

*ALBERTA*  
*2001 RESIDENTIAL COST*  
*MANUAL*



## Alberta 2001 Residential Cost Manual

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<b>SECTION 1</b>	<b>INTRODUCTION .....</b>	<b>1—1</b>
<b>1</b>	<b>PROPERTY IN ALBERTA.....</b>	<b>1—1</b>
1.1	CLASSIFICATION OF PROPERTY .....	1—1
1.2	THE ASSESSOR .....	1—1
1.3	THE ALBERTA RESIDENTIAL ASSESSMENT MANUAL .....	1—2
	IMPROVEMENTS .....	1—2
1.4	CLASSIFICATION - GENERAL .....	1—3
	CLASSIFICATION PROCESS .....	1—3
1.5	BASE RATES .....	1—4
1.6	RESIDENTIAL HOUSING.....	1—5
	HOUSE TYPES .....	1—5
1.7	RESIDENTIAL CLASSES .....	1—7
	RECORDING PROPERTY DESCRIPTIONS.....	1—7
1.8	RESIDENTIAL IMPROVEMENT ASSESSMENT.....	1—8
1.9	BASE COST MODIFIERS .....	1—10
	BASE COST MODIFIER FACTOR TABLE .....	1—10
1.10	RESIDENTIAL DEPRECIATION ASSESSMENT .....	1—11
1.11	AGE LIFE TABLES.....	1—12
	AGE LIFE TABLE: RESIDENCES, GARAGES, AND OUTBUILDINGS.....	1—12
	AGE LIFE TABLE: MANUFACTURED HOMES .....	1—13
1.12	CONDITION, DESIRABILITY AND UTILITY RATINGS (CDU) .....	1—14
1.13	GLOSSARY .....	1—15
1.14	REMAINING LIFE: BUILDINGS AND STRUCTURES .....	1—16
	APPLICATION OF REMAINING LIFE TABLES.....	1—16
1.15	REMAINING LIFE TABLES: BUILDINGS & STRUCTURES .....	1—17
	10 YEAR AGE LIFE .....	1—17
	15 YEAR AGE LIFE .....	1—17
	20 YEAR AGE LIFE .....	1—18
	25 YEAR AGE LIFE .....	1—19
	30 YEAR AGE LIFE .....	1—20
	35 YEAR AGE LIFE .....	1—21
	40 YEAR AGE LIFE .....	1—22
	45 YEAR AGE LIFE .....	1—24
	50 YEAR AGE LIFE .....	1—26
	55 YEAR AGE LIFE .....	1—28
	60 YEAR AGE LIFE .....	1—30

65 YEAR AGE LIFE .....	1—32
70 YEAR AGE LIFE .....	1—34
75 YEAR AGE LIFE .....	1—36
80 YEAR AGE LIFE .....	1—38
90 YEAR AGE LIFE .....	1—41
100 YEAR AGE LIFE .....	1—43

**SECTION 2 RESIDENTIAL IMPROVEMENTS ..... 2—47**

**2 RESIDENTIAL IMPROVEMENT CLASSIFICATION CODES .....2—47**

**2.2 SINGLE FAMILY—BEFORE 1940..... 2—53**

MODEL TYPE 002—SINGLE FAMILY—BEFORE 1940—FAIR QUALITY (03) .....	2—53
MODEL TYPE 002—SINGLE FAMILY—BEFORE 1940—STANDARD QUALITY (04) .....	2—55
MODEL TYPE 002—SINGLE FAMILY—BEFORE 1940—CUSTOM QUALITY (06) .....	2—57

**2.3 SINGLE FAMILY—AFTER 1940..... 2—59**

MODEL TYPE 003—SINGLE FAMILY—AFTER 1940—FAIR QUALITY (03).....	2—59
MODEL TYPE 003—SINGLE FAMILY—AFTER 1940—STANDARD QUALITY (04) .....	2—61
MODEL TYPE 003—SINGLE FAMILY—AFTER 1940—SEMI-CUSTOM QUALITY (05).....	2—63
MODEL TYPE 003—SINGLE FAMILY—AFTER 1940—CUSTOM QUALITY (06).....	2—65
MODEL TYPE 003—SINGLE FAMILY—AFTER 1940—GOOD CUSTOM QUALITY (07) .....	2—67
MODEL TYPE 003—SINGLE FAMILY—AFTER 1940—EXPENSIVE QUALITY (08).....	2—69
MODEL TYPE 003—SINGLE FAMILY—AFTER 1940—LUXURIOUS QUALITY (09).....	2—71

**2.4 SINGLE FAMILY—AFTER 1970..... 2—73**

MODEL TYPE 004—SINGLE FAMILY—AFTER 1970—FAIR QUALITY (03).....	2—73
MODEL TYPE 004—SINGLE FAMILY—AFTER 1970—STANDARD QUALITY (04) .....	2—75
MODEL TYPE 004—SINGLE FAMILY—AFTER 1970—SEMI-CUSTOM QUALITY (05).....	2—77
MODEL TYPE 004—SINGLE FAMILY—AFTER 1970—CUSTOM QUALITY (06).....	2—79
MODEL TYPE 004—SINGLE FAMILY—AFTER 1970—GOOD CUSTOM QUALITY (07) .....	2—81
MODEL TYPE 004—SINGLE FAMILY—AFTER 1970—EXPENSIVE QUALITY (08).....	2—83
MODEL TYPE 004—SINGLE FAMILY—AFTER 1970—LUXURIOUS QUALITY (09).....	2—85

**2.5 SINGLE FAMILY—AFTER 1980..... 2—87**

MODEL TYPE 005—SINGLE FAMILY—AFTER 1980—SEMI-CUSTOM QUALITY (05).....	2—87
MODEL TYPE 005—SINGLE FAMILY—AFTER 1980—CUSTOM QUALITY (06).....	2—90

**2.6 SINGLE FAMILY—CEDAR/LOG ..... 2—93**

MODEL TYPE 008—SINGLE FAMILY—CEDAR/LOG—FAIR QUALITY (03) .....	2—93
MODEL TYPE 008—SINGLE FAMILY—CEDAR/LOG—STANDARD QUALITY (04).....	2—95
MODEL TYPE 008—SINGLE FAMILY—CEDAR/LOG—SEMI-CUSTOM QUALITY (05).....	2—97
MODEL TYPE 008—SINGLE FAMILY—CEDAR/LOG—CUSTOM QUALITY (06) .....	2—99
MODEL TYPE 008—SINGLE FAMILY—CEDAR/LOG—GOOD CUSTOM QUALITY (07) .....	2—101
MODEL TYPE 008—SINGLE FAMILY—CEDAR/LOG—EXPENSIVE QUALITY (08).....	2—103

**2.7 MODEL TYPE—015—BASEMENT FINISH..... 2—105**

MODEL TYPE 015—BASEMENT FINISH INFORMATION.....	2—105
MODEL TYPE 015—BASEMENT FINISH—POOR QUALITY (00) .....	2—106
MODEL TYPE 015—BASEMENT FINISH—FAIR QUALITY (03) .....	2—107
MODEL TYPE 015—BASEMENT FINISH—SEMI-CUSTOM QUALITY (05).....	2—108
MODEL TYPE 015—BASEMENT FINISH—CUSTOM QUALITY (06) .....	2—109

