CL-D /AV
D	WOOD LOAD BEARING	MA	310DL	S13/BL10/CL-D /LC
D	WOOD LOAD BEARING	MA	310DC	S13/BL10/CL-D /CH
P	WOOD POLE	MA	310PA	S13/BL10/CL-D PL/AV
P	WOOD POLE	MA	310PL	S13/BL10/CL-D PL/LC
P	WOOD POLE	MA	310PC	S13/BL10/CL-D PL/CH
S	INCOMBUSTIBLE METAL	MA	310SA	S13/BL10/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	310SL	S13/BL10/CL-S /LC
S	INCOMBUSTIBLE METAL	MA	310SC	S13/BL10/CL-S /CH

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>310CE</b>	<b>S13/BL10/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	310CG	S13/BL10/CL-C /GD
C	MASONRY LOAD BEARING	MA	310CA	S13/BL10/CL-C /AV
C	MASONRY LOAD BEARING	MA	310CL	S13/BL10/CL-C /LC
C	MASONRY LOAD BEARING	MA	310CC	S13/BL10/CL-C /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Decorative block and trim, heavy structure, glass or security shutters

DESCRIPTION -- INTERIOR FINISH:

- Finished interior, good tile or glazed surfaces, best municipal facility

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, restrooms with good fixtures and tile

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	310CE	S13/BL10/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>310CG</b>	<b>S13/BL10/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	310CA	S13/BL10/CL-C /AV
C	MASONRY LOAD BEARING	MA	310CL	S13/BL10/CL-C /LC
C	MASONRY LOAD BEARING	MA	310CC	S13/BL10/CL-C /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Standard block, concrete panels, some trim

DESCRIPTION -- INTERIOR FINISH:

- Enameled walls, some wainscot, finished ceiling, good concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, service outlets and plumbing, some extra fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	310CE	S13/BL10/CL-C /EX
C	MASONRY LOAD BEARING	MA	310CG	S13/BL10/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>310CA</b>	<b>S13/BL10/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	310CL	S13/BL10/CL-C /LC
C	MASONRY LOAD BEARING	MA	310CC	S13/BL10/CL-C /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Concrete block, bearing walls, little trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some ceiling finish, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	310CE	S13/BL10/CL-C /EX
C	MASONRY LOAD BEARING	MA	310CG	S13/BL10/CL-C /GD
C	MASONRY LOAD BEARING	MA	310CA	S13/BL10/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>310CL</b>	<b>S13/BL10/CL-C /LC</b>
C	MASONRY LOAD BEARING	MA	310CC	S13/BL10/CL-C /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Block, light roof, very plain

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	310CE	S13/BL10/CL-C /EX
C	MASONRY LOAD BEARING	MA	310CG	S13/BL10/CL-C /GD
C	MASONRY LOAD BEARING	MA	310CA	S13/BL10/CL-C /AV
C	MASONRY LOAD BEARING	MA	310CL	S13/BL10/CL-C /LC
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>310CC</b>	<b>S13/BL10/CL-C /CH</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost block

DESCRIPTION -- INTERIOR FINISH:

- Unfinished interior, open counter and storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum fixtures

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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>310DE</b>	<b>S13/BL10/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	310DG	S13/BL10/CL-D /GD
D	WOOD LOAD BEARING	MA	310DA	S13/BL10/CL-D /AV
D	WOOD LOAD BEARING	MA	310DL	S13/BL10/CL-D /LC
D	WOOD LOAD BEARING	MA	310DC	S13/BL10/CL-D /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, best stucco or siding, glass or security shutters

DESCRIPTION -- INTERIOR FINISH:

- Finished interior, good tile or glazed surfaces, best municipal facility

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, restrooms with good fixtures and tile

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	310DE	S13/BL10/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>310DG</b>	<b>S13/BL10/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	310DA	S13/BL10/CL-D /AV
D	WOOD LOAD BEARING	MA	310DL	S13/BL10/CL-D /LC
D	WOOD LOAD BEARING	MA	310DC	S13/BL10/CL-D /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Stud frame, good stucco or siding, brick veneer

DESCRIPTION -- INTERIOR FINISH:

- Enameled walls, some wainscot, finished ceiling, good concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, service outlets and plumbing, some extra fixtures



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	310DE	S13/BL10/CL-D /EX
D	WOOD LOAD BEARING	MA	310DG	S13/BL10/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>310DA</b>	<b>S13/BL10/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	310DL	S13/BL10/CL-D /LC
D	WOOD LOAD BEARING	MA	310DC	S13/BL10/CL-D /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Wood frame, stucco or siding, little trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some ceiling finish, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	310DE	S13/BL10/CL-D /EX
D	WOOD LOAD BEARING	MA	310DG	S13/BL10/CL-D /GD
D	WOOD LOAD BEARING	MA	310DA	S13/BL10/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>310DL</b>	<b>S13/BL10/CL-D /LC</b>
D	WOOD LOAD BEARING	MA	310DC	S13/BL10/CL-D /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost stucco or siding

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	310DE	S13/BL10/CL-D /EX
D	WOOD LOAD BEARING	MA	310DG	S13/BL10/CL-D /GD
D	WOOD LOAD BEARING	MA	310DA	S13/BL10/CL-D /AV
D	WOOD LOAD BEARING	MA	310DL	S13/BL10/CL-D /LC
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>310DC</b>	<b>S13/BL10/CL-D /CH</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Box frame, plywood, boards

DESCRIPTION -- INTERIOR FINISH:

- Unfinished interior, open counter and storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>310PA</b>	<b>S13/BL10/CL-D PL/AV</b>
P	WOOD POLE	MA	310PL	S13/BL10/CL-D PL/LC
P	WOOD POLE	MA	310PC	S13/BL10/CL-D PL/CH

MODEL DETAIL - **WOOD POLE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, good metal panels, finished inside, little trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some ceiling finish, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
P	WOOD POLE	MA	310PA	S13/BL10/CL-D PL/AV
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>310PL</b>	<b>S13/BL10/CL-D PL/LC</b>
P	WOOD POLE	MA	310PC	S13/BL10/CL-D PL/CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal panels, finished inside

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
P	WOOD POLE	MA	310PA	S13/BL10/CL-D PL/AV
P	WOOD POLE	MA	310PL	S13/BL10/CL-D PL/LC
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>310PC</b>	<b>S13/BL10/CL-D PL/CH</b>

MODEL DETAIL - **WOOD POLE/CHEAP**

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal siding

DESCRIPTION -- INTERIOR FINISH:

- Unfinished interior, open counter and storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>310SA</b>	<b>S13/BL10/CL-S</b>	<b>/AV</b>
S	INCOMBUSTIBLE METAL	MA	310SL	S13/BL10/CL-S	/LC
S	INCOMBUSTIBLE METAL	MA	310SC	S13/BL10/CL-S	/CH

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good metal panels, lined, pre-engineered frame, little trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some ceiling finish, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
S	INCOMBUSTIBLE METAL	MA	310SA	S13/BL10/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>310SL</b>	<b>S13/BL10/CL-S /LC</b>
S	INCOMBUSTIBLE METAL	MA	310SC	S13/BL10/CL-S /CH

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

DESCRIPTION -- EXTERIOR FINISH:

- Pre-engineered, metal panels, finished inside

DESCRIPTION -- INTERIOR FINISH:

- Low-cost finishes, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code



DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

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VOLUME 04.3 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 13

STORES AND COMMERCIAL BUILDINGS

=====

OCCUPANCY ----- Snack Bars

DESCRIPTION CODE - S1310

DESCRIPTION TEXT - Sec 13/Snack Bars

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	310SA	S13/BL10/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	310SL	S13/BL10/CL-S /LC
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>310SC</b>	<b>S13/BL10/CL-S /CH</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/CHEAP**

DESCRIPTION -- EXTERIOR FINISH:

- Light steel frame, siding

DESCRIPTION -- INTERIOR FINISH:

- Unfinished interior, open counter and storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum fixtures

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IMPROVEMENTS

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STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Restaurants-Fast Food

DESCRIPTION CODE - S1312

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OCCUPANCY ----- Restaurants-Fast Food

DESCRIPTION CODE - S1312

DESCRIPTION TEXT - Sec 13/Restrnts-Fast Food

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Occupancy Fast Food restaurants and small limited-menu outlets contain limited seating in relation to preparation area.

The median area for fast food restaurants is 3,150 square feet with a typical range of 1,375 to 4,250 square feet. Newer outlets with a high percentage (35% to 45%) of seating space to preparation area tend toward the larger area with a lower unit cost, while older outlets and drive-ins with no or limited seating tend toward the smaller side of the range and higher overall unit cost, excluding extremes. As eating/play area continue to increase in size, the very large fast food restaurants will approach the conventional table service restaurant in cost or require a reduction in quality level for pricing purposes.

Costs include drive-up windows commensurate with quality and all necessary plumbing, built-in refrigerators and electrical connections but do not include the restaurant fixtures, equipment or signs.

The basic restaurant cost includes normal overhangs commensurate with the quality, but not large carports or canopies.

Moreover, site costs outside the building line are not included.

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OCCUPANCY ----- Restaurants-Fast Food

DESCRIPTION CODE - S1312

DESCRIPTION TEXT - Sec 13/Restrnts-Fast Food

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	312AG	S13/BL12/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	312AA	S13/BL12/CL-A /AV
B	REINFORCED CONCRETE	MA	312BG	S13/BL12/CL-B /GD
B	REINFORCED CONCRETE	MA	312BA	S13/BL12/CL-B /AV
C	MASONRY LOAD BEARING	MA	312CE	S13/BL12/CL-C /EX
C	MASONRY LOAD BEARING	MA	312CV	S13/BL12/CL-C /VG
C	MASONRY LOAD BEARING	MA	312CG	S13/BL12/CL-C /GD
C	MASONRY LOAD BEARING	MA	312CA	S13/BL12/CL-C /AV
C	MASONRY LOAD BEARING	MA	312CL	S13/BL12/CL-C /LC
D	WOOD LOAD BEARING	MA	312DE	S13/BL12/CL-D /EX
D	WOOD LOAD BEARING	MA	312DV	S13/BL12/CL-D /VG
D	WOOD LOAD BEARING	MA	312DG	S13/BL12/CL-D /GD
D	WOOD LOAD BEARING	MA	312DA	S13/BL12/CL-D /AV
D	WOOD LOAD BEARING	MA	312DL	S13/BL12/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	312SG	S13/BL12/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	312SA	S13/BL12/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	312SL	S13/BL12/CL-S /LC

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OCCUPANCY ----- Restaurants-Fast Food

DESCRIPTION CODE - S1312

DESCRIPTION TEXT - Sec 13/Restrnts-Fast Food

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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>312AG</b>	<b>S13/BL12/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	312AA	S13/BL12/CL-A /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Concrete, good metal and glass, face brick, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Typically, best chain stores, good plaster, ceramic, pavers throughout

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, restrooms with good fixtures and tile

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	312AG	S13/BL12/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>312AA</b>	<b>S13/BL12/CL-A /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, ceramic, carpet or vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, adequate plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>312BG</b>	<b>S13/BL12/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	312BA	S13/BL12/CL-B /AV

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Concrete, good metal and glass, face brick, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Typically, best chain stores, good plaster, ceramic, pavers throughout

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, restrooms with good fixtures and tile

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	312BG	S13/BL12/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>312BA</b>	<b>S13/BL12/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, ceramic, carpet or vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, adequate plumbing



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>312CE</b>	<b>S13/BL12/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	312CV	S13/BL12/CL-C	/VG
C	MASONRY LOAD BEARING	MA	312CG	S13/BL12/CL-C	/GD
C	MASONRY LOAD BEARING	MA	312CA	S13/BL12/CL-C	/AV
C	MASONRY LOAD BEARING	MA	312CL	S13/BL12/CL-C	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior

DESCRIPTION -- INTERIOR FINISH:

- High-quality detail, best ceramic, pavers, limited seating area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, tiled restrooms, good fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	312CE	S13/BL12/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>312CV</b>	<b>S13/BL12/CL-C /VG</b>
C	MASONRY LOAD BEARING	MA	312CG	S13/BL12/CL-C /GD
C	MASONRY LOAD BEARING	MA	312CA	S13/BL12/CL-C /AV
C	MASONRY LOAD BEARING	MA	312CL	S13/BL12/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, good metal and glass, good mansard, canopy ornament

DESCRIPTION -- INTERIOR FINISH:

- Typically better small chain stores, plaster, ceramic, pavers throughout

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, restrooms with good fixtures and tile

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	312CE	S13/BL12/CL-C /EX
C	MASONRY LOAD BEARING	MA	312CV	S13/BL12/CL-C /VG
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>312CG</b>	<b>S13/BL12/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	312CA	S13/BL12/CL-C /AV
C	MASONRY LOAD BEARING	MA	312CL	S13/BL12/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, best block, stucco, good storefront, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	312CE	S13/BL12/CL-C /EX
C	MASONRY LOAD BEARING	MA	312CV	S13/BL12/CL-C /VG
C	MASONRY LOAD BEARING	MA	312CG	S13/BL12/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>312CA</b>	<b>S13/BL12/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	312CL	S13/BL12/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, paneling, acoustic tile, pavers, vinyl comp., large eating/play area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	312CE	S13/BL12/CL-C /EX
C	MASONRY LOAD BEARING	MA	312CV	S13/BL12/CL-C /VG
C	MASONRY LOAD BEARING	MA	312CG	S13/BL12/CL-C /GD
C	MASONRY LOAD BEARING	MA	312CA	S13/BL12/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>312CL</b>	<b>S13/BL12/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap brick or block, very plain, low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Low-cost preparation area, minimum finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum 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>312DE</b>	<b>S13/BL12/CL-D</b>	<b>/EX</b>
D	WOOD LOAD BEARING	MA	312DV	S13/BL12/CL-D	/VG
D	WOOD LOAD BEARING	MA	312DG	S13/BL12/CL-D	/GD
D	WOOD LOAD BEARING	MA	312DA	S13/BL12/CL-D	/AV
D	WOOD LOAD BEARING	MA	312DL	S13/BL12/CL-D	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior

DESCRIPTION -- INTERIOR FINISH:

- High-quality detail, best ceramic, pavers, limited seating area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, tiled restrooms, good fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	312DE	S13/BL12/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>312DV</b>	<b>S13/BL12/CL-D /VG</b>
D	WOOD LOAD BEARING	MA	312DG	S13/BL12/CL-D /GD
D	WOOD LOAD BEARING	MA	312DA	S13/BL12/CL-D /AV
D	WOOD LOAD BEARING	MA	312DL	S13/BL12/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Face brick veneer, good front, mansard, canopy ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typically better small chain stores, plaster, ceramic, pavers throughout

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, restrooms with good fixtures and tile

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	312DE	S13/BL12/CL-D /EX
D	WOOD LOAD BEARING	MA	312DV	S13/BL12/CL-D /VG
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>312DG</b>	<b>S13/BL12/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	312DA	S13/BL12/CL-D /AV
D	WOOD LOAD BEARING	MA	312DL	S13/BL12/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco, siding or brick veneer, metal and glass, good ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	312DE	S13/BL12/CL-D /EX
D	WOOD LOAD BEARING	MA	312DV	S13/BL12/CL-D /VG
D	WOOD LOAD BEARING	MA	312DG	S13/BL12/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>312DA</b>	<b>S13/BL12/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	312DL	S13/BL12/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, paneling, acoustic tile, pavers, vinyl comp., large eating/play area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	312DE	S13/BL12/CL-D /EX
D	WOOD LOAD BEARING	MA	312DV	S13/BL12/CL-D /VG
D	WOOD LOAD BEARING	MA	312DG	S13/BL12/CL-D /GD
D	WOOD LOAD BEARING	MA	312DA	S13/BL12/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>312DL</b>	<b>S13/BL12/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap stucco or siding, very plain construction

DESCRIPTION -- INTERIOR FINISH:

- Low-cost preparation area, minimum finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>312SG</b>	<b>S13/BL12/CL-S</b>	<b>/GD</b>
S	INCOMBUSTIBLE METAL	MA	312SA	S13/BL12/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	312SL	S13/BL12/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, metal and glass, good ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and service outlets, tiled restrooms

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OCCUPANCY ----- Restaurants-Fast Food

DESCRIPTION CODE - S1312

DESCRIPTION TEXT - Sec 13/Restrnts-Fast Food

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
S	INCOMBUSTIBLE METAL	MA	312SG	S13/BL12/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>312SA</b>	<b>S13/BL12/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	312SL	S13/BL12/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, metal and glass, some mansard, parapet ornament

DESCRIPTION -- INTERIOR FINISH:

- Drywall, paneling, acoustic tile, pavers, vinyl comp., large eating/play area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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=====

OCCUPANCY ----- Restaurants-Fast Food

DESCRIPTION CODE - S1312

DESCRIPTION TEXT - Sec 13/Restrnts-Fast Food

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	312SG	S13/BL12/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	312SA	S13/BL12/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>312SL</b>	<b>S13/BL12/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Finished interior, some front, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Low-cost preparation area, minimum finish, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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OCCUPANCY ----- Convenience (Stores/Markets)

DESCRIPTION CODE - S1314

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

Convenience Stores/Markets are small food stores with limited interior facilities. The better qualities will include the small specialty or gourmet food shops.

Costs include built-in refrigerators, cold rooms, and ancillary cooling equipment, which are usually classed as real estate, but do not include display freezers and coolers or other equipment generally classed as personal property or trade fixtures.

See also S1316, Mini-Mart Convenience Stores.

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	314AA	S13/BL14/CL-A /AV
B	REINFORCED CONCRETE	MA	314BA	S13/BL14/CL-B /AV
C	MASONRY LOAD BEARING	MA	314CE	S13/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	314CG	S13/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	314CA	S13/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	314CL	S13/BL14/CL-C /LC
D	WOOD LOAD BEARING	MA	314DE	S13/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	314DG	S13/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	314DA	S13/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	314DL	S13/BL14/CL-D /LC
P	WOOD POLE	MA	314PL	S13/BL14/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	314SE	S13/BL14/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	314SG	S13/BL14/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	314SA	S13/BL14/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	314SL	S13/BL14/CL-S /LC



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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

-----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>314AA</b>	<b>S13/BL14/CL-A /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Typical chain store, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting outlets, adequate plumbing

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>314BA</b>	<b>S13/BL14/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Typical chain store, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting outlets, adequate plumbing

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DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

-----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>314CE</b>	<b>S13/BL14/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	314CG	S13/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	314CA	S13/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	314CL	S13/BL14/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, good fixtures and plumbing

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	314CE	S13/BL14/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>314CG</b>	<b>S13/BL14/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	314CA	S13/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	314CL	S13/BL14/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, best block, stucco, good store front and ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typically better chain stores, good acoustic, vinyl tile & carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, restrooms, standard fixtures

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	314CE	S13/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	314CG	S13/BL14/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>314CA</b>	<b>S13/BL14/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	314CL	S13/BL14/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain store, acoustic tile, vinyl composition, some snack prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restroom

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	314CE	S13/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	314CG	S13/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	314CA	S13/BL14/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>314CL</b>	<b>S13/BL14/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Minimum block or cheap brick

DESCRIPTION -- INTERIOR FINISH:

- Painted exterior walls, minimum finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

-----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>314DE</b>	<b>S13/BL14/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	314DG	S13/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	314DA	S13/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	314DL	S13/BL14/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental exterior

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, good fixtures and plumbing

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DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	314DE	S13/BL14/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>314DG</b>	<b>S13/BL14/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	314DA	S13/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	314DL	S13/BL14/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer or good siding, good frame and front

DESCRIPTION -- INTERIOR FINISH:

- Typically better chain stores, good acoustic, vinyl tile & carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, restrooms, standard fixtures



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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	314DE	S13/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	314DG	S13/BL14/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>314DA</b>	<b>S13/BL14/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	314DL	S13/BL14/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain store, acoustic tile, vinyl composition, some snack prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restrooms

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores
=====

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

Table with 4 columns: CLASS, DESCRIPTION, COMPONENT TYPE, CODE, DESCRIPTION. Rows include D WOOD LOAD BEARING with codes 314DE, 314DG, 314DA, and 314DL. The last row is bolded.

MODEL DETAIL - WOOD LOAD BEARING/LOW COST

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, small front

DESCRIPTION -- INTERIOR FINISH:

- Drywall, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	314PL	S13/BL14/CL-D PL/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal, lined, small low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish and partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout, minimum display wiring

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>314SE</b>	<b>S13/BL14/CL-S</b>	<b>/EX</b>
S	INCOMBUSTIBLE METAL	MA	314SG	S13/BL14/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	314SA	S13/BL14/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	314SL	S13/BL14/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best metal panels, trim, good entrance

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, acoustic tile, good finishes and trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, good fixtures and plumbing

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	314SE	S13/BL14/CL-S /EX
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>314SG</b>	<b>S13/BL14/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	314SA	S13/BL14/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	314SL	S13/BL14/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, good front & ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typically better chain stores, good acoustic, vinyl tile and carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, restrooms, standard fixtures

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	314SE	S13/BL14/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	314SG	S13/BL14/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>314SA</b>	<b>S13/BL14/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	314SL	S13/BL14/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good panels, small front, mansard, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical chain store, acoustic tile, vinyl composition, some snack prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restrooms

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OCCUPANCY ----- Convenience Stores (Convenience Markets)

DESCRIPTION CODE - S1314

DESCRIPTION TEXT - Sec 13/Convenience Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	314SE	S13/BL14/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	314SG	S13/BL14/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	314SA	S13/BL14/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>314SL</b>	<b>S13/BL14/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Steel siding, partly finished interior

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish and partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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OCCUPANCY ----- Mini-Mart Convenience Stores

DESCRIPTION CODE - S1316



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OCCUPANCY ----- Mini-Mart Convenience Stores

DESCRIPTION CODE - S1316

DESCRIPTION TEXT - Sec 13/Mini-Mart Conv Str

=====

Mini-mart food stores are small convenience outlets that cater primarily to a transient trade for self-service snack foods and beverages. The better stores will have public restrooms and limited hot or deli food preparation and service areas.

Costs include built-in refrigerators, cold rooms, and ancillary cooling equipment, which are usually classed as real estate, but do not include display freezers and coolers or other equipment generally classed as personal property or trade fixtures.

See also S1314, Convenience Stores/Markets.

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OCCUPANCY ----- Mini-Mart Convenience Stores

DESCRIPTION CODE - S1316

DESCRIPTION TEXT - Sec 13/Mini-Mart Conv Str

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	316CE	S13/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	316CG	S13/BL16/CL-C /GD
C	MASONRY LOAD BEARING	MA	316CA	S13/BL16/CL-C /AV
C	MASONRY LOAD BEARING	MA	316CL	S13/BL16/CL-C /LC
D	WOOD LOAD BEARING	MA	316DG	S13/BL16/CL-D /GD
D	WOOD LOAD BEARING	MA	316DA	S13/BL16/CL-D /AV
D	WOOD LOAD BEARING	MA	316DL	S13/BL16/CL-D /LC
P	WOOD POLE	MA	316PL	S13/BL16/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	316SE	S13/BL16/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	316SG	S13/BL16/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	316SA	S13/BL16/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	316SL	S13/BL16/CL-S /LC

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OCCUPANCY ----- Mini-Mart Convenience Stores

DESCRIPTION CODE - S1316

DESCRIPTION TEXT - Sec 13/Mini-Mart Conv Str

=====

-----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>316CE</b>	<b>S13/BL16/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	316CG	S13/BL16/CL-C	/GD
C	MASONRY LOAD BEARING	MA	316CA	S13/BL16/CL-C	/AV
C	MASONRY LOAD BEARING	MA	316CL	S13/BL16/CL-C	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Decorative block, brick, good glass entrance

DESCRIPTION -- INTERIOR FINISH:

- Good drywall, acoustic tile, good pavers, limited food prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, good fixtures and plumbing, tiled restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	316CE	S13/BL16/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>316CG</b>	<b>S13/BL16/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	316CA	S13/BL16/CL-C /AV
C	MASONRY LOAD BEARING	MA	316CL	S13/BL16/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, best block, stucco, good front and ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good acoustic, ceramic tile, security partitioning, some snack prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting & outlets , public restrooms, standard fixtures

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	316CE	S13/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	316CG	S13/BL16/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>316CA</b>	<b>S13/BL16/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	316CL	S13/BL16/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical food booth, acoustic tile, vinyl composition, adequate support

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	316CE	S13/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	316CG	S13/BL16/CL-C /GD
C	MASONRY LOAD BEARING	MA	316CA	S13/BL16/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>316CL</b>	<b>S13/BL16/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Minimum block, small front

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish and partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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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>316DG</b>	<b>S13/BL16/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	316DA	S13/BL16/CL-D /AV
D	WOOD LOAD BEARING	MA	316DL	S13/BL16/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer or good siding, good frame and front

DESCRIPTION -- INTERIOR FINISH:

- Good acoustic, ceramic tile, security partitioning, some snack prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting & outlets, public restrooms, standard fixtures

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	316DG	S13/BL16/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>316DA</b>	<b>S13/BL16/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	316DL	S13/BL16/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Typical food booth, acoustic tile, vinyl composition, adequate support

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restrooms



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	316DG	S13/BL16/CL-D /GD
D	WOOD LOAD BEARING	MA	316DA	S13/BL16/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>316DL</b>	<b>S13/BL16/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, small front

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish and partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	316PL	S13/BL16/CL-D PL/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal, lined, low-cost sash and fascia

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish and partitions, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code display wiring and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>316SE</b>	<b>S13/BL16/CL-S</b>	<b>/EX</b>
S	INCOMBUSTIBLE METAL	MA	316SG	S13/BL16/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	316SA	S13/BL16/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	316SL	S13/BL16/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Best metal panels, trim, good glass entrance

DESCRIPTION -- INTERIOR FINISH:

- Good drywall, acoustic tile, good pavers, limited food prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, good fixtures and plumbing, tiled restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	316SE	S13/BL16/CL-S /EX
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>316SG</b>	<b>S13/BL16/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	316SA	S13/BL16/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	316SL	S13/BL16/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good enameled prefinished steel, good front, masonry trim

DESCRIPTION -- INTERIOR FINISH:

- Good acoustic, ceramic tile, security partitioning, some snack prep. area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, public restrooms, standard fixtures

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	316SE	S13/BL16/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	316SG	S13/BL16/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>316SA</b>	<b>S13/BL16/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	316SL	S13/BL16/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good panels, small front, some trim or mansard

DESCRIPTION -- INTERIOR FINISH:

- Typical food booth, acoustic tile, vinyl composition, adequate support

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restrooms

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OCCUPANCY ----- Mini-Mart Convenience Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	316SE	S13/BL16/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	316SG	S13/BL16/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	316SA	S13/BL16/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>316SL</b>	<b>S13/BL16/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal panels, glass, lined interior

DESCRIPTION -- INTERIOR FINISH:

- Minimum booth finish and partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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OCCUPANCY ----- Markets

DESCRIPTION CODE - S1318

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OCCUPANCY ----- Markets

DESCRIPTION CODE - S1318

DESCRIPTION TEXT - Sec 13/Markets

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Market occupancies are retail food stores which often handle limited lines of other merchandise.

Costs include built-in refrigerators, cold rooms, and ancillary cooling equipment, which are usually classed as real estate, but do not include display freezers and coolers or other equipment generally classed as personal property or trade fixtures.

See also S1328, Warehouse Food Stores.



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OCCUPANCY ----- Markets

DESCRIPTION CODE - S1318

DESCRIPTION TEXT - Sec 13/Markets

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	318AA	S13/BL18/CL-A	/AV
B	REINFORCED CONCRETE	MA	318BA	S13/BL18/CL-B	/AV
C	MASONRY LOAD BEARING	MA	318CE	S13/BL18/CL-C	/EX
C	MASONRY LOAD BEARING	MA	318CG	S13/BL18/CL-C	/GD
C	MASONRY LOAD BEARING	MA	318CA	S13/BL18/CL-C	/AV
C	MASONRY LOAD BEARING	MA	318CL	S13/BL18/CL-C	/LC
D	WOOD LOAD BEARING	MA	318DE	S13/BL18/CL-D	/EX
D	WOOD LOAD BEARING	MA	318DG	S13/BL18/CL-D	/GD
D	WOOD LOAD BEARING	MA	318DA	S13/BL18/CL-D	/AV
D	WOOD LOAD BEARING	MA	318DL	S13/BL18/CL-D	/LC
P	WOOD POLE	MA	318PA	S13/BL18/CL-D	PL/AV
P	WOOD POLE	MA	318PL	S13/BL18/CL-D	PL/LC
S	INCOMBUSTIBLE METAL	MA	318SG	S13/BL18/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	318SA	S13/BL18/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	318SL	S13/BL18/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>318AA</b>	<b>S13/BL18/CL-A /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, metal and glass, small front

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, few partitions, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate market lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>318BA</b>	<b>S13/BL18/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, metal and glass, small front

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, few partitions, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate market lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>318CE</b>	<b>S13/BL18/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	318CG	S13/BL18/CL-C	/GD
C	MASONRY LOAD BEARING	MA	318CA	S13/BL18/CL-C	/AV
C	MASONRY LOAD BEARING	MA	318CL	S13/BL18/CL-C	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, heavy frame, ornamental front

DESCRIPTION -- INTERIOR FINISH:

- Plaster, good acoustic tile, good terrazzo, rubber tile, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, good fixtures and plumbing throughout

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	318CE	S13/BL18/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>318CG</b>	<b>S13/BL18/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	318CA	S13/BL18/CL-C /AV
C	MASONRY LOAD BEARING	MA	318CL	S13/BL18/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, good tilt-up, heavy steel or glu-lam frame

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, rubber or vinyl composition, terrazzo

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, plumbing for butchers, snack bar, etc.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	318CE	S13/BL18/CL-C /EX
C	MASONRY LOAD BEARING	MA	318CG	S13/BL18/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>318CA</b>	<b>S13/BL18/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	318CL	S13/BL18/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, glu-lam, medium steel, or pilasters

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, few partitions, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, few extra services

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UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.3 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 13

STORES AND COMMERCIAL BUILDINGS

=====

OCCUPANCY ----- Markets

DESCRIPTION CODE - S1318

DESCRIPTION TEXT - Sec 13/Markets

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	318CE	S13/BL18/CL-C /EX
C	MASONRY LOAD BEARING	MA	318CG	S13/BL18/CL-C /GD
C	MASONRY LOAD BEARING	MA	318CA	S13/BL18/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>318CL</b>	<b>S13/BL18/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap brick, block, tilt-up, pilasters or light frame

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, part acoustic tile, exposed rafters, minimum partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum food store lighting and plumbing

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OCCUPANCY ----- Markets

DESCRIPTION CODE - S1318

DESCRIPTION TEXT - Sec 13/Markets

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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>318DE</b>	<b>S13/BL18/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	318DG	S13/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	318DA	S13/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	318DL	S13/BL18/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Best veneer or siding, highly ornamental front

DESCRIPTION -- INTERIOR FINISH:

- Plaster, good acoustic tile, good terrazzo, rubber tile, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, good fixtures and plumbing throughout



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	318DE	S13/BL18/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>318DG</b>	<b>S13/BL18/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	318DA	S13/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	318DL	S13/BL18/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer or good siding, good frame and front

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, rubber or vinyl composition, terrazzo

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, plumbing for butchers, snack bar, etc.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	318DE	S13/BL18/CL-D /EX
D	WOOD LOAD BEARING	MA	318DG	S13/BL18/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>318DA</b>	<b>S13/BL18/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	318DL	S13/BL18/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, some trim, metal and glass front

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, vinyl composition, small office

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate market lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	318DE	S13/BL18/CL-D /EX
D	WOOD LOAD BEARING	MA	318DG	S13/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	318DA	S13/BL18/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>318DL</b>	<b>S13/BL18/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, small front

DESCRIPTION -- INTERIOR FINISH:

- Some finish, very few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and 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>318PA</b>	<b>S13/BL18/CL-D PL/AV</b>
P	WOOD POLE	MA	318PL	S13/BL18/CL-D PL/LC

MODEL DETAIL - **WOOD POLE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, good metal panels, finished inside, little trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, few partitions, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, few extra services

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	318PA	S13/BL18/CL-D PL/AV
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>318PL</b>	<b>S13/BL18/CL-D PL/LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal siding, small front

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, part acoustic tile, exposed rafters, minimum partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum food store lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>318SG</b>	<b>S13/BL18/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	318SA	S13/BL18/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	318SL	S13/BL18/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated sandwich panels, pre-engineered frame, good front

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, rubber or vinyl composition, terrazzo

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, plumbing for butchers, snack bar, etc.

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	318SG	S13/BL18/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>318SA</b>	<b>S13/BL18/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	318SL	S13/BL18/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, some trim

DESCRIPTION -- INTERIOR FINISH:

- Few partitions, acoustic, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	318SG	S13/BL18/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	318SA	S13/BL18/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>318SL</b>	<b>S13/BL18/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal panels, small front

DESCRIPTION -- INTERIOR FINISH:

- Some finish, very few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing



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STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Florist Shops

DESCRIPTION CODE - S1320

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OCCUPANCY ----- Florist Shops

DESCRIPTION CODE - S1320

DESCRIPTION TEXT - Sec 13/Florist Shops

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Florist shops are convenience stores for the sale of cut flowers, with the better stores containing finished display areas for other gift merchandise.

Costs include ancillary cooling equipment, usually classed as real estate, but do not include other equipment generally classed as personal property or trade fixtures.