<b>2.8 SWIMMING POOLS.....</b>	<b>2—110</b>
SWIMMING POOL INFORMATION .....	2—110
SUGGESTED AGE LIFE OF RESIDENTIAL SWIMMING POOLS .....	2—110
MODEL TYPE 020—SWIMMING POOL—FAIR QUALITY (03).....	2—111
MODEL TYPE 020—SWIMMING POOL—STANDARD QUALITY (04) .....	2—112
MODEL TYPE 020—SWIMMING POOL—CUSTOM QUALITY (06).....	2—113
MODEL TYPE 020—SWIMMING POOL—EXPENSIVE QUALITY (08) .....	2—114
<b>2.9 SWIMMING POOL BUILDINGS .....</b>	<b>2—115</b>
SWIMMING POOL BUILDINGS INFORMATION .....	2—115
MODEL TYPE 022—SWIMMING POOL BUILDINGS—FAIR QUALITY (03) .....	2—117
MODEL TYPE 022—SWIMMING POOL BUILDINGS—STANDARD QUALITY (04) .....	2—118
MODEL TYPE 022—SWIMMING POOL BUILDINGS—CUSTOM QUALITY (06) .....	2—119
MODEL TYPE 022—SWIMMING POOL BUILDINGS—EXPENSIVE QUALITY (08).....	2—120
<b>2.10 RESIDENTIAL GREENHOUSES .....</b>	<b>2—122</b>
RESIDENTIAL GREENHOUSE INFORMATION .....	2—122
MODEL TYPE 025—GREENHOUSE—SUBSTANDARD QUALITY (02) .....	2—123
MODEL TYPE 025—GREENHOUSE—FAIR QUALITY (03) .....	2—124
MODEL TYPE 025—GREENHOUSE—STANDARD QUALITY (04) .....	2—125
MODEL TYPE 025—GREENHOUSE—CUSTOM QUALITY (06).....	2—126
<b>2.11 RESIDENTIAL SOLARIUM .....</b>	<b>2—127</b>
RESIDENTIAL SOLARIUM INFORMATION.....	2—127
MODEL TYPE 026—SOLARIUM—FAIR QUALITY (03).....	2—128
MODEL TYPE 026—SOLARIUM—STANDARD QUALITY (04).....	2—129
MODEL TYPE 026—SOLARIUM—CUSTOM QUALITY (06) .....	2—130
MODEL TYPE 026—SOLARIUM—EXPENSIVE QUALITY (08) .....	2—131
<b>2.12 GARAGE AND CARPORTS.....</b>	<b>2—132</b>
GARAGE AND CARPORT INFORMATION .....	2—132
MODEL TYPE 030—GARAGE—POOR QUALITY (00).....	2—133
MODEL TYPE 030—GARAGE—SUBSTANDARD QUALITY (02) .....	2—134
MODEL TYPE 030—GARAGE—FAIR QUALITY (03).....	2—135
MODEL TYPE 030—GARAGE—STANDARD QUALITY (04) .....	2—136
MODEL TYPE 030—GARAGE—CUSTOM QUALITY (06).....	2—137
MODEL TYPE 030—GARAGE—GOOD CUSTOM QUALITY (07) .....	2—138
<b>2.13 MULTIPLE GARAGES .....</b>	<b>2—139</b>
MODEL TYPE 031—MULTIPLE GARAGES—SUBSTANDARD QUALITY (02).....	2—139
MODEL TYPE 031—MULTIPLE GARAGES—FAIR QUALITY (03).....	2—140
MODEL TYPE 031—MULTIPLE GARAGES—STANDARD QUALITY (04) .....	2—141
MODEL TYPE 031—MULTIPLE GARAGES—CUSTOM QUALITY (06).....	2—142
<b>2.14 CARPORTS .....</b>	<b>2—143</b>
MODEL TYPE 035—CARPORT—POOR QUALITY (00).....	2—143
MODEL TYPE 035—CARPORT—SUBSTANDARD QUALITY (02).....	2—144
MODEL TYPE 035—CARPORT—STANDARD QUALITY (04).....	2—145
MODEL TYPE 035—CARPORT—CUSTOM QUALITY (06) .....	2—146
MODEL TYPE 035—CARPORT—GOOD CUSTOM QUALITY (07) .....	2—147
<b>2.15 MANUFACTURED HOMES.....</b>	<b>2—148</b>
MANUFACTURED HOME INFORMATION.....	2—148

MODEL TYPE 040–SINGLE SECTION MANUFACTURED HOME– SUBSTANDARD QUALITY (02) .....	2–149
MODEL TYPE 040–SINGLE SECTION MANUFACTURED HOME–FAIR QUALITY (03) .....	2–150
MODEL TYPE 040–SINGLE SECTION MANUFACTURED HOME–STANDARD QUALITY (04) ..	2–151
MODEL TYPE 040–SINGLE SECTION MANUFACTURED HOME– SEMI-CUSTOM QUALITY (05) .....	2–152
<b>2.16 MULTI-SECTION MANUFACTURED HOME.....</b>	<b>2–153</b>
MODEL TYPE 045–MULTI-SECTION MANUFACTURED HOME–FAIR QUALITY (03).....	2–153
MODEL TYPE 045–MULTI-SECTION MANUFACTURED HOME–STANDARD QUALITY (04) ...	2–154
MODEL TYPE 045–MULTI-SECTION MANUFACTURED HOME– SEMI-CUSTOM QUALITY (05) .....	2–155
<b>2.17 MOBILE UNIT PARK .....</b>	<b>2–156</b>
MODEL TYPE 048–MOBILE UNIT PARK–SUBSTANDARD QUALITY (02).....	2–156
<b>2.18 MANUFACTURED HOME COMMUNITY.....</b>	<b>2–157</b>
MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–FAIR QUALITY (03).....	2–157
MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–STANDARD QUALITY (04) .....	2–158
MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–CUSTOM QUALITY (06).....	2–159
<b>2.19 SUMMER COTTAGES .....</b>	<b>2–160</b>
MODEL TYPE 050–SUMMER COTTAGE–POOR QUALITY (00) .....	2–160
MODEL TYPE 050–SUMMER COTTAGE–ECONOMY QUALITY (01) .....	2–161
MODEL TYPE 050–SUMMER COTTAGE–SUBSTANDARD QUALITY (02) .....	2–163
MODEL TYPE 050–SUMMER COTTAGE–FAIR QUALITY (03) .....	2–165
MODEL TYPE 050–SUMMER COTTAGE–STANDARD QUALITY (04) .....	2–167
MODEL TYPE 050–SUMMER COTTAGE–SEMI-CUSTOM QUALITY (05) .....	2–170
MODEL TYPE 050–SUMMER COTTAGE–CUSTOM QUALITY (06) .....	2–173
<b>2.20 CEDAR/LOG SUMMER COTTAGE .....</b>	<b>2–176</b>
MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–FAIR QUALITY (03) .....	2–176
MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–STANDARD QUALITY (04) .....	2–179
MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–SEMI-CUSTOM QUALITY (05) .....	2–182
MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–CUSTOM QUALITY (06) .....	2–185
<b>2.21 DUPLEX/FOURPLEX HOUSING .....</b>	<b>2–188</b>
MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–SUBSTANDARD QUALITY (02) ....	2–188
MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–FAIR QUALITY (03).....	2–190
MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–STANDARD QUALITY (04) .....	2–192
MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–SEMI-CUSTOM QUALITY (05) ....	2–195
MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–CUSTOM QUALITY (06).....	2–198
MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–GOOD CUSTOM QUALITY (07) ....	2–201
<b>2.22 MULTIPLE HOUSING.....</b>	<b>2–204</b>
MODEL TYPE 070, 071–MULTIPLE HOUSING–SUBSTANDARD QUALITY (02) .....	2–204
MODEL TYPE 070, 071–MULTIPLE HOUSING–FAIR QUALITY (03).....	2–206
MODEL TYPE 070, 071–MULTIPLE HOUSING–STANDARD QUALITY (04) .....	2–208
MODEL TYPE 070, 071–MULTIPLE HOUSING–SEMI-CUSTOM QUALITY (05).....	2–211
MODEL TYPE 070, 071–MULTIPLE HOUSING–CUSTOM QUALITY (06).....	2–214
MODEL TYPE 070, 071–MULTIPLE HOUSING–GOOD CUSTOM QUALITY (07) .....	2–217

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**SECTION 3 RESIDENTIAL UNIT COSTS..... 3–221**

---

<b>3.1 CONCRETE .....</b>	<b>3–221</b>
RESIDENTIAL BASEMENT EXTENSIONS .....	3–221
<b>3.2 SPECIAL CONSTRUCTION.....</b>	<b>3–222</b>
FIREPLACE–BUILT-IN .....	3–222
FIREPLACE–FREE-STANDING.....	3–222
HOT TUBS (WOOD).....	3–223
SAUNAS.....	3–223
<b>3.3 DECKS/PATIOS.....</b>	<b>3–224</b>
DECKS–GROUND LEVEL .....	3–224
DECKS–RAISED .....	3–224
SUGGESTED AGE LIFE OF RESIDENTIAL DECK & PATIOS.....	3–224
<b>3.4 RESIDENTIAL PASSENGER ELEVATORS.....</b>	<b>3–225</b>
<b>3.5 MECHANICAL .....</b>	<b>3–226</b>
PLUMBING SYSTEMS.....	3–226
<b>3.6 HEATING SYSTEMS .....</b>	<b>3–227</b>
AIR CONDITIONING–FORCED AIR HEATING SYSTEMS .....	3–227
AIR CONDITIONING–HOT WATER HEATING SYSTEMS.....	3–227
<b>3.7 HOME ENTERTAINMENT SYSTEM.....</b>	<b>3–228</b>

**SECTION 4 PERCENTAGE DISTRIBUTION TABLES..... 4–229**

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<b>4.1 RESIDENTIAL COMPONENT PERCENTAGE DISTRIBUTION TABLE .....</b>	<b>4–229</b>
GARAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE.....	4–230
<b>4.2 SUMMER COTTAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE</b>	<b>4–231</b>
<b>4.3 RESIDENTIAL QUALITY ADJUSTMENT TABLE.....</b>	<b>4–232</b>
RESIDENTIAL BASE COST DIFFERENCE TABLE–MODEL TYPE 005 .....	4–233
RESIDENTIAL QUALITY ADJUSTMENT TABLE–MODEL TYPE 005.....	4–234
<b>4.4 SUMMER COTTAGE QUALITY ADJUSTMENT TABLE .....</b>	<b>4–235</b>
<b>4.5 RESIDENTIAL ENERGY EFFICIENT TABLE .....</b>	<b>4–236</b>
FRAMING AND INSULATION COMPARISON.....	4–236



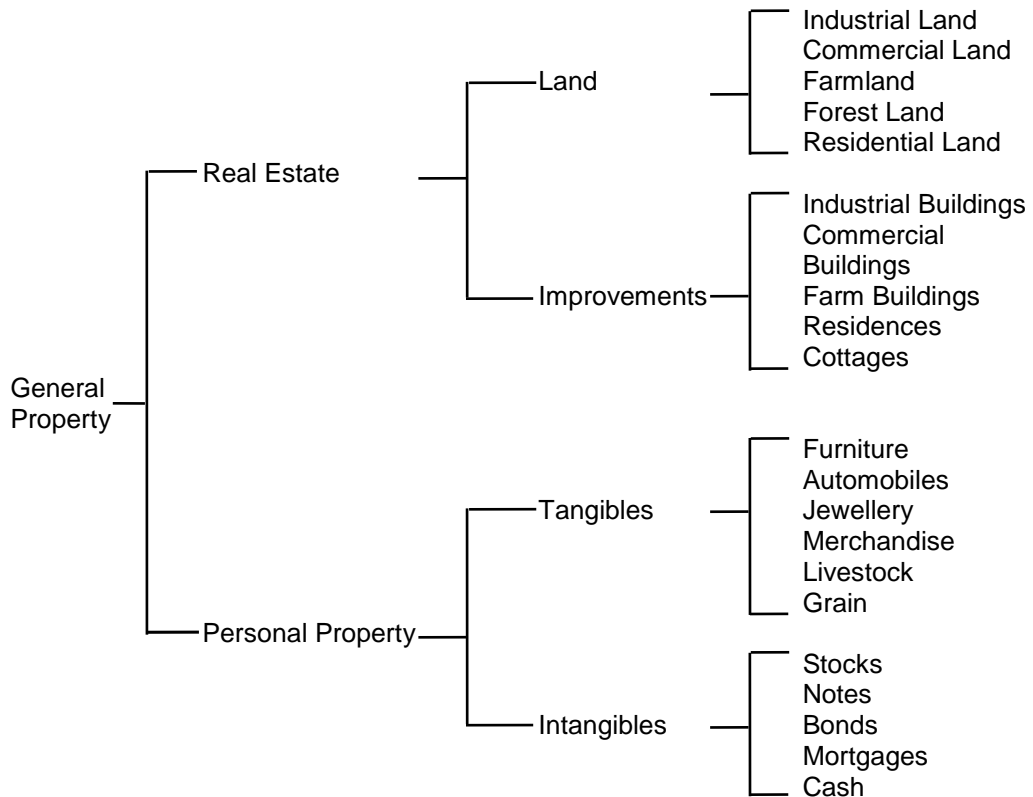


## SECTION 1 INTRODUCTION

### 1 PROPERTY IN ALBERTA

The chart classifies general property within two main categories: Real Estate and Personal Property. These two categories are further divided into Land, Improvements, Tangibles and Intangibles.

#### 1.1 CLASSIFICATION OF PROPERTY



#### 1.2 THE ASSESSOR

Assessors in Alberta are appointed under the *Municipal Government Act* to establish a fair and equitable assessment of properties.

Property assessment requires fairness and precision. The assessor must be able to value properties by analyzing, planning and executing the procedures and policies set within the legislation and the municipality. It is critical that assessors maintain an understanding of current statutes and regulations governing assessment and to be aware of any changes to the legislation.

## 1.3 THE ALBERTA RESIDENTIAL ASSESSMENT MANUAL IMPROVEMENTS

Alberta Municipal Affairs has produced this manual as a service to municipalities and stakeholders. The manual establishes typical replacement costs for residential buildings and properties based on 2001 replacement costs.

The benchmark to establish costs for the *Alberta 2001 Residential Cost Manual* are typical 2001 replacement costs in the Edmonton area. The manual uses the full cost pricing of all typical building components including conventional mark-up. If supply and demand for buildings are relatively equal, the cost approach should establish a cost base given short run fluctuations in supply and demand. The cost approach was used to provide an equitable comparison of similar buildings however it may not represent the specific construction costs or actual costs incurred by a property owner.

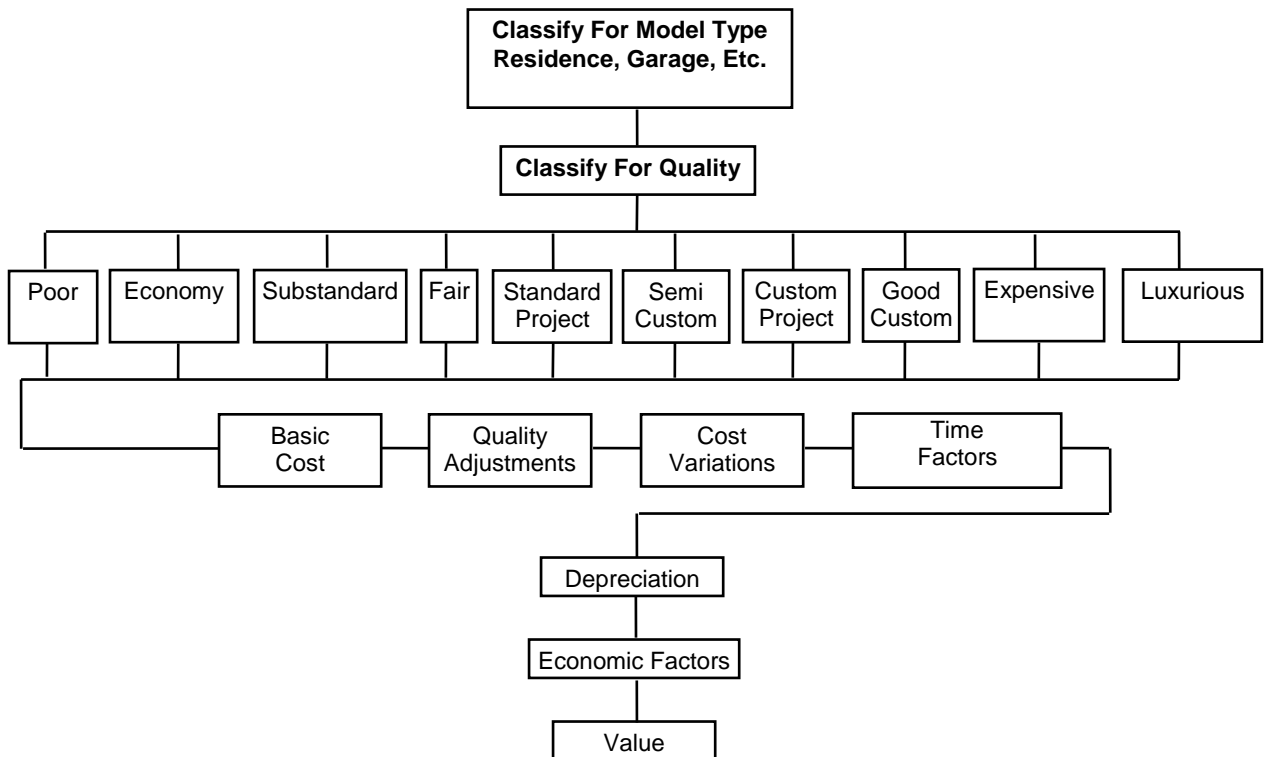
Buildings are classified by type and quality. Basic characteristics such as location, age, actual condition and depreciation can be analyzed, compared and verified. Normal physical/functional depreciation factors are applied using the Anticipated Age Life Table included in this manual. Additional depreciation or appreciation factors will be indicated by market data.