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OCCUPANCY ----- Florist Shops

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DESCRIPTION TEXT - Sec 13/Florist Shops

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	320CE	S13/BL20/CL-C /EX
C	MASONRY LOAD BEARING	MA	320CG	S13/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	320CA	S13/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	320CL	S13/BL20/CL-C /LC
D	WOOD LOAD BEARING	MA	320CE	S11/BL20/CL-C /EX
D	WOOD LOAD BEARING	MA	320DG	S11/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	320DA	S11/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	320DL	S11/BL20/CL-D /LC
P	WOOD POLE	MA	320PL	S13/BL20/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	320SA	S13/BL20/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>320CE</b>	<b>S13/BL20/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	320CG	S13/BL20/CL-C	/GD
C	MASONRY LOAD BEARING	MA	320CA	S13/BL20/CL-C	/AV
C	MASONRY LOAD BEARING	MA	320CL	S13/BL20/CL-C	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental storefront

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, some terrazzo, carpet or vinyl, good trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, good fixtures and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	320CE	S13/BL20/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>320CG</b>	<b>S13/BL20/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	320CA	S13/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	320CL	S13/BL20/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, best block, stucco, good storefront and ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, good acoustic, some vinyl tile & carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, standard fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	320CE	S13/BL20/CL-C /EX
C	MASONRY LOAD BEARING	MA	320CG	S13/BL20/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>320CA</b>	<b>S13/BL20/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	320CL	S13/BL20/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, some vinyl composition, sundry display area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restroom

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
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C	MASONRY LOAD BEARING	MA	320CG	S13/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	320CA	S13/BL20/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>320CL</b>	<b>S13/BL20/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Minimum block or cheap brick, low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Painted exterior wall, minimum finish, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout, minimum display wiring

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>320CE</b>	<b>S11/BL20/CL-C</b>	<b>/EX</b>
D	WOOD LOAD BEARING	MA	320DG	S11/BL20/CL-D	/GD
D	WOOD LOAD BEARING	MA	320DA	S11/BL20/CL-D	/AV
D	WOOD LOAD BEARING	MA	320DL	S11/BL20/CL-D	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Individual design, highly ornamental storefront

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, some terrazzo, carpet or vinyl, good trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting, good fixtures and plumbing



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D	WOOD LOAD BEARING	MA	320CE	S11/BL20/CL-C /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>320DG</b>	<b>S11/BL20/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	320DA	S11/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	320DL	S11/BL20/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer or good siding, good frame and front

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, good acoustic, some vinyl tile & carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, standard fixtures

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D	WOOD LOAD BEARING	MA	320CE	S11/BL20/CL-C /EX
D	WOOD LOAD BEARING	MA	320DG	S11/BL20/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>320DA</b>	<b>S11/BL20/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	320DL	S11/BL20/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, some mansard, parapet ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition, sundry display area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restroom

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	320CE	S11/BL20/CL-C /EX
D	WOOD LOAD BEARING	MA	320DG	S11/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	320DA	S11/BL20/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>320DL</b>	<b>S11/BL20/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, small front

DESCRIPTION -- INTERIOR FINISH:

- Drywall, few partitions, sealed slab

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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SECTION 13

STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Florist Shops

DESCRIPTION CODE - S1320

DESCRIPTION TEXT - Sec 13/Florist Shops

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION-----		
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>320PL</b>	<b>S13/BL20/CL-D PL/LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal, lined

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish and partitions, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout, minimum display wiring

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>320SA</b>	<b>S13/BL20/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Steel panels, partly finished interior

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish and partitions, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout, minimum display wiring

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

Type	Component Description	Code	Component Description	Building Occupancy
+B	COM/S13/BSMT-UTILITY	320-2	S1320/BMT STG/CL-CDS	FLORISTS
+D	COM/S13/BSMT-FINISH	320-2	S1320/BM DSPL/CL-CDS	FLORISTS

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
 - Painted interior

DESCRIPTION - INTERIOR FINISH:  
 - Painted ceiling and floors, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Exposed lighting, few outlets, drains

**BASEMENT - FINISH (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:  
 - Plastered interior

DESCRIPTION - INTERIOR FINISH:  
 - Store finish, acoustic tile, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Average store lighting and plumbing

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OCCUPANCY ----- Discount Stores

DESCRIPTION CODE - S1322

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Occupancy Discount Stores are typically a large open shell with some partitioning for offices and storage areas. The best quality approaches the low quality department store in cost.

This category includes the large drug, furniture and home improvement type of shell outlets.



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DESCRIPTION CODE - S1322

DESCRIPTION TEXT - Sec 13/Discount Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	322AA	S13/BL22/CL-A /AV
B	REINFORCED CONCRETE	MA	322BA	S13/BL22/CL-B /AV
C	MASONRY LOAD BEARING	MA	322CG	S13/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	322CA	S13/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	322CL	S13/BL22/CL-C /LC
D	WOOD LOAD BEARING	MA	322DG	S13/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	322DA	S13/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	322DL	S13/BL22/CL-D /LC
P	WOOD POLE	MA	322PL	S13/BL22/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	322SG	S13/BL22/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	322SA	S13/BL22/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	322SL	S13/BL22/CL-S /LC

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	322AA	S13/BL22/CL-A /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Tilt-up panels, brick, good front, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl tile, some built-ins and extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, outlets and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>322BA</b>	<b>S13/BL22/CL-B /AV</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Tilt-up panels, brick, good front, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl tile, some built-ins and extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, outlets and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>322CG</b>	<b>S13/BL22/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	322CA	S13/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	322CL	S13/BL22/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, good tilt-up, steel columns, wide spans

DESCRIPTION -- INTERIOR FINISH:

- Plaster, good offices, acoustic tile, rubber or vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	322CG	S13/BL22/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>322CA</b>	<b>S13/BL22/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	322CL	S13/BL22/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block tilt-up, wood or steel columns and trusses

DESCRIPTION -- INTERIOR FINISH:

- Drywall, small office area, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and restrooms, competitive fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	322CG	S13/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	322CA	S13/BL22/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>322CL</b>	<b>S13/BL22/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Minimum block or tilt-up, pipe or wood columns

DESCRIPTION -- INTERIOR FINISH:

- Painted exterior walls, minimum finish and office

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>322DG</b>	<b>S13/BL22/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	322DA	S13/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	322DL	S13/BL22/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or stone veneer, wood or steel columns and trusses

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, good offices, good acoustic tile, vinyl or rubber

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good restrooms

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		TYPE	CODE	
D	WOOD LOAD BEARING	MA	322DG	S13/BL22/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>322DA</b>	<b>S13/BL22/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	322DL	S13/BL22/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding on wood frame or heavy studs

DESCRIPTION -- INTERIOR FINISH:

- Drywall, small office area, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and restrooms



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	322DG	S13/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	322DA	S13/BL22/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>322DL</b>	<b>S13/BL22/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding on studs, small front

DESCRIPTION -- INTERIOR FINISH:

- Drywall, few partitions, minimum finish and office

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and 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>322PL</b>	<b>S13/BL22/CL-D PL/LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal siding, lined, small front

DESCRIPTION -- INTERIOR FINISH:

- Drywall, few partitions, minimum finish and office

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>322SG</b>	<b>S13/BL22/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	322SA	S13/BL22/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	322SL	S13/BL22/CL-S /LC

MODEL DETAIL **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good sandwich panels, frame, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, good offices, acoustic tile, rubber or vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	322SG	S13/BL22/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>322SA</b>	<b>S13/BL22/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	322SL	S13/BL22/CL-S /LC

MODEL DETAIL **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, plain front

DESCRIPTION -- INTERIOR FINISH:

- Few partitions, small office area, acoustic tile and vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	322SG	S13/BL22/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	322SA	S13/BL22/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>322SL</b>	<b>S13/BL22/CL-S /LC</b>

MODEL DETAIL **INCOMBUSTIBLE METAL/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Steel panels, partly finished on interior, small front

DESCRIPTION -- INTERIOR FINISH:

- Drywall, few partitions, minimum finish and office

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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OCCUPANCY ----- Warehouse Discount Stores

DESCRIPTION CODE - S1324

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OCCUPANCY ----- Warehouse Discount Stores

DESCRIPTION CODE - S1324

DESCRIPTION TEXT - Sec 13/Whse Discount Strs

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Warehouse Discount Stores are of warehouse construction with minimal interior partitioning.

Membership stores typically fall into this category.

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	324CG	S13/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	324CA	S13/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	324CL	S13/BL24/CL-C /LC
D	WOOD LOAD BEARING	MA	324DG	S13/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	324DA	S13/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	324DL	S13/BL24/CL-D /LC
P	WOOD POLE	MA	324PL	S13/BL24/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	324SG	S13/BL24/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	324SA	S13/BL24/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	324SL	S13/BL24/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>324CG</b>	<b>S13/BL24/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	324CA	S13/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	324CL	S13/BL24/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, open frame, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, good finished ceilings, vinyl floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Fluorescent lighting, adequate outlets and restrooms, good extras

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	324CG	S13/BL24/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>324CA</b>	<b>S13/BL24/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	324CL	S13/BL24/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Average block or tilt-up, open pipe or wood columns, some trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, vinyl composition and acoustic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, restrooms, small snack bar or deli/fast food

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	324CG	S13/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	324CA	S13/BL24/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>324CL</b>	<b>S13/BL24/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap block or tilt-up, light panelized roof, no glass storefront

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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OCCUPANCY ----- Warehouse Discount Stores

DESCRIPTION CODE - S1324

DESCRIPTION TEXT - Sec 13/Whse Discount Strs

-----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>324DG</b>	<b>S13/BL24/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	324DA	S13/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	324DL	S13/BL24/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, open frame, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, good finished ceilings, vinyl floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Fluorescent lighting, adequate outlets and restrooms, good extras

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DESCRIPTION TEXT - Sec 13/Whse Discount Strs

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	324DG	S13/BL24/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>324DA</b>	<b>S13/BL24/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	324DL	S13/BL24/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, open frame, small front, some trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, vinyl composition and acoustic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, restrooms, small snack bar or deli/fast food

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	324DG	S13/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	324DA	S13/BL24/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>324DL</b>	<b>S13/BL24/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Siding on box frame or studs, very plain, no glass except entry door

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>P</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>324PL</b>	<b>S13/BL24/CL-D PL/LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal panels on light pole-frame, very plain, no glass storefront

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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OCCUPANCY ----- Warehouse Discount Stores

DESCRIPTION CODE - S1324

DESCRIPTION TEXT - Sec 13/Whse Discount Strs

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>324SG</b>	<b>S13/BL24/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	324SA	S13/BL24/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	324SL	S13/BL24/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Steel frame, sandwich panels, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, good finished ceilings, vinyl floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Fluorescent lighting, adequate outlets and restrooms, good extras



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	324SG	S13/BL24/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>324SA</b>	<b>S13/BL24/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	324SL	S13/BL24/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Pre-engineered frame and siding, small front, some trim

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, vinyl composition and acoustic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, restrooms, small snack bar or deli/fast food

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	324SG	S13/BL24/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	324SA	S13/BL24/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>324SL</b>	<b>S13/BL24/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Single wall on light frame, very plain, no glass except entry door

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

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OCCUPANCY ----- Warehouse Showroom Stores

DESCRIPTION CODE - S1326

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OCCUPANCY ----- Warehouse Showroom Stores

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DESCRIPTION TEXT - Sec 13/Whse Showroom Strs

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Warehouse Showroom Stores are typical of the large walk-through furniture outlets with a semi-finished showroom and large carry-out warehouse as one complete facility.

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OCCUPANCY ----- Warehouse Showroom Stores

DESCRIPTION CODE - S1326

DESCRIPTION TEXT - Sec 13/Whse Showroom Strs

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	326CG	S13/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	326CA	S13/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	326CL	S13/BL26/CL-C /LC
D	WOOD LOAD BEARING	MA	326DG	S13/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	326DA	S13/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	326DL	S13/BL26/CL-D /LC
P	WOOD POLE	MA	326PL	S13/BL26/CL-D PL/AV
S	INCOMBUSTIBLE METAL	MA	326SG	S13/BL26/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	326SA	S13/BL26/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	326SL	S13/BL26/CL-S /LC

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DESCRIPTION TEXT - Sec 13/Whse Showroom Strs

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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>326CG</b>	<b>S13/BL26/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	326CA	S13/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	326CL	S13/BL26/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, open frame, small front, some trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, finished showroom ceilings & floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good display and office lighting, adequate restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	326CG	S13/BL26/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>326CA</b>	<b>S13/BL26/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	326CL	S13/BL26/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Average block or tilt-up, open pipe or wood columns

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, vinyl composition, sales cubicles

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Display, warehouse and office lighting, small restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	326CG	S13/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	326CA	S13/BL26/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>326CL</b>	<b>S13/BL26/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap block or tilt-up, light panelized roof

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor, little display finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum plumbing



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DESCRIPTION TEXT - Sec 13/Whse Showroom Strs

-----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>326DG</b>	<b>S13/BL26/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	326DA	S13/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	326DL	S13/BL26/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, open frame, small front, some trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, finished showroom ceilings & floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good display and office lighting, adequate restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	326DG	S13/BL26/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>326DA</b>	<b>S13/BL26/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	326DL	S13/BL26/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, open frame, plain front

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, vinyl composition, sales cubicles

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Display, warehouse and office lighting, small restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	326DG	S13/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	326DA	S13/BL26/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>326DL</b>	<b>S13/BL26/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Siding on box frame or studs, very plain

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor, little display finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum 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>326PL</b>	<b>S13/BL26/CL-D PL/LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal panels on light pole frame, very plain, some lining

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor, little display finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum plumbing

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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>326SG</b>	<b>S13/BL26/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	326SA	S13/BL26/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	326SL	S13/BL26/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Steel frame, sandwich panels, small front, some trim

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, finished showroom ceilings & floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good display and office lighting, adequate restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	326SG	S13/BL26/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>326SA</b>	<b>S13/BL26/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	326SL	S13/BL26/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Pre-engineered frame and siding, plain front

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, vinyl composition, sales cubicles

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Display, warehouse and office lighting, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	326SG	S13/BL26/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	326SA	S13/BL26/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>326SL</b>	<b>S13/BL26/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Single wall on light frame, very plain, some lining

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, concrete floor, little display finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, minimum plumbing

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OCCUPANCY ----- Warehouse Food Stores

DESCRIPTION CODE - S1328



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OCCUPANCY ----- Warehouse Food Stores

DESCRIPTION CODE - S1328

DESCRIPTION TEXT - Sec 13/Whse Food Stores

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Warehouse food stores are large markets of warehouse construction offering limited perishable products, excluding any built-in coolers or refrigerated storage. The better qualities will merge into market occupancy, with a number of finished major product departments, but excluding any storage-display walk-in boxes.

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OCCUPANCY ----- Warehouse Food Stores

DESCRIPTION CODE - S1328

DESCRIPTION TEXT - Sec 13/Whse Food Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	328CG	S13/BL28/CL-C /GD
C	MASONRY LOAD BEARING	MA	328CA	S13/BL28/CL-C /AV
C	MASONRY LOAD BEARING	MA	328CL	S13/BL28/CL-C /LC
D	WOOD LOAD BEARING	MA	328DG	S13/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	328DA	S13/BL28/CL-D /AV
D	WOOD LOAD BEARING	MA	328DL	S13/BL28/CL-D /LC
P	WOOD POLE	MA	328PL	S13/BL28/CL-D PL/AV
S	INCOMBUSTIBLE METAL	MA	328SG	S13/BL28/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	328SA	S13/BL28/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	328SL	S13/BL28/CL-S /LC

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SECTION 13

STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Warehouse Food Stores

DESCRIPTION CODE - S1328

DESCRIPTION TEXT - Sec 13/Whse Food Stores

-----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>328CG</b>	<b>S13/BL28/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	328CA	S13/BL28/CL-C /AV
C	MASONRY LOAD BEARING	MA	328CL	S13/BL28/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, open frame, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, finished ceilings, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, plumbing for frozen food, snack bar, etc.

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	328CG	S13/BL28/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>328CA</b>	<b>S13/BL28/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	328CL	S13/BL28/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Average block or tilt-up, open pipe or wood columns

DESCRIPTION -- INTERIOR FINISH:

- Painted wall, some partitions, office area, some vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, few extras services

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DESCRIPTION CODE - S1328

DESCRIPTION TEXT - Sec 13/Whse Food Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	328CG	S13/BL28/CL-C /GD
C	MASONRY LOAD BEARING	MA	328CA	S13/BL28/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>328CL</b>	<b>S13/BL28/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Cheap block or tilt-up, light panelized roof

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, sealed concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum food store lighting and plumbing, small restrooms

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DESCRIPTION TEXT - Sec 13/Whse Food Stores

-----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>328DG</b>	<b>S13/BL28/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	328DA	S13/BL28/CL-D /AV
D	WOOD LOAD BEARING	MA	328DL	S13/BL28/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, open frame, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, finished ceilings, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, plumbing for frozen food, snack bar, etc.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	328DG	S13/BL28/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>328DA</b>	<b>S13/BL28/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	328DL	S13/BL28/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, open frame, small fronts

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, some vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing few extra services

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	328DG	S13/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	328DA	S13/BL28/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>328DL</b>	<b>S13/BL28/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Siding on box frame or studs, very plain

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, sealed concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum food store lighting and plumbing, small restrooms



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	328PL	S13/BL28/CL-D PL/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal panels on light pole frame, very plain

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, sealed concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum food store lighting and plumbing, small restrooms

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DESCRIPTION TEXT - Sec 13/Whse Food Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>328SG</b>	<b>S13/BL28/CL-S</b>	<b>/GD</b>
S	INCOMBUSTIBLE METAL	MA	328SA	S13/BL28/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	328SL	S13/BL28/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Steel frame, sandwich panels, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, partitioned offices, finished ceilings, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, plumbing for frozen food, snack bar, etc.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	328SG	S13/BL28/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>328SA</b>	<b>S13/BL28/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	328SL	S13/BL28/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Pre-engineered frame and siding, small front

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, some partitions, office area, some vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, few extra services

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	328SG	S13/BL28/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	328SA	S13/BL28/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>328SL</b>	<b>S13/BL28/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Single wall on light frame, very plain

DESCRIPTION -- INTERIOR FINISH:

- Unfinished, shell type, few partitions, sealed concrete floor

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum food store lighting and plumbing, small restrooms

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OCCUPANCY ----- Retail Stores

DESCRIPTION CODE - S1330

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OCCUPANCY ----- Retail Stores

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DESCRIPTION TEXT - Sec 13/Retail Stores

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Retail stores are buildings designed for retail sales and display, and usually have display and/or decorative fronts. Both one and two story stores are included in the averages. They include stores occupied by so-called secondary or junior department stores with limited merchandise lines, specialty shops, and commercial buildings designed for general occupancy.