## 1.4 CLASSIFICATION - GENERAL

Classification of improvements such as use, design, kind and quality of materials and grade or quality of workmanship factors are key to the valuation process. The *Alberta 2001 Residential Cost Manual* enables the assessor to systematically determine the value of common improvements using predetermined rate schedules for model types and quality categories. Improvements and depreciation factors are categorized for residential models and quality. Residential model types are classified by intended use, improvements kinds and quality of the materials and the level of workmanship in the improvement. (see Appendix II)

### CLASSIFICATION PROCESS

Accurate classification requires attention to the general description and quality specifications provided for each model classification in this manual. Photographs can provide a general indication of building type and quality.



## 1.5 BASE RATES

In this manual Base Rates, Installation Rates, Adjustments and Unit Costs are typical 2001 construction replacement costs in the Edmonton area. Typical quantities and qualities for material and labour are used to establish unit costs which are then used to determine base rates. Replacement costs for various classes are derived from base rates for various classes and qualities of improvements. “The replacement cost concept implicitly eliminates all functional obsolescence from the value given; thus only physical depreciation and economic obsolescence need to be subtracted to obtain replacement cost new less depreciation.”<sup>1</sup>

Typical overhead and profit margins are included in the unit costs in this manual. Architectural and/or engineering fees have been incorporated in the base rates and adjustment rates for each building model therefore additional fees are not required. Overhead expenses include (but are not limited to) the following:

- 1) temporary site offices and buildings
- 2) material handling and warehousing
- 3) hoarding, barricades, guardrails, signs and signals, etc.
- 4) temporary site services such as water, light and power, telephone and sanitary facilities
- 5) site cleanup such as building, windows, site, rubbish removal, etc.
- 6) inspection and testing
- 7) site staff
- 8) site protection and first aid
- 9) construction equipment such as tools, pumps, scaffolding, etc.
- 10) building permits, fire, liability and property insurance
- 11) head office expenses including staff, rent, utilities, insurance, licenses, property and business taxes, sales promotion, loss of opportunity interest, financing, legal fees, etc.

Manual base rates are expressed as linear equations with one constant and one variable. The building base costs can then be calculated using the following formula:

$$\text{Base Cost} = \text{Constant} + (\text{Area} \times \text{Area Rate m}^2)$$

For example the base cost for a 112.4 m<sup>2</sup> Model 003, Quality 04 residence is calculated as:

$$\text{Base Cost} = \$26,100 + (112.4 \text{ m}^2 \times \$558)$$

$$\text{Base Cost} = \$26,100 + \$62,719$$

$$\text{Base Cost} = \$88,819$$

## 1.6 RESIDENTIAL HOUSING

### HOUSE TYPES

#### Figure A

A one-storey dwelling is defined as a detached domestic building. Two advantages to this design are that all the habitable rooms are located on one level and additions may be made economically.

#### Figure B

A split-level dwelling combines the advantages of a one-storey and a two-storey dwelling with only 6 or 7 steps between each floor level providing good utility.

#### Figure C

The 1½ storey dwelling adds a minimum of 50% more floor area to the standard one-storey with a medium to high pitched roof. Manual rates for this building type assume 60% of the ground floor area is finished. Residential improvement adjustments for area and quality of upper finish (see 1.9) make valuing features such as dormers unnecessary.

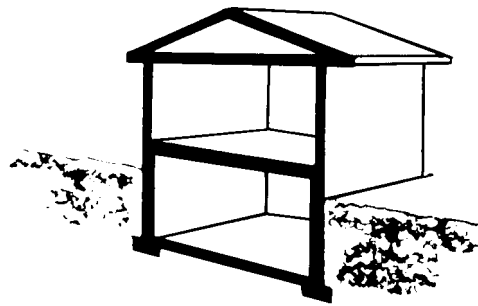
#### Figure D

The 1¾ storey dwelling is an obsolete building type. It is almost as expensive to construct as the 2-storey dwelling. It provides 100% upstairs floor area with restricted utility because of the sloped ceiling. All assessment rates for this building type assume a finished upper level. Adjustments for average upper interior sidewall height make it unnecessary to value dormers separately.

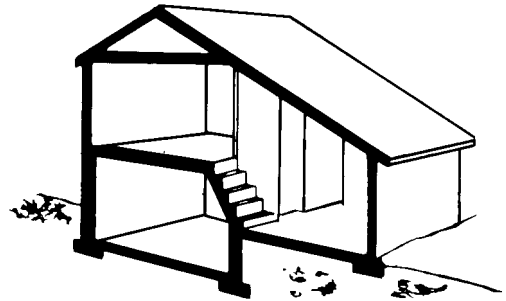
#### Figure E

The 2-storey dwelling is compact and easy to heat. The utility value is generally good considering that a one-storey dwelling requires twice as much roof and foundation area to produce equal square footage.

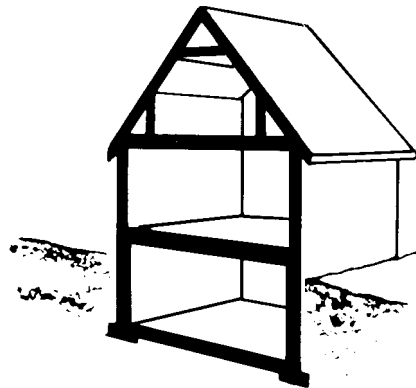
House Types (continued)



A. 1 STOREY



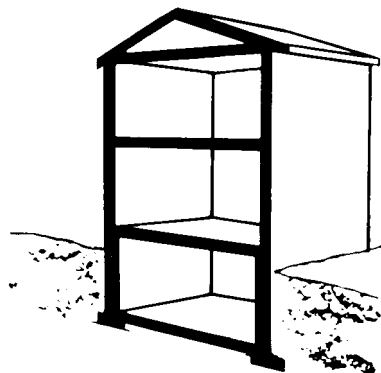
B. SPLIT LEVEL



C. 1 1/2 STOREY



D. 1 3/4 STOREY



E. 2 STOREY

## 1.7 RESIDENTIAL CLASSES

In this manual, single family residential classes are divided into four broad architectural categories:

- all ages
- built before 1940
- built after 1940
- energy efficient residences predominately constructed after 1980.

These categories enhance uniformity and aid the classification process. The architectural age rather than the actual age of a residence should be used to classify the structure because a residence may be built using historical architectural styling and utility; conversely a house may be constructed with styling and utility well ahead of its architectural era.

The quality of a residence is a major factor in the classification process. Each category contained in this manual was created using a sample of residences and their materials and workmanship specifications. These criteria produce a series of benchmarks similar to a flight of steps; residence quality is presented in ascending order from the poorest to the best quality. The quality benchmarks group the total housing inventory into quality groups or ranges possessing common features and characteristics however there are a vast array of residences and qualities of construction.

Each category is uses a quality range percentage factor to make adjustments for variations in the quality of construction. Adjustments such as a half bath or a fireplace may be applied using a rate based on the quality of the item. (see Adjustment Tables)

The workmanship, materials or design and utility of a residence often varies from the typical quality within a single classification or category; if the quality is not typical, an addition or deduction percentage is applied to adjust for the difference in quality. Once the appropriate category has been chosen for a residence, the quality of a residence is evaluated to determine if it is above or below the typical quality. The classification tables provide quality range factors to modify the value of each item that is not of typical quality.

### RECORDING PROPERTY DESCRIPTIONS

During the classification process it is critical that a complete and highly detailed record is made of the descriptive characteristics of each property.

The detailed property inventory of quality and quantity determine the property classification. The classification tables within each category will be used to calculate variations in quality and/or quantity for replacement costs or depreciation allowances. The inventory is also the documentation or evidence used to demonstrate to both the property owner or to the revision or appeal tribunals, the processes used during the valuation of the residence.

## 1.8 RESIDENTIAL IMPROVEMENT ASSESSMENT

The following is an example of a residential improvement assessment using the Alberta 2001 Residential Cost Manual.

### Model 003 Quality 05

**Structure 05** Single family residence built after 1940  
Semi-Custom Project  
1½ storey and basement with a dormer (dormer increases the upper floor finish to approximately 71% of ground floor area. (referred to as A1)

### Model 030 Quality 04

**Structure 28** attached garage

This residence has better than typical workmanship and quality of materials for some of the building features

- upgraded floor coverings
- a considerable amount of good wood paneling and bookcases
- exterior entrance highlighted by columns, and
- other decorative features.

The overall plan and design is also better than typical for this class. The quality range within this class is –3% to +12% and the quality for this particular residence is rated as +5%.

The residence has several other variations

- 10 plumbing fixtures including one whirlpool type bath
- 2 built-in fireplaces on same chase.