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OCCUPANCY ----- Retail Stores

DESCRIPTION CODE - S1330

DESCRIPTION TEXT - Sec 13/Retail Stores

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
A	FIREPROOFED STRUCTURAL STEEL	MA	330AE	S13/BL30/CL-A	/EX
A	FIREPROOFED STRUCTURAL STEEL	MA	330AG	S13/BL30/CL-A	/GD
A	FIREPROOFED STRUCTURAL STEEL	MA	330AA	S13/BL30/CL-A	/AV
A	FIREPROOFED STRUCTURAL STEEL	MA	330AL	S13/BL30/CL-A	/LC
B	REINFORCED CONCRETE	MA	330BE	S13/BL30/CL-B	/EX
B	REINFORCED CONCRETE	MA	330BG	S13/BL30/CL-B	/GD
B	REINFORCED CONCRETE	MA	330BA	S13/BL30/CL-B	/AV
B	REINFORCED CONCRETE	MA	330BL	S13/BL30/CL-B	/LC
C	MASONRY LOAD BEARING	MA	330CE	S13/BL30/CL-C	/EX
C	MASONRY LOAD BEARING	MA	330CG	S13/BL30/CL-C	/GD
C	MASONRY LOAD BEARING	MA	330CA	S13/BL30/CL-C	/AV
C	MASONRY LOAD BEARING	MA	330CL	S13/BL30/CL-C	/LC
D	WOOD LOAD BEARING	MA	330DE	S13/BL30/CL-D	/EX
D	WOOD LOAD BEARING	MA	330DG	S13/BL30/CL-D	/GD
D	WOOD LOAD BEARING	MA	330DA	S13/BL30/CL-D	/AV
D	WOOD LOAD BEARING	MA	330DL	S13/BL30/CL-D	/LC
P	WOOD POLE	MA	330PL	S13/BL30/CL-D	PL/LC
S	INCOMBUSTIBLE METAL	MA	330SG	S13/BL30/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	330SA	S13/BL30/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	330SL	S13/BL30/CL-S	/LC

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DESCRIPTION TEXT - Sec 13/Retail Stores

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>330AE</b>	<b>S13/BL30/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	330AG	S13/BL30/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	330AA	S13/BL30/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	330AL	S13/BL30/CL-A /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal, fine display fronts

DESCRIPTION -- INTERIOR FINISH:

- Best plaster and paneling, highly ornamental, terrazzo, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting fixtures and effects, deluxe restrooms



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	330AE	S13/BL30/CL-A /EX
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>330AG</b>	<b>S13/BL30/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	330AA	S13/BL30/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	330AL	S13/BL30/CL-A /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, good metal or stone display front

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or tile, carpet, plain terrazzo, vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good restrooms and fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	330AE	S13/BL30/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	330AG	S13/BL30/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>330AA</b>	<b>S13/BL30/CL-A /AV</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	330AL	S13/BL30/CL-A /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, average metal display fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, rubber or vinyl composition tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	330AE	S13/BL30/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	330AG	S13/BL30/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	330AA	S13/BL30/CL-A /AV
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>330AL</b>	<b>S13/BL30/CL-A /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Block or brick, concrete panels, plain front

DESCRIPTION -- INTERIOR FINISH:

- Very plain, acoustic tile, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting. outlets and plumbing fixtures

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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>330BE</b>	<b>S13/BL30/CL-B /EX</b>
B	REINFORCED CONCRETE	MA	330BG	S13/BL30/CL-B /GD
B	REINFORCED CONCRETE	MA	330BA	S13/BL30/CL-B /AV
B	REINFORCED CONCRETE	MA	330BL	S13/BL30/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal walls, fine display fronts

DESCRIPTION -- INTERIOR FINISH:

- Best plaster and paneling, highly ornamental, terrazzo, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting fixtures and effects, deluxe restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	330BE	S13/BL30/CL-B /EX
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>330BG</b>	<b>S13/BL30/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	330BA	S13/BL30/CL-B /AV
B	REINFORCED CONCRETE	MA	330BL	S13/BL30/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, good walls, fine display fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or tile, carpet, plain terrazzo, vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, good restrooms and fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	330BE	S13/BL30/CL-B /EX
B	REINFORCED CONCRETE	MA	330BG	S13/BL30/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>330BA</b>	<b>S13/BL30/CL-B /AV</b>
B	REINFORCED CONCRETE	MA	330BL	S13/BL30/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick or concrete, average metal display fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, rubber or vinyl composition tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small restrooms

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UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.3 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 13

STORES AND COMMERCIAL BUILDINGS

=====

OCCUPANCY ----- Retail Stores

DESCRIPTION CODE - S1330

DESCRIPTION TEXT - Sec 13/Retail Stores

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	330BE	S13/BL30/CL-B /EX
B	REINFORCED CONCRETE	MA	330BG	S13/BL30/CL-B /GD
B	REINFORCED CONCRETE	MA	330BA	S13/BL30/CL-B /AV
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>330BL</b>	<b>S13/BL30/CL-B /LC</b>

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Block and brick, concrete panels, plain front

DESCRIPTION -- INTERIOR FINISH:

- Very plain, acoustic tile, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, outlets, and plumbing fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>330CE</b>	<b>S13/BL30/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	330CG	S13/BL30/CL-C /GD
C	MASONRY LOAD BEARING	MA	330CA	S13/BL30/CL-C /AV
C	MASONRY LOAD BEARING	MA	330CL	S13/BL30/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, metal, fine ornamentation and displays

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, ornamental ceilings, paneling, terrazzo, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting effects, good restrooms and fixtures



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	330CE	S13/BL30/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>330CG</b>	<b>S13/BL30/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	330CA	S13/BL30/CL-C /AV
C	MASONRY LOAD BEARING	MA	330CL	S13/BL30/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stucco on block, best tilt-up, good display front

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or tile ceilings, carpet, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, adequate restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	330CE	S13/BL30/CL-C /EX
C	MASONRY LOAD BEARING	MA	330CG	S13/BL30/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>330CA</b>	<b>S13/BL30/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	330CL	S13/BL30/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, plain front, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall/plaster, exposed masonry, acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets, small employees' restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	330CE	S13/BL30/CL-C /EX
C	MASONRY LOAD BEARING	MA	330CG	S13/BL30/CL-C /GD
C	MASONRY LOAD BEARING	MA	330CA	S13/BL30/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>330CL</b>	<b>S13/BL30/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost brick, block, tilt-up, low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, drywall or acoustic tile, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and employees' restroom

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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>330DE</b>	<b>S13/BL30/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	330DG	S13/BL30/CL-D /GD
D	WOOD LOAD BEARING	MA	330DA	S13/BL30/CL-D /AV
D	WOOD LOAD BEARING	MA	330DL	S13/BL30/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Good brick or stone veneer, good front and entrance

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or good mineral tile, carpet and vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-level lighting and outlets, good restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	330DE	S13/BL30/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>330DG</b>	<b>S13/BL30/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	330DA	S13/BL30/CL-D /AV
D	WOOD LOAD BEARING	MA	330DL	S13/BL30/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, brick veneer, good display front, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or good acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, restrooms, standard fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	330DE	S13/BL30/CL-D /EX
D	WOOD LOAD BEARING	MA	330DG	S13/BL30/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>330DA</b>	<b>S13/BL30/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	330DL	S13/BL30/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain front, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, vinyl composition, little trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate store lighting, restrooms, low cost fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	330DE	S13/BL30/CL-D /EX
D	WOOD LOAD BEARING	MA	330DG	S13/BL30/CL-D /GD
D	WOOD LOAD BEARING	MA	330DA	S13/BL30/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>330DL</b>	<b>S13/BL30/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost stucco, siding, very plain exterior

DESCRIPTION -- INTERIOR FINISH:

- Drywall, cheap acoustic tile, asphalt tile, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
P	WOOD POLE	MA	330PL	S13/BL30/CL-D PL/LC

MODEL DETAIL - WOOD POLE/LOW COST

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal panels, lined and insulated, small front

DESCRIPTION -- INTERIOR FINISH:

- Drywall, cheap acoustic tile, vinyl composition, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and employees' restroom



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>330SG</b>	<b>S13/BL30/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	330SA	S13/BL30/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	330SL	S13/BL30/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, metal & glass, ornamentation, good display front

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition and carpet, some trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, restrooms, standard fixtures

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	330SG	S13/BL30/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>330SA</b>	<b>S13/BL30/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	330SL	S13/BL30/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good colored panels, little ornamentation, plain front

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition, carpet, interior finish

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate store lighting, restrooms, low-cost fixtures

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	330SG	S13/BL30/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	330SA	S13/BL30/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>330SL</b>	<b>S13/BL30/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal panels on light frame, finished interior, small front

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, gypsum board wall finish, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and outlets, minimum plumbing

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OCCUPANCY ----- Retail Stores

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=====

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

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>330-1</b>	<b>S1330/BMT STG/CL-AB</b>	<b>RTAIL ST</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>330-1</b>	<b>S1330/BM DSPL/CL-AB</b>	<b>RTAIL ST</b>

**BASEMENT - UTILITY (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior

DESCRIPTION - INTERIOR FINISH:

- Painted floor and ceiling

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, restrooms

**BASEMENT - FINISH (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:

- Plaster interior

DESCRIPTION - INTERIOR FINISH:

- Store finish, acoustic tile, vinyl composition or rubber tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average store lighting and plumbing

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OCCUPANCY ----- Retail Stores

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NON-MAIN AREA ---- CLASS A/B - MEZZANINE- DISPLAY  
CLASS A/B - MEZZANINE- OFFICE  
CLASS A/B - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>330-1</b>	<b>S1330/MZ DSPL/CL-AB</b>	<b>RTAIL ST</b>
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>330-3</b>	<b>S1330/MZZ OFC/CL-AB</b>	<b>RTAIL ST</b>
+E	COM/S13/MEZZANINES	330-5	S1330/MZZ STG/CL-AB	RTAIL ST

**MEZZANINES (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Store finish, acoustic tile, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate store lighting and plumbing

**MEZZANINES (OFFICE)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Office finish, drywall or plaster, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average office lighting and plumbing

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NON-MAIN AREA ---- CLASS A/B - MEZZANINE- DISPLAY  
 CLASS A/B - MEZZANINE- OFFICE  
 CLASS A/B - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
+E	COM/S13/MEZZANINES	330-1	S1330/MZ DSPL/CL-AB	RTAIL ST
+E	COM/S13/MEZZANINES	330-3	S1330/MZZ OFC/CL-AB	RTAIL ST
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>330-5</b>	<b>S1330/MZZ STG/CL-AB</b>	<b>RTAIL ST</b>

**MEZZANINES (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:  
 - In store cost

DESCRIPTION - INTERIOR FINISH:  
 - Painted soffit, unfinished floor

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Minimum exposed lighting

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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>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>330-2</b>	<b>S1330/BMT STG/CL-CDS</b>	<b>RTAIL ST</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>330-2</b>	<b>S1330/BM DSPL/CL-CDS</b>	<b>RTAIL ST</b>

**BASEMENT - UTILITY (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior

DESCRIPTION - INTERIOR FINISH:

- Painted ceiling and floors, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, few outlets, drains

**BASEMENT - FINISH (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:

- Plaster interior

DESCRIPTION - INTERIOR FINISH:

- Store finish, acoustic tile, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average store lighting and plumbing

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NON-MAIN AREA ---- CLASS C/D/S - MEZZANINE- DISPLAY  
 CLASS C/D/S - MEZZANINE- OFFICE  
 CLASS C/D/S - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>330-2</b>	<b>S1330/MZ DSPL/CL-CDS</b>	<b>RTAIL ST</b>
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>330-4</b>	<b>S1330/MZZ OFC/CL-CDS</b>	<b>RTAIL ST</b>
+E	COM/S13/MEZZANINES	330-6	S1330/MZZ STG/CL-CDS	RTAIL ST

**MEZZANINES (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:  
 - In store cost

DESCRIPTION - INTERIOR FINISH:  
 - Plaster or drywall soffit, carpet and vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Average store lighting and plumbing

**MEZZANINES (OFFICE)**

DESCRIPTION - EXTERIOR FINISH:  
 - In store cost

DESCRIPTION - INTERIOR FINISH:  
 - Plaster or drywall soffit, office partitions and finish

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Average office lighting and plumbing



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OCCUPANCY ----- Retail Stores

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NON-MAIN AREA ---- CLASS C/D/S - MEZZANINE- DISPLAY  
 CLASS C/D/S - MEZZANINE- OFFICE  
 CLASS C/D/S - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
+E	COM/S13/MEZZANINES	330-2	S1330/MZ DSPL/CL-CDS	RTAIL ST
+E	COM/S13/MEZZANINES	330-4	S1330/MZZ OFC/CL-CDS	RTAIL ST
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>330-6</b>	<b>S1330/MZZ STG/CL-CDS</b>	<b>RTAIL ST</b>

**MEZZANINES (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:  
 - In store cost

DESCRIPTION - INTERIOR FINISH:  
 - Drywall soffit, wood floor, light storage

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Minimum lighting, no plumbing

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OFFICE OF TAX ADMINISTRATION  
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.3 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL  
IMPROVEMENTS

SECTION - 13

STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Department Stores-Mall Anchor

DESCRIPTION CODE - S1332

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

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Department Stores are buildings of two or more stories, typically found in large cities and regional shopping centers handling multiple lines or merchandise, for which they are subdivided into departments.

See also S1342 through S1352, Shopping Centers.

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DESCRIPTION TEXT - Sec 13/Dept Str-Mall Anch

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	332AE	S13/BL32/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	332AG	S13/BL32/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	332AA	S13/BL32/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	332AL	S13/BL32/CL-A /LC
B	REINFORCED CONCRETE	MA	332BE	S13/BL32/CL-B /EX
B	REINFORCED CONCRETE	MA	332BG	S13/BL32/CL-B /GD
B	REINFORCED CONCRETE	MA	332BA	S13/BL32/CL-B /AV
B	REINFORCED CONCRETE	MA	332BL	S13/BL32/CL-B /LC
C	MASONRY LOAD BEARING	MA	332CE	S13/BL32/CL-C /EX
C	MASONRY LOAD BEARING	MA	332CG	S13/BL32/CL-C /GD
C	MASONRY LOAD BEARING	MA	332CA	S13/BL32/CL-C /AV
C	MASONRY LOAD BEARING	MA	332CL	S13/BL32/CL-C /LC

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		TYPE	CODE	
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>332AE</b>	<b>S13/BL32/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	332AG	S13/BL32/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	332AA	S13/BL32/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	332AL	S13/BL32/CL-A /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal and glass, fine display fronts

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, vinyl and ornamental finishes, terrazzo, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*High luminosity, many good outlets, tiled restrooms

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

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		TYPE	CODE	
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<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>332AG</b>	<b>S13/BL32/CL-A /GD</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	332AA	S13/BL32/CL-A /AV
A	FIREPROOFED STRUCTURAL STEEL	MA	332AL	S13/BL32/CL-A /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, or metal and glass, good display fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or tile ceiling, carpet and vinyl floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting an outlets, tiled restrooms

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
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A	FIREPROOFED STRUCTURAL STEEL	MA	332AG	S13/BL32/CL-A /GD
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>332AA</b>	<b>S13/BL32/CL-A /AV</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	332AL	S13/BL32/CL-A /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, or metal and glass, shallow displays

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, rubber or vinyl tile, some carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate store lighting and restrooms

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

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		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	332AE	S13/BL32/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	332AG	S13/BL32/CL-A /GD
A	FIREPROOFED STRUCTURAL STEEL	MA	332AA	S13/BL32/CL-A /AV
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>332AL</b>	<b>S13/BL32/CL-A /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, or face block, some mall front trim only

DESCRIPTION -- INTERIOR FINISH:

- Drywall, some covering, acoustic tile, some carpet, vinyl or ceramic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting, outlets and plumbing fixtures

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



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>332BE</b>	<b>S13/BL32/CL-B</b>	<b>/EX</b>
B	REINFORCED CONCRETE	MA	332BG	S13/BL32/CL-B	/GD
B	REINFORCED CONCRETE	MA	332BA	S13/BL32/CL-B	/AV
B	REINFORCED CONCRETE	MA	332BL	S13/BL32/CL-B	/LC

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal and glass, fine display fronts

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, vinyl and ornamental finishes, terrazzo, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*High luminosity, many good outlets, tiled restrooms