This house is 7 years old and is in good condition. Using the 2001 Base Year the value of this residence, would be determined as follows:

### Dimensions

House Type	Model	Quality	Structure	Dimensions
1½ Storey & Basement	003	05	05	7.3 m x 11.0 m = 80.3 m <sup>2</sup>
Attached Garage	030	04	28	7.3 m x 7.3 m = 53.3 m <sup>2</sup>

### Calculations

#### 003–05–05 (Residence)

Base Cost = Constant + (Area x Area Rate m<sup>2</sup>)

Constant	\$35,200
A x AR m <sup>2</sup> : 80.3 x \$900	+72,270

Adjustments: additional finished area in ½ Storey Upper:

Area in (A1): 5.2 m x 11.0 m = 57.2 m<sup>2</sup> (71%)

Area in Base Rate (A2): 4.4 m x 11.0 m = 48.4 m<sup>2</sup> (60%)

Cost:  $\frac{\text{Area A1} - \text{Area A2}}{0.60} \times \text{Area Rate m}^2$

$\frac{(57.2 - 48.4) \times \$298}{1.9}$	+ 4,370
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<b>Total Base Cost 003-05-05</b>	<b>\$111,840</b>
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**Base Cost 030-04-28 (Garage)**

Constant	+ 2,960
A x AR m <sup>2</sup> : 53.3 x \$159	+ 8,475

**Total Base Cost for 003-05-05 and 030-04-28** **\$123,275**

**Other Adjustments**

**Quality Range Adjustment:** Total Base Cost x 0.05  
 \$111,840 x 0.05 + 5,592

**Plumbing:** Fixtures in residence – Fixtures in Base Rate x Rate per Fixture

(9 fixtures – 6 fixtures) x \$1,400 each =	+ 4,200
Plus 1 whirlpool type fixture	+ 1,230

**Fireplaces:** Number of units x Rate per Unit

1 Unit	+ 5,060
1 additional firebox on same chase	+ 5,060

**2001 Replacement Cost New** **\$144,417**

1.9

**BASE COST MODIFIERS**

The Replacement Cost New of an improvement, in the year of assessment, is determined as follows:

- 1) Calculate the 2001 replacement cost new of improvements using Schedules 1, 2, or 3 and
- 2) multiply the 2001 replacement cost new by the residence factor for the year of the assessment

**BASE COST MODIFIER FACTOR TABLE**

**Classification Schedule (2)**

<b>Year of Assessment</b>	<b>Residence Factor</b>
2001	1.00
2003	1.11
2004	1.18
2005	1.27
2006	1.40
2007	1.52
2008	1.66
2009	1.67
2010	1.70
2011	1.75
2012	1.80
2013	1.85
2014	1.93
2015	1.96
2016	1.98
2017	2.03
2018	2.08

**Note:** (2001 = 1.000)

**Updated September 2017**

## 1.10 RESIDENTIAL DEPRECIATION ASSESSMENT

Depreciation, defined as "a loss in value from any cause" is incorporated into the replacement cost new thus decreasing the value of the improvement.

During the course of its economic life an improvement depreciates due to physical deterioration, functional obsolescence or economic obsolescence.

Depreciation of an improvement is influenced by the level of maintenance; technology, advances in design and construction materials and changes in economic conditions.

In a mass appraisal system normal depreciation—both deterioration and normal functional obsolescence—is determined using standard age life tables and standard remaining life tables. By using of standard rates to calculate replacement cost new and to measure depreciation, the system becomes more uniform and consistent.

The model type of an improvement determines both the replacement cost rates and the depreciation tables that are applicable. Normal depreciation is determined by the effective age of the improvement. The standard depreciation tables in sections 1.14 and are used to determine normal physical deterioration and functional obsolescence. Additional losses in value may be applied if abnormal depreciation, including economic obsolescence which is not included in the standard depreciation tables, is part of an improvement.

The tables show the effect of long-term maintenance and its cumulative impact on value. For example, a painted wooden exterior requires regular maintenance and paint that has been neglected for an extended period of time is subjected to an increased rate of decay. Similarly, inadequate basement drainage and substructure will cause a more rapid deterioration in the foundation. The cumulative effect of these and similar problems will accelerate the rate of depreciation however above average maintenance of improvements will reduce the rate of depreciation.

**1.11 AGE LIFE TABLES**

The factors in the age life tables are used to determine normal depreciation. Age life tables are included for residences, garages, manufactured homes and outbuildings.

**AGE LIFE TABLE: RESIDENCES, GARAGES, AND OUTBUILDINGS**

<b>Class Of Construction</b>	<b>Anticipated Age Life</b>
<b>Inferior</b> wood frame, usually on minimal wood sills - sheds, outbuildings, etc.	30 years
<b>Poor</b> wood frame residences, usually on fair wood sills or minimal concrete footings. Poor garage or carport.	40 years
<b>Economy</b> wood frame residences on foundation or basement. Substandard garage or carport.	50 years
<b>Substandard</b> wood frame residences on foundation or basement. Fair garage or carport.	55 years
<b>Fair</b> wood frame residences. Standard garage or carport.	60 years
<b>Standard</b> or Standard Project wood frame or Fair solid unit masonry residences.	65 years
<b>Semi-Custom</b> Project wood frame or Standard/Standard Project solid unit masonry residences. Custom garage or carport.	70 years
<b>Custom</b> or Custom Project wood frame or Semi-Custom solid unit masonry residences. Good Custom garage or carport.	75 years
<b>Good Custom</b> wood frame or Custom/Custom Project solid unit masonry residences.	80 years
<b>Expensive</b> wood frame or Good Custom solid unit masonry residences.	90 years
<b>Luxurious</b>	100 years

**Note:** Anticipated Age Life - Summer Cottages

When foundations are inadequate for classifying a residence Model, for example in a Summer Cottage, the anticipated age life is determined by adopting the Class of Construction in accordance with this Age Life Table and deducting 5-10 years from the corresponding Anticipated Age Life.

Brick veneer construction should be equated to the appropriate model type applicable to the residences as a whole.

Garages or carports integrated within the overall framing and foundation system of the residence should be assigned an age life equal to the age life assigned to the residence.

**AGE LIFE TABLE: MANUFACTURED HOMES**

<b>Class Of Construction</b>	<b>Anticipated Age Life</b>
<b>Single Wide Units</b>	
Substandard	20
Fair	30
Standard	40
Semi-Custom	50
<b>Double Wide Units</b>	
Fair	30
Standard	40
Semi-Custom	50
<b>Note:</b> Inadequate foundation will increase depreciation	

**1.12 CONDITION, DESIRABILITY AND UTILITY RATINGS (CDU)**

The S-curve tables have been modified to use chronological age rather than estimating effective age. For each year of age life the tables show a range of five CDU ratings outlining the condition, desirability and utility of improvements.

CDU Rating	Rating
Superior condition; very attractive and highly desirable; components new or as good as new.	<b>Excellent</b>
Slight evidence of deterioration in minor components; well maintained; attractive, desirable, and high utility.	<b>Good</b>
Normal deterioration for age; moderate maintenance; somewhat less attractive, average to good utility; minor repairs or rehabilitation of some components required.	<b>Average</b>
Discernible deterioration; deferred maintenance requiring rehabilitation and/or replacement; reduced utility with signs of structural decay.	<b>Fair</b>
Deterioration to a point where major repairs and/or replacements are required.	<b>Poor</b>

## 1.13

**GLOSSARY**

This glossary defines the more common terms used when considering depreciation as the concept is used in the Manual.

**Abnormal Depreciation**

Abnormal depreciation is the loss in fair actual value over and above a loss attributable to deterioration and obsolescence as measured in the remaining life tables. Abnormal depreciation is unique to a property and is the result of unexpected changes in the circumstances of the property.

**Anticipated Age Life**

Anticipated Age Life is the period of time over which an improvement is depreciated. Anticipated age life represents the estimated useful life span of an improvement as exemplified by improvements with similar physical and functional characteristics. It is the sum of the age, chronological or effective, and the remaining life of the improvement.

**Condition, Desirability and Utility (C.D.U.)**

Condition, Desirability and Utility (C.D.U.) is the overall condition, desirability and utility rating of a building or structure.

**Depreciation**

Depreciation is a loss in value from any cause. More particularly, for assessment purposes, depreciation is considered to be the loss in value from physical deterioration and from obsolescence. Total depreciation is the difference between replacement cost new and market value at the same date.