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

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		TYPE	CODE	
B	REINFORCED CONCRETE	MA	332BE	S13/BL32/CL-B /EX
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>332BG</b>	<b>S13/BL32/CL-B /GD</b>
B	REINFORCED CONCRETE	MA	332BA	S13/BL32/CL-B /AV
B	REINFORCED CONCRETE	MA	332BL	S13/BL32/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, or metal and glass, good display fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or tile ceiling, carpet and vinyl floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, tiled restrooms

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

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		TYPE	CODE	
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B	REINFORCED CONCRETE	MA	332BG	S13/BL32/CL-B /GD
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>332BA</b>	<b>S13/BL32/CL-B /AV</b>
B	REINFORCED CONCRETE	MA	332BL	S13/BL32/CL-B /LC

MODEL DETAIL - **REINFORCED CONCRETE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, or metal and glass, shallow displays

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, rubber or vinyl tile, some carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate store lighting and restrooms

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

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		TYPE	CODE	
B	REINFORCED CONCRETE	MA	332BE	S13/BL32/CL-B /EX
B	REINFORCED CONCRETE	MA	332BG	S13/BL32/CL-B /GD
B	REINFORCED CONCRETE	MA	332BA	S13/BL32/CL-B /AV
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>332BL</b>	<b>S13/BL32/CL-B /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, or face block, some mall front trim only

DESCRIPTION -- INTERIOR FINISH:

- Drywall, some covering, acoustic tile, some carpet, vinyl or ceramic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting, outlets, and plumbing fixtures

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>332CE</b>	<b>S13/BL32/CL-C /EX</b>
C	MASONRY LOAD BEARING	MA	332CG	S13/BL32/CL-C /GD
C	MASONRY LOAD BEARING	MA	332CA	S13/BL32/CL-C /AV
C	MASONRY LOAD BEARING	MA	332CL	S13/BL32/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, metal or concrete panels, good fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic plaster or tile, carpet and vinyl floors

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*High-intensity lighting, good quality plumbing

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

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		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	332CE	S13/BL32/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>332CG</b>	<b>S13/BL32/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	332CA	S13/BL32/CL-C /AV
C	MASONRY LOAD BEARING	MA	332CL	S13/BL32/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete, metal panels, good display fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile ceilings, carpet and vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, good restrooms

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	332CE	S13/BL32/CL-C /EX
C	MASONRY LOAD BEARING	MA	332CG	S13/BL32/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>332CA</b>	<b>S13/BL32/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	332CL	S13/BL32/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stucco, concrete panels, adequate displays

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, acoustic tile, some carpet, vinyl or ceramic

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting and restrooms, competitive fixtures

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	332CE	S13/BL32/CL-C /EX
C	MASONRY LOAD BEARING	MA	332CG	S13/BL32/CL-C /GD
C	MASONRY LOAD BEARING	MA	332CA	S13/BL32/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>332CL</b>	<b>S13/BL32/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete or face block, some mall front trim only

DESCRIPTION -- INTERIOR FINISH:

- Drywall, some coverings, acoustic tile, some carpet or vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting, outlets and plumbing fixtures

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



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

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
+B	COM/S13/BSMT-UTILITY	332-1	S1330/BMT STG/CL-AB	DEPT ST
+C	COM/S13/BSMT-PARKING	332-1	S1330/BMT PRK/CL-AB	DEPT ST
+D	COM/S13/BSMT-FINISH	332-1	S1330/BM DSPL/CL-AB	DEPT ST

**BASEMENT - UTILITY (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior

DESCRIPTION - INTERIOR FINISH:

- Painted floor and ceiling

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, restrooms

**BASEMENT - PARKING**

DESCRIPTION - EXTERIOR FINISH:

- Unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Unfinished (service booth)

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, drains

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

-----Component-----	-----Component-----	Building
Type Description	Code Description	Occupancy
=====	=====	=====
+B COM/S13/BSMT-UTILITY	332-1 S1330/BMT STG/CL-AB	DEPT ST
+C COM/S13/BSMT-PARKING	332-1 S1330/BMT PRK/CL-AB	DEPT ST
<b>+D COM/S13/BSMT-FINISH</b>	<b>332-1 S1330/BM DSPL/CL-AB</b>	<b>DEPT ST</b>

**BASEMENT -FINISH (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:

- Plaster interior

DESCRIPTION - INTERIOR FINISH:

- Store finish, acoustic tile, vinyl composition or rubber tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average store lighting and plumbing

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NON-MAIN AREA ---- CLASS A/B - MEZZANINE- DISPLAY  
 CLASS A/B - MEZZANINE- OFFICE  
 CLASS A/B - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>332-1</b>	<b>S1332/MZ DSPL/CL-AB</b>	<b>DEPT ST</b>
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>332-3</b>	<b>S1332/MZZ OFC/CL-AB</b>	<b>DEPT ST</b>
+E	COM/S13/MEZZANINES	332-5	S1332/MZZ STG/CL-AB	DEPT ST

**MEZZANINES (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Store finish, acoustic tile, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate store lighting and plumbing

**MEZZANINES (OFFICE)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Office finish, drywall or plaster, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average office lighting and plumbing

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NON-MAIN AREA ---- CLASS A/B - MEZZANINE- DISPLAY  
 CLASS A/B - MEZZANINE- OFFICE  
 CLASS A/B - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
+E	COM/S13/MEZZANINES	332-1	S1332/MZ DSPL/CL-AB	DEPT ST
+E	COM/S13/MEZZANINES	332-3	S1332/MZZ OFC/CL-AB	DEPT ST
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>332-5</b>	<b>S1332/MZZ STG/CL-AB</b>	<b>DEPT ST</b>

**MEZZANINES (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Painted soffit, unfinished floor

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum exposed lighting

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=====

OCCUPANCY ----- Department Stores-Mall Anchor

DESCRIPTION CODE - S1332

DESCRIPTION TEXT - Sec 13/Dept Str-Mall Anch

=====

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

CLASS C/D/S - BASEMENT - PARKING

CLASS C/D/S - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
+B	COM/S13/BSMT-UTILITY	332-2	S1332/BMT STG/CL-CDS	DEPT ST
+C	COM/S13/BSMT-PARKING	332-2	S1332/BMT PRK/CL-CDS	DEPT ST
+D	COM/S13/BSMT-FINISH	332-2	S1332/BM DSPL/CL-CDS	DEPT ST

**BASEMENT - UTILITY (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior

DESCRIPTION - INTERIOR FINISH:

- Painted ceiling and floors, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, few outlets, drains

**BASEMENT - PARKING**

DESCRIPTION - EXTERIOR FINISH:

- Unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Finished ceiling, concrete floor with hardener

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, few outlets, drains

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OCCUPANCY ----- Department Stores-Mall Anchor

DESCRIPTION CODE - S1332

DESCRIPTION TEXT - Sec 13/Dept Str-Mall Anch

=====

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

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
+B	COM/S13/BSMT-UTILITY	332-1	S1332/BMT STG/CL-CDS	DEPT ST
+C	COM/S13/BSMT-PARKING	332-1	S1332/BMT PRK/CL-CDS	DEPT ST
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>332-1</b>	<b>S1332/BM DSPL/CL-CDS</b>	<b>DEPT ST</b>

**BASEMENT -FINISH (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:

- Plaster interior

DESCRIPTION - INTERIOR FINISH:

- Store finish, acoustic tile, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average store lighting and plumbing

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OCCUPANCY ----- Department Stores-Mall Anchor

DESCRIPTION CODE - S1332

DESCRIPTION TEXT - Sec 13/Dept Str-Mall Anch

=====

NON-MAIN AREA ---- CLASS C/D/S - MEZZANINE- DISPLAY

CLASS C/D/S - MEZZANINE- OFFICE

CLASS C/D/S - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>332-2</b>	<b>S1332/MZ DSPL/CL-CDS</b>	<b>DEPT ST</b>
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>332-4</b>	<b>S1332/MZZ OFC/CL-CDS</b>	<b>DEPT ST</b>
+E	COM/S13/MEZZANINES	332-6	S1332/MZZ STG/CL-CDS	DEPT ST

**MEZZANINES (DISPLAY)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall soffit, carpet and vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average store lighting and plumbing

**MEZZANINES (OFFICE)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall soffit, office partitions and finish

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Average office lighting and plumbing

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OCCUPANCY ----- Department Stores-Mall Anchor

DESCRIPTION CODE - S1332

DESCRIPTION TEXT - Sec 13/Dept Str-Mall Anch

=====

NON-MAIN AREA ---- CLASS C/D/S - MEZZANINE- DISPLAY  
 CLASS C/D/S - MEZZANINE- OFFICE  
 CLASS C/D/S - MEZZANINE- STORAGE

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
+E	COM/S13/MEZZANINES	332-2	S1332/MZ DSPL/CL-CDS	DEPT ST
+E	COM/S13/MEZZANINES	332-4	S1332/MZZ OFC/CL-CDS	DEPT ST
<b>+E</b>	<b>COM/S13/MEZZANINES</b>	<b>332-6</b>	<b>S1332/MZZ STG/CL-CDS</b>	<b>DEPT ST</b>

**MEZZANINES (STORAGE)**

DESCRIPTION - EXTERIOR FINISH:

- In store cost

DESCRIPTION - INTERIOR FINISH:

- Drywall soffit, wood floor, light storage

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, no plumbing



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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

=====

Barber/Beauty Shop costs include sinks, plumbing and electrical fixtures necessary for operation but do not include the mirrors, chairs and cabinets, which are usually tenant-owned. The good quality includes more plumbing associated with numerous work stations.

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=====

OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	334CG	S13/BL34/CL-C	/GD
C	MASONRY LOAD BEARING	MA	334CA	S13/BL34/CL-C	/AV
D	WOOD LOAD BEARING	MA	334DG	S13/BL34/CL-D	/GD
D	WOOD LOAD BEARING	MA	334DA	S13/BL34/CL-D	/AV
S	INCOMBUSTIBLE METAL	MA	334SG	S13/BL34/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	334SA	S13/BL34/CL-S	/AV

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=====

OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

=====

-----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>334CG</b>	<b>S13/BL34/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	334CA	S13/BL34/CL-C /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, best block, plain front, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster, good acoustic tile, carpet and vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, many fixtures

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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
C	MASONRY LOAD BEARING	MA	334CG	S13/BL34/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>334CA</b>	<b>S13/BL34/CL-C /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, low-cost storefront

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, exposed masonry, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Necessary electrical and plumbing outlets

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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

-----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>334DG</b>	<b>S13/BL34/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	334DA	S13/BL34/CL-D /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, brick veneer, plain front, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Plaster, good acoustic tile, carpet and vinyl

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, many fixtures

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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	334DG	S13/BL34/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>334DA</b>	<b>S13/BL34/CL-D /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, low-cost storefront

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, little ornamentation, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Necessary electrical and plumbing outlets

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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

-----CLASS OF CONSTRUCTION-----		-----QUALITY (TYPE) OF CONSTRUCTION----		
CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>334SG</b>	<b>S13/BL34/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	334SA	S13/BL34/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, plain front, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good acoustic tile, carpet and vinyl, some trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, many fixtures



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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
S	INCOMBUSTIBLE METAL	MA	334SG	S13/BL34/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>334SA</b>	<b>S13/BL34/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Finished interior, small low-cost front

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, gypsum board, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Necessary electrical and plumbing outlets

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OCCUPANCY ----- Barber/Beauty Shop

DESCRIPTION CODE - S1334

DESCRIPTION TEXT - Sec 13/Barber-Beauty Shop

=====

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

Type	Component Description	Code	Component Description	Building Occupancy
+B	COM/S13/BSMT-UTILITY	334-2	S1334/BMT STG/CL-CDS	B/B SHOP
+D	COM/S13/BSMT-FINISH	334-2	S1334/BMT FIN/CL-CDS	B/B SHOP

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
- Painted interior

DESCRIPTION - INTERIOR FINISH:  
- Painted ceiling and floors, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Exposed lighting, few outlets, drains

**BASEMENT - FINISH**

DESCRIPTION - EXTERIOR FINISH:  
- Plastered interior

DESCRIPTION - INTERIOR FINISH:  
- Store finish, acoustic tile, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Average store lighting and plumbing

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OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

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OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

DESCRIPTION TEXT - Sec 13/Laundromats

=====

Laundromats are constructed to hold automatic self-service washing machines, dryers, and dry cleaning machines, costs include plumbing and electrical fixtures necessary for operation but not the laundry and cleaning equipment.

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=====

OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

DESCRIPTION TEXT - Sec 13/Laundromats

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	336CA	S13/BL36/CL-C /AV
D	WOOD LOAD BEARING	MA	336DA	S13/BL36/CL-D /AV
D	WOOD POLE	MA	336PA	S13/BL36/CL-D PL/AV
S	INCOMBUSTIBLE METAL	MA	336SA	S13/BL36/CL-S /AV

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OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

DESCRIPTION TEXT - Sec 13/Laundromats

=====

-----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>336CA</b>	<b>S13/BL36/CL-C /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, plain storefront

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, vinyl composition tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, outlets and plumbing

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OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

DESCRIPTION TEXT - Sec 13/Laundromats

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	336DA	S13/BL36/CL-D /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain storefront

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, little ornamentation, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Necessary electrical and plumbing outlets

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OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

DESCRIPTION TEXT - Sec 13/Laundromats

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD POLE</b>	<b>MA</b>	<b>336PA</b>	<b>S13/BL36/CL-D PL/AV</b>

MODEL DETAIL - **WOOD POLE/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal panels, lined, plain front, little ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Necessary electrical and plumbing outlets



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OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

DESCRIPTION TEXT - Sec 13/Laundromats

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>336SA</b>	<b>S13/BL36/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, little ornamentation, plain front

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Necessary electrical and plumbing outlets

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OCCUPANCY ----- Laundromats

DESCRIPTION CODE - S1336

DESCRIPTION TEXT - Sec 13/Laundromats

=====

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

-----Component-----	-----Component-----	Building
Type Description	Code Description	Occupancy
=====	=====	=====
<b>+B COM/S13/BSMT-UTILITY</b>	<b>336-2 S1336/BMT STG/CL-CDS</b>	<b>LNDRMAT</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior

DESCRIPTION - INTERIOR FINISH:

- Painted ceiling and floors, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, few outlets, drains

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OCCUPANCY ----- Laundry-Dry Cleaning Stores

DESCRIPTION CODE - S1338

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=====

OCCUPANCY ----- Laundry-Dry Cleaning Stores

DESCRIPTION CODE - S1338

DESCRIPTION TEXT - Sec 13/Laundry-Dry Clning

=====

Laundry and Dry Cleaning Stores are designed for full-service laundry cleaning including typical retail storefront and laundry work space commensurate with the quality level.

Costs include plumbing and electrical fixtures necessary for operation but not the laundry and cleaning equipment.

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OCCUPANCY ----- Laundry-Dry Cleaning Stores

DESCRIPTION CODE - S1338

DESCRIPTION TEXT - Sec 13/Laundry-Dry Clning

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	338CG	S13/BL38/CL-C /GD
C	MASONRY LOAD BEARING	MA	338CA	S13/BL38/CL-C /AV
D	WOOD LOAD BEARING	MA	338DA	S13/BL38/CL-D /GD
D	WOOD LOAD BEARING	MA	338DA	S13/BL38/CL-D /AV
S	INCOMBUSTIBLE METAL	MA	338SA	S13/BL38/CL-S /AV

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=====

OCCUPANCY ----- Laundry-Dry Cleaning Stores

DESCRIPTION CODE - S1338

DESCRIPTION TEXT - Sec 13/Laundry-Dry Clning

=====

-----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>338CG</b>	<b>S13/BL38/CL-C /GD</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, stucco on block, best tilt-up, good front

DESCRIPTION -- INTERIOR FINISH:

- Good store finish, carpet or vinyl, standard unfinished work area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, adequate plumbing

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OCCUPANCY ----- Laundry-Dry Cleaning Stores

DESCRIPTION CODE - S1338

DESCRIPTION TEXT - Sec 13/Laundry-Dry Clning

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
C	MASONRY LOAD BEARING	MA	338CA	S13/BL38/CL-C /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, tilt-up, plain front, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition in sales area, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate store lighting, outlets and plumbing

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DESCRIPTION CODE - S1338

DESCRIPTION TEXT - Sec 13/Laundry-Dry Clning

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
D	WOOD LOAD BEARING	MA	338DA	S13/BL38/CL-D /GD

MODEL DETAIL - WOOD LOAD BEARING/GOOD

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, brick veneer, good front, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Good store finish, carpet or vinyl, standard unfinished work area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, adequate plumbing



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
D	WOOD LOAD BEARING	MA	338DA	S13/BL38/CL-D /AV

MODEL DETAIL - WOOD LOAD BEARING/AVERAGE

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain front

DESCRIPTION -- INTERIOR FINISH:

- Finished sales, plain work area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing

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OCCUPANCY ----- Laundry-Dry Cleaning Stores

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DESCRIPTION TEXT - Sec 13/Laundry-Dry Clning

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>338SA</b>	<b>S13/BL38/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Metal panels, little ornamentation, plain front

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition in sales area, sealed concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate store lighting, outlets and plumbing

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=====

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

-----Component-----	-----Component-----	Building		
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>338-2</b>	<b>S1338/BMT STG/CL-CDS</b>	<b>DRY CLNG</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior

DESCRIPTION - INTERIOR FINISH:

- Painted ceiling and floors, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, few outlets, drains

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OCCUPANCY ----- Dairy Sales Buildings

DESCRIPTION CODE - S1340

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OCCUPANCY ----- Dairy Sales Buildings

DESCRIPTION CODE - S1340

DESCRIPTION TEXT - Sec 13/Dairy Sales

=====

Dairy Sales buildings are drive-up store buildings designed for sale and limited storage of dairy products.

Costs include ancillary cooling equipment, usually classed as real estate, but do not include other equipment generally classed as personal property or trade fixtures.

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OCCUPANCY ----- Dairy Sales Buildings

DESCRIPTION CODE - S1340

DESCRIPTION TEXT - Sec 13/Dairy Sales

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
C	MASONRY LOAD BEARING	MA	340CA	S13/BL40/CL-C /AV
D	WOOD LOAD BEARING	MA	340DA	S13/BL40/CL-D /AV
S	INCOMBUSTIBLE METAL	MA	340SA	S13/BL40/CL-S /AV

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OCCUPANCY ----- Dairy Sales Buildings

DESCRIPTION CODE - S1340

DESCRIPTION TEXT - Sec 13/Dairy Sales

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	340CA	S13/BL40/CL-C /AV

MODEL DETAIL - MASONRY LOAD BEARING/AVERAGE

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete block, store or drive-up front

DESCRIPTION -- INTERIOR FINISH:

- Plaster acoustic tile, asphalt tile, built-in refrigerated storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Store lighting and plumbing, restroom

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OCCUPANCY ----- Dairy Sales Buildings

DESCRIPTION CODE - S1340

DESCRIPTION TEXT - Sec 13/Dairy Sales

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	340DA	S13/BL40/CL-D /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, store or drive-up front

DESCRIPTION -- INTERIOR FINISH:

- Plaster, acoustic tile, asphalt tile, built-in refrigerated storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Store lighting and plumbing, restroom



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OCCUPANCY ----- Dairy Sales Buildings

DESCRIPTION CODE - S1340

DESCRIPTION TEXT - Sec 13/Dairy Sales

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>340SA</b>	<b>S13/BL40/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good colored steel panels, drive-up front

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition, built-in refrigerated storage

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Store lighting and plumbing, restroom

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OCCUPANCY ----- Neighborhood Shopping Centers

DESCRIPTION CODE - S1342

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OCCUPANCY ----- Neighborhood Shopping Centers

DESCRIPTION CODE - S1342

DESCRIPTION TEXT - Sec 13/Nbr Shopping Ctr

=====

Occupancy Neighborhood Shopping Centers are typically a row of open stores comprising a single line of glazed storefronts with individual service entrances to the rear.

Neighborhood Centers are normally small one story projects with or without a major anchor.

Typical anchors, which are priced separately, include major Supermarkets (Market or Discount Food stores), large Drug (Discount) stores or Bank buildings.

GENERAL DESCRIPTION

Shopping Centers are buildings designed for a group of commercial enterprises developed as a unit. Complete centers are broken down into three sections which are computed individually. These are:

- 1) the principal or major tenant buildings, generally referred to as anchors or magnets...

anchors are computed by their individual occupancy costs, whether Department, Discount, Retail (junior department), Restaurant or Market, etc. Major recreational occupancies such as Theaters, and Skating or Bowling facilities can be found in Section 16.

Banks and Medical facilities are found in Section 15.

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OCCUPANCY ----- Neighborhood Shopping Centers (CONTINUED)

2) the general satellite or strip stores, designed as the shopping center buildings...

the shopping center costs are for the strip buildings only and include all necessary plumbing and electrical connections to provide for the operation of the satellites, including service areas. The mix of general occupancies found within a shopping center and their display or decorative fronts will normally be commensurate with the quality and type of anchors they support.

Trade fixtures and equipment pertinent to individual tenants are not included in the costs. Typical canopy-mansard overhang or ornamentation commensurate with the quality and type of center is included.

3) the mall or pedestrian concourse area...

the mall costs are for the public pedestrian concourse areas only, exclusive of open well areas, and include stairs and ramps as necessary. This may consist of a single access way or it may include a number of subsidiary approach routes connecting to the main shopping corridor. Costs include typical paving, lighting and permanent focal elements such as built-in seating, planters, center court wells, stages and fountains commensurate with the quality of the center buildings. All kiosks, landscaping, skating rinks and monumental sculpture and other individual works or art are not included.

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OCCUPANCY ----- Neighborhood Shopping Centers

DESCRIPTION CODE - S1342

DESCRIPTION TEXT - Sec 13/Nbr Shopping Ctr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	342CG	S13/BL42/CL-C /GD
C	MASONRY LOAD BEARING	MA	342CA	S13/BL42/CL-C /AV
C	MASONRY LOAD BEARING	MA	342CL	S13/BL42/CL-C /LC
M	C-MILL	MA	342MA	S13/BL42/CL-C ML/AV
D	WOOD LOAD BEARING	MA	342DA	S13/BL42/CL-D /AV
D	WOOD LOAD BEARING	MA	342DL	S13/BL42/CL-D /LC
P	WOOD POLE	MA	342PL	S13/BL42/CL-D PL/LC
S	INCOMBUSTIBLE METAL	MA	342SA	S13/BL42/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	342SL	S13/BL42/CL-S /LC

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OCCUPANCY ----- Neighborhood Shopping Centers

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DESCRIPTION TEXT - Sec 13/Nbr Shopping Ctr

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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>342CG</b>	<b>S13/BL42/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	342CA	S13/BL42/CL-C /AV
C	MASONRY LOAD BEARING	MA	342CL	S13/BL42/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or brick on block, light frame, good roof, mansard and storefronts

DESCRIPTION -- INTERIOR FINISH:

- Drywall, some paneling, good VCT and acoustic tile, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets per unit, small restrooms

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	342CG	S13/BL42/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>342CA</b>	<b>S13/BL42/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	342CL	S13/BL42/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Good block, tilt-up, bearing or light frame, plain fronts, some trim

DESCRIPTION -- INTERIOR FINISH:

- Drywall, acoustic tile, VCT, some carpet and masonry partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets per unit, small restrooms

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OCCUPANCY ----- Neighborhood Shopping Centers

DESCRIPTION CODE - S1342

DESCRIPTION TEXT - Sec 13/Nbr Shopping Ctr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	342CG	S13/BL42/CL-C /GD
C	MASONRY LOAD BEARING	MA	342CA	S13/BL42/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>342CL</b>	<b>S13/BL42/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost fronts, block, tilt-up panels, bearing walls

DESCRIPTION -- INTERIOR FINISH:

- Painted walls, drywall or acoustic tile, asphalt tile, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, outlets and plumbing per unit



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>M</b>	<b>C-MILL</b>	<b>MA</b>	<b>342MA</b>	<b>S13/BL42/CL-C ML/AV</b>

MODEL DETAIL - **C-MILL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

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

DESCRIPTION -- INTERIOR FINISH:

- Plaster, VCT, wood, some carpet, wainscot and trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets per unit, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>342DA</b>	<b>S13/BL42/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	342DL	S13/BL42/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Pipe columns, web or bar joists, stucco or siding, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Drywall, acoustic tile, vinyl composition, some carpet and trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets per unit, small restrooms

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	342DA	S13/BL42/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>342DL</b>	<b>S13/BL42/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost wood or stucco, very plain, small fronts

DESCRIPTION -- INTERIOR FINISH:

- Low-cost acoustic tile, asphalt tile, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, outlets and plumbing per unit

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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>342PL</b>	<b>S13/BL42/CL-D PL/LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Pole frame, metal siding, finished interior, small fronts

DESCRIPTION -- INTERIOR FINISH:

- Drywall, low-cost tile, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, outlets and plumbing 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>342SA</b>	<b>S13/BL42/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	342SL	S13/BL42/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good metal panels, some trim, plain fronts

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition, some carpet and interior trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and outlets per unit, small restrooms

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OCCUPANCY ----- Neighborhood Shopping Centers

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DESCRIPTION TEXT - Sec 13/Nbr Shopping Ctr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	342SA	S13/BL42/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>342SL</b>	<b>S13/BL42/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal siding, finished interior, small fronts

DESCRIPTION -- INTERIOR FINISH:

- Drywall, low-cost tile, few partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, outlets and plumbing per unit

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OCCUPANCY ----- Neighborhood Shopping Centers

DESCRIPTION CODE - S1342

DESCRIPTION TEXT - Sec 13/Nbr Shopping Ctr

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

Type	Component Description	Code	Component Description	Building Occupancy
+B	COM/S13/BSMT-UTILITY	342-2	S1342/BMT STG/CL-CDS	NBR SH-C
+D	COM/S13/BSMT-FINISH	342-2	S1342/B STORE/CL-CDS	NBR SH-C

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Equal to 80% Class/Quality of above grade units

**BASEMENT - FINISH**

DESCRIPTION - EXTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Equal to 80% Class/Quality of above grade units

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OCCUPANCY ----- Mixed Retail Shopping Centers  
with Residential Units

DESCRIPTION CODE - S1344



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OCCUPANCY ----- Mixed Retail Shopping Centers w/ Residential Units

DESCRIPTION CODE - S1344

DESCRIPTION TEXT - Sec 13/Mx Rtl Ctr w/ R Ut

=====

Mixed Retail Centers with Residential Units are generally two- to three-story buildings with retail use on the first level and one or more residential units on the upper levels.

This enterprise is sometimes encountered as a part of a city center rehabilitation project, wherein a block of former multi-story individual general retail stores have been remodeled into an in-door commercial pedestrian concourse on the first floor with upper floor up-scale apartment or condominium units.

GENERAL DESCRIPTION

Shopping Centers are buildings designed for a group of commercial enterprises developed as a unit. Complete centers are broken down into three sections which are computed individually. These are:

1) the principal or major tenant buildings, generally referred to as anchors or magnets...

anchors are computed by their individual occupancy costs, whether Department, Discount, Retail (junior department), Restaurant or Market, etc. Major recreational occupancies such as Theaters, and Skating or Bowling facilities can be found in Section 16.

Banks and Medical facilities are found in Section 15.

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OCCUPANCY ----- Mixed Retail Shopping Centers w/ Residential Units  
(CONTINUED)

2) the general satellite or strip stores, designed as the shopping center buildings...

the shopping center costs are for the strip buildings only and include all necessary plumbing and electrical connections to provide for the operation of the satellites, including service areas. The mix of general occupancies found within a shopping center and their display or decorative fronts will normally be commensurate with the quality and type of anchors they support.

Trade fixtures and equipment pertinent to individual tenants are not included in the costs. Typical canopy-mansard overhang or ornamentation commensurate with the quality and type of center is included.

3) the mall or pedestrian concourse area...

the mall costs are for the public pedestrian concourse areas only, exclusive of open well areas, and include stairs and ramps as necessary. This may consist of a single access way or it may include a number of subsidiary approach routes connecting to the main shopping corridor. Costs include typical paving, lighting and permanent focal elements such as built-in seating, planters, center court wells, stages and fountains commensurate with the quality of the center buildings. All kiosks, landscaping, skating rinks and monumental sculpture and other individual works or art are not included.

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OCCUPANCY ----- Mixed Retail Shopping Centers w/ Residential Units

DESCRIPTION CODE - S1344

DESCRIPTION TEXT - Sec 13/Mx Rtl Ctr w/ R Ut

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	344CG	S13/BL44/CL-C /GD
C	MASONRY LOAD BEARING	MA	344CA	S13/BL44/CL-C /AV
C	MASONRY LOAD BEARING	MA	344CL	S13/BL44/CL-C /LC
M	C-MILL	MA	344MA	S13/BL44/CL-C ML/AV
D	WOOD LOAD BEARING	MA	344DG	S13/BL44/CL-D /GD
D	WOOD LOAD BEARING	MA	344DA	S13/BL44/CL-D /AV
D	WOOD LOAD BEARING	MA	344DL	S13/BL44/CL-D /LC

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DESCRIPTION CODE - S1344

DESCRIPTION TEXT - Sec 13/Mx Rtl Ctr w/ R Ut

=====

-----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>344CG</b>	<b>S13/BL44/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	344CA	S13/BL44/CL-C /AV
C	MASONRY LOAD BEARING	MA	344CL	S13/BL44/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, best block, some mansard trim, good display fronts

DESCRIPTION -- INTERIOR FINISH:

- Above-average retail finishes, good residential units above

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, standard fixtures per unit

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	344CG	S13/BL44/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>344CA</b>	<b>S13/BL44/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	344CL	S13/BL44/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, bearing or light frame, plain storefront

DESCRIPTION -- INTERIOR FINISH:

- Average retail mix and finishes, few extras, standard residential above

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing per unit

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OCCUPANCY ----- Mixed Retail Shopping Centers w/ Residential Units

DESCRIPTION CODE - S1344

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	344CG	S13/BL44/CL-C /GD
C	MASONRY LOAD BEARING	MA	344CA	S13/BL44/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>344CL</b>	<b>S13/BL44/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick or block, bearing walls, very plain fronts, simple design

DESCRIPTION -- INTERIOR FINISH:

- Low-cost general retail and basic residential above, no extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing per code

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OCCUPANCY ----- Mixed Retail Shopping Centers w/ Residential Units

DESCRIPTION CODE - S1344

DESCRIPTION TEXT - Sec 13/Mx Rtl Ctr w/ R Ut

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
<b>M</b>	<b>C-MILL</b>	<b>MA</b>	<b>344MA</b>	<b>S13/BL44/CL-C ML/AV</b>

MODEL DETAIL - **C-MILL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

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

DESCRIPTION -- INTERIOR FINISH:

- Average retail mix and finishes, few extras, standard residential above

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing per unit, tiled baths

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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>344DG</b>	<b>S13/BL44/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	344DA	S13/BL44/CL-D /AV
D	WOOD LOAD BEARING	MA	344DL	S13/BL44/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Best siding, EIFS, masonry veneer, good trim and display fronts

DESCRIPTION -- INTERIOR FINISH:

- Above-average retail finishes, good residential units above

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, standard fixtures per unit



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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	344DG	S13/BL44/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>344DA</b>	<b>S13/BL44/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	344DL	S13/BL44/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Stucco, siding, plain storefronts, minimum fenestration

DESCRIPTION -- INTERIOR FINISH:

- Average retail mix and finishes, few extras, standard residential above

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing per unit

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	344DG	S13/BL44/CL-D /GD
D	WOOD LOAD BEARING	MA	344DA	S13/BL44/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>344DL</b>	<b>S13/BL44/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost wood or stucco, very plain, small fronts, simple design

DESCRIPTION -- INTERIOR FINISH:

- Low-cost general retail and basic residential above, no extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing per code

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DESCRIPTION CODE - S1344

DESCRIPTION TEXT - Sec 13/Mx Rtl Ctr w/ R Ut

=====

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/S13/BSMT-UTILITY	344-2 S1344/BMT STG/CL-CDS	MX RT W/
+D COM/S13/BSMT-FINISH	344-2 S1344/B STORE/CL-CDS	MX RT W/

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Equal to 80% Class/Quality of above grade units

**BASEMENT - FINISH (STORE)**

DESCRIPTION - EXTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Equal to 80% Class/Quality of above grade units

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OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

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OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

DESCRIPTION TEXT - Sec 13/Community Shop Ctr

=====

Occupancy Community Shopping Centers are an intermediate group or cluster of stores, also called plazas. They are generally much larger projects than the neighborhood centers, better designed, and typically support a major anchor, but not always.

Some better specialty or boutique centers may not have a large major anchor store at all. They may emphasize a particular market, such as an off-price center, or have a strong architectural theme for a group or village or specialty stores.

Both one- and two-story buildings are included in the averages.

Typical anchors will include secondary or junior department or specialty Retail-Discount stores, major Restaurant building. etc.

GENERAL DESCRIPTION

Shopping Centers are buildings designed for a group of commercial enterprises developed as a unit. Complete centers are broken down into three sections which are computed individually. These are:

1) the principal or major tenant buildings, generally referred to as anchors or magnets...

anchors are computed by their individual occupancy costs, whether Department, Discount, Retail (junior department), Restaurant or Market, etc. Major recreational occupancies such as Theaters, and Skating or Bowling facilities can be found in Section 16.

Banks and Medical facilities are found in Section 15.

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OCCUPANCY ----- Community Shopping Centers (CONTINUED)

2) the general satellite or strip stores, designed as the shopping center buildings...

the shopping center costs are for the strip buildings only and include all necessary plumbing and electrical connections to provide for the operation of the satellites, including service areas. The mix of general occupancies found within a shopping center and their display or decorative fronts will normally be commensurate with the quality and type of anchors they support.

Trade fixtures and equipment pertinent to individual tenants are not included in the costs. Typical canopy-mansard overhang or ornamentation commensurate with the quality and type of center is included.

3) the mall or pedestrian concourse area...

the mall costs are for the public pedestrian concourse areas only, exclusive of open well areas, and include stairs and ramps as necessary. This may consist of a single access way or it may include a number of subsidiary approach routes connecting to the main shopping corridor. Costs include typical paving, lighting and permanent focal elements such as built-in seating, planters, center court wells, stages and fountains commensurate with the quality of the center buildings. All kiosks, landscaping, skating rinks and monumental sculpture and other individual works or art are not included.