**Effective Age**

The estimated age of an improvement is based on its present condition, design features and architectural amenities. Effective age may be less than actual age, actual age, or greater than actual age based on the interrelationship of the above cited criteria when compared to other improvements of like functions within a specific anticipated age life group.

**Functional Obsolescence**

Functional Obsolescence is the loss in fair actual value results from factors inherent in the improvement. Inadequate design, structural inadequacy or super adequacy and outmoded style are potential causes of functional obsolescence.

**Normal Depreciation**

Normal Depreciation is the loss in fair actual value arising from those factors that lead to the normal deterioration and functional obsolescence of an improvement. The depreciation tables in the Manual reflect normal depreciation.

**Physical Life**

Physical Life is the number of years the improvement is expected to remain in existence; physical life may exceed economic life.

**Replacement Cost New**

Replacement Cost New is the cost to replace an improvement with a modern unit in new condition and of equivalent utility. The older residential classifications in the Manual are developed with current standards of construction and anything that is over adequate or of inferior quality has been treated as excess cost or given functional obsolescence. Replacement costs in the Manual are predicated on typical construction costs for the year 2001.

## 1.14 REMAINING LIFE: BUILDINGS AND STRUCTURES

Buildings and structures should be depreciated according to the standard Remaining Life tables summarized in section 1.15. The Remaining Life tables include the following assumptions:

- only typical physical deterioration and normal functional obsolescence are measured by the tables
- a building is usually well maintained during the initial period of its age life therefore the annual depreciation rate is minimal
- as a building ages, physical deterioration and functional obsolescence increase the annual depreciation rate
- the annual depreciation rate declines and approaches zero as a building nears the end of its economic life and reaches its salvage value.

### APPLICATION OF REMAINING LIFE TABLES

Determine the percentage of remaining life as follows:

- identify the age life
- determine the chronological age
- select the appropriate Condition, Desirability and Utility (CDU) rating.

The remaining factor (percentage) is applied to the replacement cost new of the improvement to obtain an estimate of depreciated replacement cost.



**1.15 REMAINING LIFE TABLES: BUILDINGS & STRUCTURES**  
 (Expressed as Percentage Remaining)

**10 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	96	95	93	92	90
2	92	90	87	85	83
3	86	84	81	78	76
4	79	77	74	71	68
5	74	71	68	64	61
6	70	65	61	57	54
7	66	60	55	51	45
8	62	56	50	44	36
9	59	52	46	38	27
10	57	49	42	32	20
11	54	46	39	28	
12	53	44	36	24	

**15 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	98	97	95	94	93
2	95	94	91	89	88
3	92	90	87	85	83
4	88	86	83	80	78
5	84	82	78	76	73
6	79	77	74	71	68
7	76	73	70	67	63
8	73	68	65	62	59
9	70	65	61	57	54
10	67	61	57	53	48
11	65	58	54	48	42
12	62	56	50	44	36
13	60	53	47	40	30
14	58	51	44	36	25
15	57	49	42	32	20
16	55	47	40	29	
17	54	45	38	27	
18	53	44	36	24	

**20 YEAR AGE LIFE**

<b>Age</b>	<b>Excellent</b>	<b>Good</b>	<b>Average</b>	<b>Fair</b>	<b>Poor</b>
<b>0</b>	100	100	100	100	100
<b>1</b>	98	98	96	95	94
<b>2</b>	96	95	93	92	90
<b>3</b>	94	93	90	88	86
<b>4</b>	92	90	87	85	83
<b>5</b>	89	87	84	82	80
<b>6</b>	86	84	81	78	76
<b>7</b>	83	81	77	75	72
<b>8</b>	79	77	74	71	68
<b>9</b>	77	73	71	68	65
<b>10</b>	74	71	68	64	61
<b>11</b>	72	67	64	61	57
<b>12</b>	70	65	61	57	54
<b>13</b>	68	62	58	54	50
<b>14</b>	66	60	55	51	45
<b>15</b>	64	58	53	47	41
<b>16</b>	62	56	50	44	36
<b>17</b>	61	54	48	41	31
<b>18</b>	59	52	46	38	27
<b>19</b>	58	50	44	35	23
<b>20</b>	57	49	42	32	20
<b>21</b>	55	48	40	30	
<b>22</b>	54	46	39	28	
<b>23</b>	53	45	37	26	
<b>24</b>	53	44	36	24	
<b>25</b>	52	43	35	23	

**25 YEAR AGE LIFE**

<b>Age</b>	<b>Excellent</b>	<b>Good</b>	<b>Average</b>	<b>Fair</b>	<b>Poor</b>
<b>0</b>	100	100	100	100	100
<b>1</b>	99	98	97	96	95
<b>2</b>	97	96	94	93	91
<b>3</b>	96	94	92	90	88
<b>4</b>	94	92	89	88	85
<b>5</b>	92	90	87	85	83
<b>6</b>	90	88	84	82	80
<b>7</b>	87	85	82	80	78
<b>8</b>	84	83	80	77	74
<b>9</b>	82	80	77	74	71
<b>10</b>	79	77	74	71	68
<b>11</b>	77	74	72	68	65
<b>12</b>	75	72	69	65	62
<b>13</b>	73	69	66	63	59
<b>14</b>	71	67	64	60	56
<b>15</b>	70	65	61	57	54
<b>16</b>	68	63	59	55	50
<b>17</b>	67	61	56	52	47
<b>18</b>	65	59	54	49	44
<b>19</b>	64	57	52	47	40
<b>20</b>	62	56	50	44	36
<b>21</b>	61	54	48	41	32
<b>22</b>	60	53	47	39	28
<b>23</b>	59	51	45	37	25
<b>24</b>	58	50	43	35	22
<b>25</b>	57	49	42	32	20
<b>26</b>	55	48	41	30	
<b>27</b>	54	47	39	29	
<b>28</b>	54	46	38	27	
<b>29</b>	53	45	37	25	
<b>30</b>	53	44	36	24	
<b>31</b>	52	43	35	23	

**30 YEAR AGE LIFE**

<b>Age</b>	<b>Excellent</b>	<b>Good</b>	<b>Average</b>	<b>Fair</b>	<b>Poor</b>
0	100	100	100	100	100
1	99	99	98	97	96
2	98	97	95	94	93
3	96	95	93	92	90
4	95	94	91	89	88
5	94	92	89	87	85
6	92	90	87	85	83
7	90	88	85	83	81
8	88	86	83	80	78
9	86	84	81	78	76
10	84	82	78	76	73
11	81	80	76	74	71
12	79	77	74	71	68
13	78	75	72	69	66
14	76	73	70	67	63
15	74	71	68	64	61
16	73	68	65	62	59
17	71	67	63	60	56
18	70	65	61	57	54
19	69	63	59	55	51
20	67	61	57	53	48
21	66	60	55	51	45
22	65	58	54	48	42
23	63	57	52	46	39
24	62	56	50	44	36
25	61	55	49	42	33
26	60	53	47	40	30
27	59	52	46	38	27
28	58	51	44	36	25
29	57	50	43	34	22
30	57	49	42	32	20
31	56	48	41	31	
32	55	47	40	29	
33	54	46	39	28	
34	54	45	38	27	
35	53	45	37	25	
36	53	44	36	24	
37	52	43	35	23	

**35 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	99	99	98	97	96
2	98	97	96	95	93
3	97	96	94	93	91
4	96	95	92	91	89
5	94	93	90	89	87
6	93	92	89	87	85
7	92	90	87	85	83
8	90	88	85	83	81
9	88	87	83	81	79
10	87	85	81	79	77
11	85	83	80	77	75
12	83	81	78	75	72
13	81	79	76	73	70
14	79	77	74	71	68
15	78	75	72	69	66
16	76	73	70	67	64
17	75	71	68	65	62
18	73	70	67	63	60
19	72	68	65	61	58
20	71	66	63	59	56
21	70	65	61	57	54
22	69	64	59	55	52
23	67	62	57	53	50
24	66	61	56	52	47
25	65	59	54	50	44
26	64	58	53	48	42
27	63	57	51	46	39
28	62	56	50	44	36
29	61	55	49	42	33
30	60	54	47	40	30
31	59	53	46	39	28
32	58	52	45	37	26
33	58	51	44	35	24
34	57	50	43	34	22
35	57	49	42	32	20
36	56	48	41	31	
37	55	47	40	29	
38	55	46	39	28	
39	54	46	38	27	
40	54	45	37	26	
41	53	45	37	25	
42	53	44	36	24	
43	52	43	35	23	
44	52	42	35	22	

40 YEAR AGE LIFE

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	99	99	98	98	97
2	98	98	96	96	94
3	97	97	95	94	92
4	96	96	93	92	90
5	95	94	91	90	88
6	94	93	90	88	86
7	93	92	88	86	84
8	92	90	87	85	83
9	90	89	85	83	81
10	89	87	84	82	80
11	87	86	82	80	78
12	86	84	81	78	76
13	84	82	79	77	74
14	83	81	77	75	72
15	81	79	76	73	70
16	79	77	74	71	68
17	78	75	73	70	66
18	77	73	71	68	65
19	75	72	70	66	63
20	74	71	68	64	61
21	73	69	66	63	59
22	72	67	64	61	57
23	71	66	63	59	55
24	70	65	61	57	54
25	69	64	59	56	52
26	68	62	58	54	50
27	67	61	56	52	48
28	66	60	55	51	45
29	65	59	54	49	43
30	64	58	53	47	41
31	63	57	51	45	39
32	62	56	50	44	36
33	61	55	49	42	34
34	61	54	48	41	31
35	60	53	47	39	29
36	59	52	46	38	27
37	58	51	45	36	25
38	58	50	44	35	23
39	57	50	43	34	21
40	57	49	42	32	20
41	56	48	41	31	
42	55	48	40	30	
43	55	47	39	29	
44	54	46	39	28	
45	53	45	38	27	

40 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	53	45	37	26	
47	53	44	37	25	
48	52	44	36	24	
49	52	43	35	23	
50	52	43	35	23	
51	52	42	34	22	
52	51	42	34	22	
53	51	42	34	21	
54	51	42	33	21	
55	51	41	33	20	
56	50	41	33		
57	50	41	32		
58	50	41	32		
59	50	40	32		
60	50	40	32		
61	49	40	31		
62	49	40	31		
63	49	40	31		
64	49	39	31		
65	48	39	31		
66	48	39	30		
67	48	39	30		
68	48	39	30		
69	48	39	30		
70	48	39	30		

45 YEAR AGE LIFE

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	99	99	98	98	97
2	99	98	97	96	95
3	98	97	95	94	93
4	97	96	94	92	91
5	96	95	92	91	89
6	95	94	91	89	88
7	94	93	90	88	86
8	93	91	88	86	84
9	92	90	87	85	83
10	91	89	86	83	81
11	89	87	84	82	80
12	88	86	83	80	78
13	87	85	82	79	76
14	85	83	80	77	75
15	84	82	78	76	73
16	82	80	77	74	71
17	81	79	75	73	70
18	79	77	74	71	68
19	78	76	73	70	67
20	77	74	71	68	65
21	76	73	70	67	63
22	75	71	69	65	62
23	74	70	67	64	60
24	73	68	65	62	59
25	72	67	64	61	57
26	71	66	62	59	55
27	70	65	61	57	54
28	69	64	60	56	52
29	68	62	59	54	50
30	67	61	57	53	48
31	66	60	56	51	46
32	65	59	55	50	44
33	65	58	54	48	42
34	64	57	52	47	40
35	63	57	51	45	38
36	62	56	50	44	36
37	61	55	49	43	34
38	61	54	48	41	32
39	60	53	47	40	30
40	59	53	46	38	28
41	59	52	45	37	26
42	58	51	44	36	24
43	58	50	43	34	23
44	57	50	43	33	21
45	57	49	42	32	20



45 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	56	48	41	31	
47	56	48	41	30	
48	55	47	40	29	
49	55	46	39	28	
50	54	46	39	27	
51	54	45	38	26	
52	53	45	37	25	
53	53	44	36	25	
54	53	44	36	24	
55	52	43	35	23	
56	52	43	35	23	

**50 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	99	99	98	98	97
2	99	98	97	96	95
3	98	97	96	94	93
4	97	96	94	93	91
5	96	95	93	92	90
6	96	94	92	90	88
7	95	93	90	89	87
8	94	92	89	88	85
9	93	91	88	86	84
10	92	90	87	85	83
11	91	89	86	84	82
12	90	88	84	82	80
13	89	87	83	81	79
14	87	85	82	80	78
15	86	84	81	78	76
16	84	83	80	77	74
17	83	82	78	75	72
18	82	80	77	74	71
19	80	79	75	72	69
20	79	77	74	71	68
21	78	75	73	70	67
22	77	74	72	68	65
23	76	73	70	67	64
24	75	72	69	65	62
25	74	71	68	64	61
26	73	69	66	63	59
27	72	68	65	61	58
28	71	67	64	60	56
29	71	66	62	59	55
30	70	65	61	57	54
31	69	64	60	56	52
32	68	63	59	55	50
33	67	62	57	53	49
34	67	61	56	52	47
35	66	60	55	51	45
36	65	59	54	49	44
37	64	58	53	48	42
38	64	57	52	47	40
39	63	57	51	45	38
40	62	56	50	44	36
41	61	55	49	43	34
42	61	54	48	41	32
43	60	53	48	40	30
44	60	53	47	39	28
45	59	52	46	38	27

50 Year Age Life-(continued)

Age	Excellent	Good	Average	Fair	Poor
46	59	51	45	37	25
47	58	50	44	36	24
48	58	50	43	35	22
49	57	49	43	33	21
50	57	49	42	32	20
51	56	48	41	31	
52	55	48	41	30	
53	55	47	40	29	
54	54	47	39	29	
55	54	46	39	28	
56	54	46	38	27	
57	53	45	38	26	
58	53	44	36	25	
59	53	44	36	25	
60	53	44	36	24	
61	52	43	36	24	
62	52	43	35	23	

**55 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	99	99	99	98	98
2	99	98	97	97	96
3	98	97	96	96	94
4	97	97	95	94	93
5	97	96	94	93	91
6	96	95	93	91	90
7	95	94	92	90	88
8	94	93	90	89	87
9	94	92	89	88	86
10	93	91	88	86	84
11	92	90	87	85	83
12	91	89	86	84	82
13	90	88	85	83	81
14	89	87	84	81	79
15	88	86	83	80	78
16	87	84	81	79	76
17	86	83	80	78	75
18	84	82	79	76	74
19	83	81	78	75	72
20	82	79	77	74	71
21	81	78	76	72	69
22	79	77	74	71	68
23	78	76	73	70	67
24	77	75	72	69	66
25	76	74	71	67	64
26	76	73	70	66	63
27	75	71	68	65	62
28	74	70	67	64	60
29	73	69	66	62	59
30	72	68	65	61	58
31	71	67	64	60	56
32	70	66	62	59	54
33	70	65	61	57	53
34	69	64	60	56	52
35	68	63	59	55	51
36	68	62	58	54	49
37	67	61	57	52	48
38	66	60	56	51	46
39	65	60	55	50	45
40	65	59	54	48	43
41	64	58	53	47	41
42	64	57	52	46	40
43	63	57	51	45	38
44	62	56	50	44	36
45	62	55	49	43	34

## 55 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	61	54	49	42	33
47	61	54	48	41	31
48	60	53	47	40	30
49	60	53	46	38	28
50	59	52	46	37	27
51	59	51	45	36	25
52	58	51	44	35	24
53	58	50	43	34	22
54	57	49	43	33	21
55	57	49	42	32	20
56	56	48	42	31	
57	56	48	41	30	
58	55	47	40	29	
59	55	47	40	28	
60	55	46	39	28	
61	54	46	38	27	
62	54	45	38	26	
63	54	45	37	26	
64	53	44	37	25	
65	53	44	36	25	
66	53	44	36	24	
67	53	43	35	24	
68	52	43	35	23	
69	52	43	35	23	

**60 YEAR AGE LIFE**

<b>Age</b>	<b>Excellent</b>	<b>Good</b>	<b>Average</b>	<b>Fair</b>	<b>Poor</b>
0	100	100	100	100	100
1	99	99	99	98	98
2	99	99	98	97	96
3	98	98	96	95	94
4	98	97	95	94	93
5	97	96	94	93	92
6	96	95	93	92	90
7	96	95	92	90	89
8	95	94	91	89	88
9	94	93	90	88	86
10	94	92	89	87	85
11	93	91	88	86	84
12	92	90	87	85	83
13	91	89	86	84	82
14	90	88	85	83	81
15	89	87	84	82	80
16	88	86	83	80	78
17	87	85	82	79	77
18	86	84	81	78	76
19	85	83	79	77	74
20	84	82	78	76	73
21	83	81	77	75	72
22	81	80	76	74	71
23	80	79	75	73	69
24	79	77	74	71	68
25	78	76	73	70	67
26	78	75	72	69	66
27	77	74	71	68	65
28	76	73	70	67	63
29	75	72	69	65	62
30	74	71	68	64	61
31	73	69	67	63	60
32	73	68	65	62	59
33	72	67	64	61	57
34	71	67	63	60	56
35	71	66	62	58	55
36	70	65	61	57	54
37	69	64	60	56	52
38	69	63	59	55	51
39	68	62	58	54	50
40	67	61	57	53	48
41	67	60	56	52	47
42	66	60	55	51	45
43	65	59	55	49	44
44	65	58	54	48	42
45	64	58	53	47	41