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OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

DESCRIPTION TEXT - Sec 13/Community Shop Ctr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	346CE	S13/BL46/CL-C	/EX
C	MASONRY LOAD BEARING	MA	346CG	S13/BL46/CL-C	/GD
C	MASONRY LOAD BEARING	MA	346CA	S13/BL46/CL-C	/AV
D	WOOD LOAD BEARING	MA	346DE	S13/BL46/CL-D	/EX
D	WOOD LOAD BEARING	MA	346DG	S13/BL46/CL-D	/GD
D	WOOD LOAD BEARING	MA	346DA	S13/BL46/CL-D	/AV
S	INCOMBUSTIBLE METAL	MA	346SA	S13/BL46/CL-S	/AV

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OCCUPANCY ----- Community Shopping Centers

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DESCRIPTION TEXT - Sec 13/Community Shop Ctr

=====

-----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>346CE</b>	<b>S13/BL46/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	346CG	S13/BL46/CL-C	/GD
C	MASONRY LOAD BEARING	MA	346CA	S13/BL46/CL-C	/AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, fine ornamentation and displays

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, ornamental ceilings, paneling, ceramic, hardwood, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting and outlets, good plumbing



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DESCRIPTION TEXT - Sec 13/Community Shop Ctr

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	346CE	S13/BL46/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>346CG</b>	<b>S13/BL46/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	346CA	S13/BL46/CL-C /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, best block/mansard ornamentation, good displays

DESCRIPTION -- INTERIOR FINISH:

- Plaster and paneling, ornamental finishes, carpet, plain terrazzo

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Extensive lighting and outlets, good plumbing

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OCCUPANCY ----- Community Shopping Centers

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	346CE	S13/BL46/CL-C /EX
C	MASONRY LOAD BEARING	MA	346CG	S13/BL46/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>346CA</b>	<b>S13/BL46/CL-C /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, block, stucco, best tilt-up, bearing or frame, adequate displays

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, good tile ceilings, vinyl composition and carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, standard fixtures

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OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

DESCRIPTION TEXT - Sec 13/Community Shop Ctr

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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>346DE</b>	<b>S13/BL46/CL-D</b>	<b>/EX</b>
D	WOOD LOAD BEARING	MA	346DG	S13/BL46/CL-D	/GD
D	WOOD LOAD BEARING	MA	346DA	S13/BL46/CL-D	/AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Best masonry veneer, fine ornamentation and displays

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, ornamental ceilings, paneling, ceramic, hardwood, carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Special lighting and outlets, good plumbing

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OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

DESCRIPTION TEXT - Sec 13/Community Shop Ctr

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	346DE	S13/BL46/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>346DG</b>	<b>S13/BL46/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	346DA	S13/BL46/CL-D /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Masonry veneer, staggered setbacks, good fronts, mansard fascia

DESCRIPTION -- INTERIOR FINISH:

- Plaster and paneling, ornamental finishes, carpet, plain terrazzo

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Extensive lighting and outlets, good plumbing

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=====

OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

DESCRIPTION TEXT - Sec 13/Community Shop Ctr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	346DE	S13/BL46/CL-D /EX
D	WOOD LOAD BEARING	MA	346DG	S13/BL46/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>346DA</b>	<b>S13/BL46/CL-D /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco or siding, masonry trim, adequate front facade

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, good tile ceilings, vinyl composition and carpet

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, standard fixtures

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OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

DESCRIPTION TEXT - Sec 13/Community Shop Ctr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>346SA</b>	<b>S13/BL46/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, adequate display fronts, ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Acoustic tile, vinyl composition, some carpet and interior trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, standard fixtures

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OCCUPANCY ----- Community Shopping Centers

DESCRIPTION CODE - S1346

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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>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>346-2</b>	<b>S1346/BMT STG/CL-CDS</b>	<b>COM SH-C</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>346-2</b>	<b>S1346/B STORE/CL-CDS</b>	<b>COM SH-C</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:

- Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to 80% Class/Quality of above grade units

**BASEMENT - FINISH (STORE)**

DESCRIPTION - EXTERIOR FINISH:

- Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to 80% Class/Quality of above grade units

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OCCUPANCY ----- Regional Shopping Centers

DESCRIPTION CODE - S1348



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OCCUPANCY ----- Regional Shopping Centers

DESCRIPTION CODE - S1348

DESCRIPTION TEXT - Sec 13/Regional Shop Ctr

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Regional Shopping Centers contain a large number of satellite stores in strips with one or more major or junior Department store buildings as anchors. One, two, and three story structures are included in the averages. Costs include all support and service areas and facilities for the strip but not the anchor buildings or concourse, which are priced separately.

GENERAL DESCRIPTION

Shopping Centers are buildings designed for a group of commercial enterprises developed as a unit. Complete centers are broken down into three sections which are computed individually. These are:

1) the principal or major tenant buildings, generally referred to as anchors or magnets...

anchors are computed by their individual occupancy costs, whether Department, Discount, Retail (junior department), Restaurant or Market, etc. Major recreational occupancies such as Theaters, and Skating or Bowling facilities can be found in Section 16.

Banks and Medical facilities are found in Section 15.

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OCCUPANCY ----- Regional Shopping Centers (CONTINUED)

2) the general satellite or strip stores, designed as the shopping center buildings...

the shopping center costs are for the strip buildings only and include all necessary plumbing and electrical connections to provide for the operation of the satellites, including service areas. The mix of general occupancies found within a shopping center and their display or decorative fronts will normally be commensurate with the quality and type of anchors they support.

Trade fixtures and equipment pertinent to individual tenants are not included in the costs. Typical canopy-mansard overhang or ornamentation commensurate with the quality and type of center is included.

3) the mall or pedestrian concourse area...

the mall costs are for the public pedestrian concourse areas only, exclusive of open well areas, and include stairs and ramps as necessary. This may consist of a single access way or it may include a number of subsidiary approach routes connecting to the main shopping corridor. Costs include typical paving, lighting and permanent focal elements such as built-in seating, planters, center court wells, stages and fountains commensurate with the quality of the center buildings. All kiosks, landscaping, skating rinks and monumental sculpture and other individual works or art are not included.

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	348AE	S13/BL48/CL-A	/EX
A	FIREPROOFED STRUCTURAL STEEL	MA	348AG	S13/BL48/CL-A	/GD
B	REINFORCED CONCRETE	MA	348BE	S13/BL48/CL-B	/EX
B	REINFORCED CONCRETE	MA	348BG	S13/BL48/CL-B	/GD
C	MASONRY LOAD BEARING	MA	348CE	S13/BL48/CL-C	/EX
C	MASONRY LOAD BEARING	MA	348CG	S13/BL48/CL-C	/GD
C	MASONRY LOAD BEARING	MA	348CA	S13/BL48/CL-C	/AV
D	WOOD LOAD BEARING	MA	348DG	S13/BL48/CL-D	/GD
D	WOOD LOAD BEARING	MA	348DA	S13/BL48/CL-D	/AV
S	INCOMBUSTIBLE METAL	MA	348SA	S13/BL48/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>348AE</b>	<b>S13/BL48/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	348AG	S13/BL48/CL-A /GD

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

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal and glass, display fronts

DESCRIPTION -- INTERIOR FINISH:

- Best plaster and drywall, ornamental ceilings, paneling, carpet, hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting, many good outlets, plumbing and restrooms

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

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
A	FIREPROOFED STRUCTURAL STEEL	MA	348AE	S13/BL48/CL-A /EX
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>348AG</b>	<b>S13/BL48/CL-A /GD</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete or metal and glass, good displays

DESCRIPTION -- INTERIOR FINISH:

- Good partitions, acoustic ceilings, terrazzo, carpet, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, adequate employees' restrooms

\*ELEVATORS - Building base costs which include elevators are marked with and 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>348BE</b>	<b>S13/BL48/CL-B /EX</b>
B	REINFORCED CONCRETE	MA	348BG	S13/BL48/CL-B /GD

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Stone, face brick, best metal and glass, display fronts

DESCRIPTION -- INTERIOR FINISH:

- Best plaster and drywall, ornamental ceilings, paneling, carpet, hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting, many good outlets, plumbing and restrooms

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

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	348BE	S13/BL48/CL-B /EX
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>348BG</b>	<b>S13/BL48/CL-B /GD</b>

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick, concrete or metal and glass, good displays

DESCRIPTION -- INTERIOR FINISH:

- Good partitions, acoustic ceilings, terrazzo, carpet, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, adequate employees' restrooms

\*ELEVATORS - Building base costs which include elevators are marked with and 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>348CE</b>	<b>S13/BL48/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	348CG	S13/BL48/CL-C	/GD
C	MASONRY LOAD BEARING	MA	348CA	S13/BL48/CL-C	/AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone, staggered setbacks, fine display fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster/drywall, ornamental ceilings, paneling, ceramic, carpet, hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting and outlets, good plumbing and restrooms

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



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DESCRIPTION TEXT - Sec 13/Regional Shop Ctr

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	348CE	S13/BL48/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>348CG</b>	<b>S13/BL48/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	348CA	S13/BL48/CL-C /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Steel frame, brick, best block, stucco, good displays

DESCRIPTION -- INTERIOR FINISH:

- Good partitions, acoustic ceilings, terrazzo, carpet, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, adequate employees' restrooms

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

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	348CE	S13/BL48/CL-C /EX
C	MASONRY LOAD BEARING	MA	348CG	S13/BL48/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>348CA</b>	<b>S13/BL48/CL-C /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Steel columns, web or bar joists, brick, block, tilt-up, adequate fronts

DESCRIPTION -- INTERIOR FINISH:

- Acoustic ceilings, vinyl composition, some carpet and masonry partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting and plumbing, minimum service facilities

\*ELEVATORS - Building base costs which include elevators are marked with and 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>348DG</b>	<b>S13/BL48/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	348DA	S13/BL48/CL-D /AV

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

DESCRIPTION -- EXTERIOR FINISH:

- Steel or glulam frame, best stucco or siding, good display fronts

DESCRIPTION -- INTERIOR FINISH:

- Good partitions, acoustic ceilings, terrazzo, carpet, vinyl tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, adequate employees' restrooms

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

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OCCUPANCY ----- Regional Shopping Centers

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	348DG	S13/BL48/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>348DA</b>	<b>S13/BL48/CL-D /AV</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Wood frame or steel columns, masonry trim, adequate fronts

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, acoustic tile, vinyl composition, some carpet and trim

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting and plumbing, minimum service facilities

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

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DESCRIPTION TEXT - Sec 13/Regional Shop Ctr

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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>348SA</b>	<b>S13/BL48/CL-S /AV</b>

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Sandwich panels, metal and glass, good ornamentation, displays

DESCRIPTION -- INTERIOR FINISH:

- Good acoustic tile, vinyl composition, some carpet and masonry partitions

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting and plumbing, minimum service facilities

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

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OCCUPANCY ----- Regional Shopping Centers

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

Type	Component Description	Code	Component Description	Building Occupancy
+B	COM/S13/BSMT-UTILITY	348-1	S1348/BMT STG/CL-AB	REG SH-C
+D	COM/S13/BSMT-FINISH	348-1	S1348/B STORE/CL-AB	REG SH-C

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Equal to 80% Class/Quality of above grade units

**BASEMENT - FINISH (STORE)**

DESCRIPTION - EXTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
- Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
- Equal to 80% Class/Quality of above grade units

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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>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>348-2</b>	<b>S1348/BMT STG/CL-CDS</b>	<b>REG SH-C</b>
<b>+D</b>	<b>COM/S13/BSMT-FINISH</b>	<b>348-2</b>	<b>S1348/B STORE/CL-CDS</b>	<b>REG SH-C</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Equal to 80% Class/Quality of above grade units

**BASEMENT - FINISH (STORE)**

DESCRIPTION - EXTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:  
 - Equal to 80% Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:  
 - Equal to 80% Class/Quality of above grade units

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OCCUPANCY ----- Mall Concourse (Enclosed)

DESCRIPTION CODE - S1350



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OCCUPANCY ----- Mall Concourse (enclosed)

DESCRIPTION CODE - S1350

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Enc

=====

Enclosed Malls Concourse are completely enclosed, climatized pedestrian concourses in which the enclosing walls are part of the shopping center buildings. One, two and three level malls are included in the averages. Costs include floor, ceiling, roof and entryway finishes commensurate with quality of the anchor buildings.

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STORES AND COMMERCIAL BUILDINGS

=====

OCCUPANCY ----- Mall Concourse (enclosed)

DESCRIPTION CODE - S1350

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Enc

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	350AE	S13/BL50/CL-A /EX
A	FIREPROOFED STRUCTURAL STEEL	MA	350AG	S13/BL50/CL-A /GD
B	REINFORCED CONCRETE	MA	350BE	S13/BL50/CL-B /EX
B	REINFORCED CONCRETE	MA	350BG	S13/BL50/CL-B /GD
C	MASONRY LOAD BEARING	MA	350CE	S13/BL50/CL-C /EX
C	MASONRY LOAD BEARING	MA	350CG	S13/BL50/CL-C /GD
C	MASONRY LOAD BEARING	MA	350CA	S13/BL50/CL-C /AV
C	MASONRY LOAD BEARING	MA	350CL	S13/BL50/CL-C /LC
D	WOOD LOAD BEARING	MA	350DE	S13/BL50/CL-D /EX
D	WOOD LOAD BEARING	MA	350DG	S13/BL50/CL-D /GD
D	WOOD LOAD BEARING	MA	350DA	S13/BL50/CL-D /AV
D	WOOD LOAD BEARING	MA	350DL	S13/BL50/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	350SE	S13/BL50/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	350SG	S13/BL50/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	350SA	S13/BL50/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	350SL	S13/BL50/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>350AE</b>	<b>S13/BL50/CL-A /EX</b>
A	FIREPROOFED STRUCTURAL STEEL	MA	350AG	S13/BL50/CL-A /GD

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

DESCRIPTION -- EXTERIOR FINISH:

- Fine fronts, metal and glass, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Ornamental ceilings, best pavers, terrazzo, ceramic tiled finishes

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting fixtures and effects, tiled restrooms

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
=====	=====	TYPE	CODE	=====
A	FIREPROOFED STRUCTURAL STEEL	MA	350AE	S13/BL50/CL-A /EX
<b>A</b>	<b>FIREPROOFED STRUCTURAL STEEL</b>	<b>MA</b>	<b>350AG</b>	<b>S13/BL50/CL-A /GD</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Good entries, brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or tiled ceiling, carpet, terrazzo, some ornamentation

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, public restrooms and fixtures

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>350BE</b>	<b>S13/BL50/CL-B /EX</b>
B	REINFORCED CONCRETE	MA	350BG	S13/BL50/CL-B /GD

MODEL DETAIL - **REINFORCED CONCRETE/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Fine fronts, metal and glass, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Ornamental ceilings, best pavers, terrazzo, ceramic tiled finishes

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting fixtures and effects, tiled restrooms

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
B	REINFORCED CONCRETE	MA	350BE	S13/BL50/CL-B /EX
<b>B</b>	<b>REINFORCED CONCRETE</b>	<b>MA</b>	<b>350BG</b>	<b>S13/BL50/CL-B /GD</b>

MODEL DETAIL - **REINFORCED CONCRETE/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good entries, brick or concrete, usually part of a building

DESCRIPTION -- INTERIOR FINISH:

- Plaster or tiled ceiling, carpet, terrazzo, some ornamentation

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good lighting and outlets, public restrooms and fixtures

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

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		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>350CE</b>	<b>S13/BL50/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	350CG	S13/BL50/CL-C	/GD
C	MASONRY LOAD BEARING	MA	350CA	S13/BL50/CL-C	/AV
C	MASONRY LOAD BEARING	MA	350CL	S13/BL50/CL-C	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- High-cost roof, large arched entries and domed skylights

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, vaulted ceiling, pavers, terrazzo, tiled seating, food cluster

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting fixtures, deluxe restrooms & fixtures, fountains

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	350CE	S13/BL50/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>350CG</b>	<b>S13/BL50/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	350CA	S13/BL50/CL-C /AV
C	MASONRY LOAD BEARING	MA	350CL	S13/BL50/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Good parapets, skylights and storefront entryways

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, plain pavers or terrazzo, center court wells

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good indirect lighting, public restrooms, small fountains

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



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	350CE	S13/BL50/CL-C /EX
C	MASONRY LOAD BEARING	MA	350CG	S13/BL50/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>350CA</b>	<b>S13/BL50/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	350CL	S13/BL50/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Light built-up roof, small skylights and entries

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting & plumbing, standard fixtures, few outlets

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	350CE	S13/BL50/CL-C /EX
C	MASONRY LOAD BEARING	MA	350CG	S13/BL50/CL-C /GD
C	MASONRY LOAD BEARING	MA	350CA	S13/BL50/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>350CL</b>	<b>S13/BL50/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Plain entry, exposed roof deck

DESCRIPTION -- INTERIOR FINISH:

- Vinyl composition, no extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting & plumbing

\*ELEVATORS - Building base costs which include elevators are marked with and 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>350DE</b>	<b>S13/BL50/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	350DG	S13/BL50/CL-D /GD
D	WOOD LOAD BEARING	MA	350DA	S13/BL50/CL-D /AV
D	WOOD LOAD BEARING	MA	350DL	S13/BL50/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- High-cost roof, large arched entries and domed skylights

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, vaulted ceiling, pavers, terrazzo, tiled seating, food cluster

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting fixtures, deluxe restrooms & fixtures, fountains

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	350DE	S13/BL50/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>350DG</b>	<b>S13/BL50/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	350DA	S13/BL50/CL-D /AV
D	WOOD LOAD BEARING	MA	350DL	S13/BL50/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Good parapets, skylights and storefront entryways

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, plain pavers or terrazzo, center court wells

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good indirect lighting, public restrooms, small fountains

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	350DE	S13/BL50/CL-D /EX
D	WOOD LOAD BEARING	MA	350DG	S13/BL50/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>350DA</b>	<b>S13/BL50/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	350DL	S13/BL50/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Light built-up roof, small skylights and entries

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting & plumbing, standard fixtures, few outlets

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	350DE	S13/BL50/CL-D /EX
D	WOOD LOAD BEARING	MA	350DG	S13/BL50/CL-D /GD
D	WOOD LOAD BEARING	MA	350DA	S13/BL50/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>350DL</b>	<b>S13/BL50/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Plain entry, exposed roof deck

DESCRIPTION -- INTERIOR FINISH:

- Vinyl composition, no extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Minimum lighting & plumbing

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>350SE</b>	<b>S13/BL50/CL-S</b>	<b>/EX</b>
S	INCOMBUSTIBLE METAL	MA	350SG	S13/BL50/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	350SA	S13/BL50/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	350SL	S13/BL50/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- High-cost roof, large arched entries and domed skylights

DESCRIPTION -- INTERIOR FINISH:

- Best plaster, vaulted ceiling, pavers, terrazzo, tiled seating, food cluster

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Special lighting fixtures, deluxe restrooms & fixtures, fountains

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	350SE	S13/BL50/CL-S /EX
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>350SG</b>	<b>S13/BL50/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	350SA	S13/BL50/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	350SL	S13/BL50/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good parapets, skylights and storefront entryways

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, plain pavers or terrazzo, center court wells

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Good indirect lighting, public restrooms, small fountains

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



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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	350SE	S13/BL50/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	350SG	S13/BL50/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>350SA</b>	<b>S13/BL50/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	350SL	S13/BL50/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Light built-up roof, small skylights and entries

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- \*Adequate lighting & plumbing, standard fixtures, few outlets

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

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	350SE	S13/BL50/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	350SG	S13/BL50/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	350SA	S13/BL50/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>350SL</b>	<b>S13/BL50/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Plain entry, exposed roof deck

DESCRIPTION -- INTERIOR FINISH:

- Vinyl composition, no extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

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

-----Component-----	-----Component-----	Building		
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<b>+B</b>	<b>COM/S13/BSMT-UTILITY</b>	<b>350-1</b>	<b>S1350/BMT STG/CL-AB</b>	<b>MALL ENC</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior walls

DESCRIPTION - INTERIOR FINISH:

- Painted floor and ceilings, adequate partitioning, service tunnel

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting drains, few outlets, restrooms

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=====

OCCUPANCY ----- Mall Concourse (enclosed)

DESCRIPTION CODE - S1350

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Enc

=====

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

-----Component-----	-----Component-----	Building
Type Description	Code Description	Occupancy
=====	=====	=====
<b>+B COM/S13/BSMT-UTILITY</b>	<b>350-2 S1350/BMT STG/CL-CDS</b>	<b>MALL ENC</b>

**BASEMENT - UTILITY**

DESCRIPTION - EXTERIOR FINISH:

- Painted interior walls

DESCRIPTION - INTERIOR FINISH:

- Painted ceiling and floors, adequate partitions, service tunnel

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Exposed lighting, few outlets, drains, restrooms

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STORES AND COMMERCIAL BUILDINGS

OCCUPANCY ----- Mall Concourse (Covered)

DESCRIPTION CODE - S1352

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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

Covered Malls Concourse are covered but open-to-the-air pedestrian concourses. Costs include floor and roof finishes and supports commensurate with the quality of the shopping center buildings. Apply costs to covered areas only.

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=====

OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	352CE	S13/BL52/CL-C /EX
C	MASONRY LOAD BEARING	MA	352CG	S13/BL52/CL-C /GD
C	MASONRY LOAD BEARING	MA	352CA	S13/BL52/CL-C /AV
C	MASONRY LOAD BEARING	MA	352CL	S13/BL52/CL-C /LC
D	WOOD LOAD BEARING	MA	352DE	S13/BL52/CL-D /EX
D	WOOD LOAD BEARING	MA	352DG	S13/BL52/CL-D /GD
D	WOOD LOAD BEARING	MA	352DA	S13/BL52/CL-D /AV
D	WOOD LOAD BEARING	MA	352DL	S13/BL52/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	352SE	S13/BL52/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	352SG	S13/BL52/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	352SA	S13/BL52/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	352SL	S13/BL52/CL-S /LC

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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

-----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>352CE</b>	<b>S13/BL52/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	352CG	S13/BL52/CL-C	/GD
C	MASONRY LOAD BEARING	MA	352CA	S13/BL52/CL-C	/AV
C	MASONRY LOAD BEARING	MA	352CL	S13/BL52/CL-C	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Completely roofed, comparable to average enclosed mall

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & plumbing, standard fixtures, few outlets



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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	352CE	S13/BL52/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>352CG</b>	<b>S13/BL52/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	352CA	S13/BL52/CL-C /AV
C	MASONRY LOAD BEARING	MA	352CL	S13/BL52/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Substantial structure, good mansard, finished soffit

DESCRIPTION -- INTERIOR FINISH:

- Pavers, terrazzo, best ornamental concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-quality illumination and fixtures

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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	352CE	S13/BL52/CL-C /EX
C	MASONRY LOAD BEARING	MA	352CG	S13/BL52/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>352CA</b>	<b>S13/BL52/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	352CL	S13/BL52/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal or wood canopies, decorative supports

DESCRIPTION -- INTERIOR FINISH:

- Terrazzo, decorative concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good illumination and fixtures

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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	352CE	S13/BL52/CL-C /EX
C	MASONRY LOAD BEARING	MA	352CG	S13/BL52/CL-C /GD
C	MASONRY LOAD BEARING	MA	352CA	S13/BL52/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>352CL</b>	<b>S13/BL52/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Light trellises or awnings, plain supports

DESCRIPTION -- INTERIOR FINISH:

- Patterned concrete, some plain terrazzo or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate illumination and fixtures

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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>352DE</b>	<b>S13/BL52/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	352DG	S13/BL52/CL-D /GD
D	WOOD LOAD BEARING	MA	352DA	S13/BL52/CL-D /AV
D	WOOD LOAD BEARING	MA	352DL	S13/BL52/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Completely roofed, comparable to average enclosed mall

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & plumbing, standard fixtures, few outlets

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	352DE	S13/BL52/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>352DG</b>	<b>S13/BL52/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	352DA	S13/BL52/CL-D /AV
D	WOOD LOAD BEARING	MA	352DL	S13/BL52/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Substantial structure, good mansard, finished soffit

DESCRIPTION -- INTERIOR FINISH:

- Pavers, terrazzo, best ornamental concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-quality illumination and fixtures

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DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	352DE	S13/BL52/CL-D /EX
D	WOOD LOAD BEARING	MA	352DG	S13/BL52/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>352DA</b>	<b>S13/BL52/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	352DL	S13/BL52/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal or wood canopies, decorative supports

DESCRIPTION -- INTERIOR FINISH:

- Terrazzo, decorative concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good illumination and fixtures

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OCCUPANCY ----- Mall Concourse (covered)

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DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	352DE	S13/BL52/CL-D /EX
D	WOOD LOAD BEARING	MA	352DG	S13/BL52/CL-D /GD
D	WOOD LOAD BEARING	MA	352DA	S13/BL52/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>352DL</b>	<b>S13/BL52/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Light trellises or awnings, plain supports

DESCRIPTION -- INTERIOR FINISH:

- Patterned concrete, some plain terrazzo or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate illumination and fixtures

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OCCUPANCY ----- Mall Concourse (covered)

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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>352SE</b>	<b>S13/BL52/CL-S</b>	<b>/EX</b>
S	INCOMBUSTIBLE METAL	MA	352SG	S13/BL52/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	352SA	S13/BL52/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	352SL	S13/BL52/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Completely roofed, comparable to average enclosed mall

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & plumbing, standard fixtures, few outlets



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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	352SE	S13/BL52/CL-S /EX
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>352SG</b>	<b>S13/BL52/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	352SA	S13/BL52/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	352SL	S13/BL52/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Substantial structure, good mansard, finished soffit

DESCRIPTION -- INTERIOR FINISH:

- Pavers, terrazzo, best ornamental concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-quality illumination and fixtures

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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	352SE	S13/BL52/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	352SG	S13/BL52/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>352SA</b>	<b>S13/BL52/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	352SL	S13/BL52/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Metal or wood canopies, decorative supports

DESCRIPTION -- INTERIOR FINISH:

- Terrazzo, decorative concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good illumination and fixtures

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OCCUPANCY ----- Mall Concourse (covered)

DESCRIPTION CODE - S1352

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Cvr

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	352SE	S13/BL52/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	352SG	S13/BL52/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	352SA	S13/BL52/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>352SL</b>	<b>S13/BL52/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Light trellises or awnings, plain supports

DESCRIPTION -- INTERIOR FINISH:

- Patterned concrete, some plain terrazzo or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate illumination and fixtures

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OCCUPANCY ----- Mall Concourse (Open)

DESCRIPTION CODE - S1354

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=====

OCCUPANCY ----- Mall Concourse (open)

DESCRIPTION CODE - S1354

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Opn

=====

Open Malls Concourse are for open-air pedestrian concourses, generally referred to as an arcade or courtyard. Apply costs to covered areas only.

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OCCUPANCY ----- Mall Concourse (open)

DESCRIPTION CODE - S1354

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Opn

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	354CE	S13/BL54/CL-C /EX
C	MASONRY LOAD BEARING	MA	354CG	S13/BL54/CL-C /GD
C	MASONRY LOAD BEARING	MA	354CA	S13/BL54/CL-C /AV
C	MASONRY LOAD BEARING	MA	354CL	S13/BL54/CL-C /LC
D	WOOD LOAD BEARING	MA	354DE	S13/BL54/CL-D /EX
D	WOOD LOAD BEARING	MA	354DG	S13/BL54/CL-D /GD
D	WOOD LOAD BEARING	MA	354DA	S13/BL54/CL-D /AV
D	WOOD LOAD BEARING	MA	354DL	S13/BL54/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	354SE	S13/BL54/CL-S /EX
S	INCOMBUSTIBLE METAL	MA	354SG	S13/BL54/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	354SA	S13/BL54/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	354SL	S13/BL54/CL-S /LC

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OCCUPANCY ----- Mall Concourse (open)

DESCRIPTION CODE - S1354

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Opn

=====

-----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>354CE</b>	<b>S13/BL54/CL-C</b>	<b>/EX</b>
C	MASONRY LOAD BEARING	MA	354CG	S13/BL54/CL-C	/GD
C	MASONRY LOAD BEARING	MA	354CA	S13/BL54/CL-C	/AV
C	MASONRY LOAD BEARING	MA	354CL	S13/BL54/CL-C	/LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Completely roofed, comparable to average enclosed mall

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & plumbing, standard fixtures, few outlets

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OCCUPANCY ----- Mall Concourse (open)

DESCRIPTION CODE - S1354

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Opn

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	354CE	S13/BL54/CL-C /EX
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>354CG</b>	<b>S13/BL54/CL-C /GD</b>
C	MASONRY LOAD BEARING	MA	354CA	S13/BL54/CL-C /AV
C	MASONRY LOAD BEARING	MA	354CL	S13/BL54/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Substantial structure, good mansard, finished soffit

DESCRIPTION -- INTERIOR FINISH:

- Pavers, terrazzo, best ornamental concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-quality illumination and fixtures



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STORES AND COMMERCIAL BUILDINGS

=====

OCCUPANCY ----- Mall Concourse (open)

DESCRIPTION CODE - S1354

DESCRIPTION TEXT - Sec 13/Shp Ct-Ml Cncr/Opn

=====

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

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	354CE	S13/BL54/CL-C /EX
C	MASONRY LOAD BEARING	MA	354CG	S13/BL54/CL-C /GD
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>354CA</b>	<b>S13/BL54/CL-C /AV</b>
C	MASONRY LOAD BEARING	MA	354CL	S13/BL54/CL-C /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal or wood canopies, decorative supports

DESCRIPTION -- INTERIOR FINISH:

- Terrazzo, decorative concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good illumination and fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	354CE	S13/BL54/CL-C /EX
C	MASONRY LOAD BEARING	MA	354CG	S13/BL54/CL-C /GD
C	MASONRY LOAD BEARING	MA	354CA	S13/BL54/CL-C /AV
<b>C</b>	<b>MASONRY LOAD BEARING</b>	<b>MA</b>	<b>354CL</b>	<b>S13/BL54/CL-C /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Light trellises or awnings, plain supports

DESCRIPTION -- INTERIOR FINISH:

- Patterned concrete, some plain terrazzo or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate illumination and fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>354DE</b>	<b>S13/BL54/CL-D /EX</b>
D	WOOD LOAD BEARING	MA	354DG	S13/BL54/CL-D /GD
D	WOOD LOAD BEARING	MA	354DA	S13/BL54/CL-D /AV
D	WOOD LOAD BEARING	MA	354DL	S13/BL54/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Completely roofed, comparable to average enclosed mall

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & plumbing, standard fixtures, few outlets

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		TYPE	CODE	
D	WOOD LOAD BEARING	MA	354DE	S13/BL54/CL-D /EX
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>354DG</b>	<b>S13/BL54/CL-D /GD</b>
D	WOOD LOAD BEARING	MA	354DA	S13/BL54/CL-D /AV
D	WOOD LOAD BEARING	MA	354DL	S13/BL54/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Substantial structure, good mansard, finished soffit

DESCRIPTION -- INTERIOR FINISH:

- Pavers, terrazzo, best ornamental concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-quality illumination and fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	354DE	S13/BL54/CL-D /EX
D	WOOD LOAD BEARING	MA	354DG	S13/BL54/CL-D /GD
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>354DA</b>	<b>S13/BL54/CL-D /AV</b>
D	WOOD LOAD BEARING	MA	354DL	S13/BL54/CL-D /LC

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

DESCRIPTION -- EXTERIOR FINISH:

- Metal or wood canopies, decorative supports

DESCRIPTION -- INTERIOR FINISH:

- Terrazzo, decorative concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good illumination and fixtures

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		TYPE	CODE	
D	WOOD LOAD BEARING	MA	354DE	S13/BL54/CL-D /EX
D	WOOD LOAD BEARING	MA	354DG	S13/BL54/CL-D /GD
D	WOOD LOAD BEARING	MA	354DA	S13/BL54/CL-D /AV
<b>D</b>	<b>WOOD LOAD BEARING</b>	<b>MA</b>	<b>354DL</b>	<b>S13/BL54/CL-D /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Light trellises or awnings, plain supports

DESCRIPTION -- INTERIOR FINISH:

- Patterned concrete, some plain terrazzo or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate illumination and fixtures

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>354SE</b>	<b>S13/BL54/CL-S</b>	<b>/EX</b>
S	INCOMBUSTIBLE METAL	MA	354SG	S13/BL54/CL-S	/GD
S	INCOMBUSTIBLE METAL	MA	354SA	S13/BL54/CL-S	/AV
S	INCOMBUSTIBLE METAL	MA	354SL	S13/BL54/CL-S	/LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Completely roofed, comparable to average enclosed mall

DESCRIPTION -- INTERIOR FINISH:

- Exposed deck, joists, carpet, vinyl, wood, plain seating and planters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting & plumbing, standard fixtures, few outlets

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S	INCOMBUSTIBLE METAL	MA	354SE	S13/BL54/CL-S /EX
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>354SG</b>	<b>S13/BL54/CL-S /GD</b>
S	INCOMBUSTIBLE METAL	MA	354SA	S13/BL54/CL-S /AV
S	INCOMBUSTIBLE METAL	MA	354SL	S13/BL54/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Substantial structure, good mansard, finished soffit

DESCRIPTION -- INTERIOR FINISH:

- Pavers, terrazzo, best ornamental concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- High-quality illumination and fixtures



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S	INCOMBUSTIBLE METAL	MA	354SG	S13/BL54/CL-S /GD
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>354SA</b>	<b>S13/BL54/CL-S /AV</b>
S	INCOMBUSTIBLE METAL	MA	354SL	S13/BL54/CL-S /LC

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Metal or wood canopies, decorative supports

DESCRIPTION -- INTERIOR FINISH:

- Terrazzo, decorative concrete

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good illumination and fixtures

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S	INCOMBUSTIBLE METAL	MA	354SG	S13/BL54/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	354SA	S13/BL54/CL-S /AV
<b>S</b>	<b>INCOMBUSTIBLE METAL</b>	<b>MA</b>	<b>354SL</b>	<b>S13/BL54/CL-S /LC</b>

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

DESCRIPTION -- EXTERIOR FINISH:

- Light trellises or awnings, plain supports

DESCRIPTION -- INTERIOR FINISH:

- Patterned concrete, some plain terrazzo or pavers

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate illumination and fixtures