60 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	63	57	52	46	39
47	63	56	51	45	38
48	62	56	50	44	36
49	62	55	50	43	35
50	61	55	49	42	33
51	61	54	48	41	31
52	60	53	47	40	30
53	60	53	47	39	28
54	59	52	46	38	27
55	59	52	45	37	26
56	58	51	44	36	25
57	58	50	44	35	23
58	57	50	43	34	22
59	57	50	43	33	21
60	57	49	42	32	20
61	56	49	41	32	
62	56	48	41	31	
63	55	48	40	30	
64	55	47	40	29	
65	55	47	39	29	
66	54	46	39	28	
67	54	46	38	27	
68	54	45	38	27	
69	53	45	37	26	
70	53	45	37	25	
71	53	44	36	25	
72	53	44	36	24	
73	52	44	36	24	
74	52	43	35	23	
75	52	43	35	23	

**65 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	99	99	99	99	98
2	99	99	98	97	96
3	98	98	97	96	94
4	97	97	96	95	93
5	97	97	95	94	92
6	97	96	94	93	91
7	96	95	93	91	90
8	96	95	92	90	89
9	95	94	91	89	87
10	94	93	90	88	86
11	94	92	89	87	85
12	93	91	88	86	84
13	91	90	87	85	83
14	91	89	86	84	82
15	90	88	85	83	81
16	89	87	84	82	80
17	88	86	83	81	79
18	87	86	82	80	78
19	87	85	81	79	76
20	86	84	80	78	75
21	85	83	79	77	74
22	84	82	78	76	73
23	82	81	77	75	71
24	81	79	76	73	70
25	80	78	75	72	69
26	80	77	74	71	68
27	79	76	73	70	67
28	78	75	72	69	66
29	77	74	71	68	65
30	76	73	70	67	64
31	75	72	70	66	63
32	75	71	88	65	62
33	74	70	67	64	60
34	73	69	66	63	59
35	73	69	65	61	58
36	72	68	64	60	57
37	71	67	63	59	56
38	71	66	62	58	55
39	70	65	61	56	54
40	69	64	60	56	52
41	69	63	59	55	51
42	68	63	58	54	50
43	67	62	58	53	49
44	67	61	57	52	47
45	66	61	56	51	46



## 65 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	65	60	55	50	45
47	65	59	54	49	43
48	64	59	53	48	42
49	64	58	53	47	40
50	63	57	52	46	39
51	63	57	51	45	37
52	62	56	50	44	36
53	62	56	50	43	35
54	61	55	49	42	33
55	61	54	48	41	32
56	60	54	47	40	31
57	60	53	47	39	29
58	59	53	46	38	28
59	59	52	46	37	26
60	59	52	45	36	25
61	58	51	44	36	24
62	58	50	44	35	23
63	57	50	43	34	22
64	57	49	43	33	21
65	57	49	42	33	20
66	56	48	42	32	
67	56	48	41	31	
68	56	47	41	31	
69	55	47	40	30	
70	55	47	40	29	
71	54	46	39	28	
72	54	46	39	28	
73	54	45	38	27	
74	53	45	38	26	
75	53	44	37	26	
76	53	44	37	25	
77	52	44	37	25	
78	52	43	36	24	
79	52	43	36	24	
80	52	43	35	23	

**70 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	99	99	99	99	98
2	99	99	98	97	96
3	98	98	97	96	94
4	98	97	96	95	93
5	97	97	95	94	92
6	97	96	94	93	91
7	96	95	93	92	90
8	96	95	92	91	89
9	95	94	91	90	88
10	94	93	90	89	87
11	94	92	90	88	86
12	93	92	89	87	85
13	92	91	88	86	84
14	92	90	87	85	83
15	91	89	86	84	82
16	90	88	85	83	81
17	89	87	84	82	80
18	88	87	83	81	79
19	88	86	82	80	78
20	87	85	81	79	77
21	86	84	81	78	76
22	85	83	80	77	75
23	84	82	79	76	73
24	83	81	78	75	72
25	82	80	77	74	71
26	81	79	76	73	70
27	80	78	75	72	69
28	79	77	74	71	68
29	78	76	73	70	67
30	78	75	72	69	66
31	77	74	71	68	65
32	76	73	70	67	64
33	75	72	69	66	63
34	75	71	68	65	62
35	74	71	68	64	61
36	73	70	67	63	60
37	73	69	66	62	59
38	72	68	65	61	58
39	71	67	64	60	57
40	71	66	63	59	56
41	70	66	62	58	55
42	70	65	61	57	54
43	69	64	60	56	53
44	69	64	59	55	52
45	68	63	58	54	51

70 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	67	62	57	53	50
47	67	61	57	53	48
48	66	61	56	52	47
49	66	60	55	51	45
50	65	59	54	50	44
51	65	59	54	49	43
52	64	58	53	48	42
53	64	58	52	47	41
54	63	57	51	46	39
55	62	56	51	45	38
56	62	56	50	44	36
57	61	55	49	43	34
58	61	55	49	42	33
59	60	54	48	41	31
60	60	54	47	40	30
61	59	53	47	39	29
62	59	52	46	39	28
63	59	52	46	38	27
64	58	51	45	37	26
65	58	51	44	36	25
66	58	50	44	35	24
67	57	50	43	34	23
68	57	49	43	34	22
69	57	49	42	33	21
70	57	49	42	32	20
71	56	48	41	31	
72	56	48	41	31	
73	56	47	40	30	
74	55	47	40	29	
75	55	46	39	29	
76	55	46	39	28	
77	54	46	39	28	
78	54	45	38	27	
79	54	45	38	27	
80	54	45	37	26	
81	53	44	37	26	
82	53	44	37	25	
83	53	44	36	25	
84	53	43	36	24	
85	52	43	36	24	
86	52	43	35	23	
87	52	42	35	23	

**75 YEAR AGE LIFE**

<b>Age</b>	<b>Excellent</b>	<b>Good</b>	<b>Average</b>	<b>Fair</b>	<b>Poor</b>
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	98	97	97	95
4	98	98	96	96	94
5	98	97	95	95	93
6	97	97	95	94	92
7	97	96	94	93	91
8	96	96	93	92	90
9	96	95	92	91	89
10	95	94	91	90	88
11	95	93	90	89	87
12	94	93	90	88	86
13	93	92	89	87	85
14	92	91	88	86	84
15	91	90	87	85	83
16	91	89	86	84	82
17	90	88	85	83	81
18	89	88	84	82	80
19	89	87	83	81	79
20	88	86	83	81	79
21	87	85	82	79	78
22	86	85	81	79	77
23	86	84	80	78	75
24	85	83	80	77	74
25	84	82	79	76	73
26	83	81	78	75	72
27	82	80	77	74	71
28	81	79	76	73	70
29	80	78	75	72	69
30	80	77	74	71	68
31	79	76	73	70	67
32	78	75	72	69	66
33	77	74	71	68	65
34	77	73	71	68	64
35	76	73	70	67	63
36	75	72	69	66	63
37	75	71	68	65	62
38	74	70	68	64	61
39	73	69	67	63	60
40	73	69	66	62	59
41	72	68	65	61	58
42	72	67	64	60	57
43	71	66	63	59	56
44	71	66	62	58	55
45	70	65	61	57	54

75 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	69	64	60	56	53
47	69	63	60	56	52
48	68	63	59	55	51
49	68	62	58	54	49
50	67	62	57	53	48
51	67	61	56	52	47
52	66	60	56	51	46
53	66	60	55	50	45
54	65	59	54	49	44
55	64	58	53	49	42
56	64	58	53	48	41
57	63	57	52	47	39
58	63	57	52	46	38
59	62	56	51	45	37
60	62	56	50	44	36
61	62	55	50	43	35
62	61	55	49	42	34
63	61	54	49	42	32
64	60	54	48	41	31
65	60	53	47	40	30
66	60	53	47	39	29
67	59	52	46	38	28
68	59	51	46	38	27
69	59	51	45	37	26
70	59	51	45	36	25
71	58	50	44	35	24
72	58	50	44	35	23
73	58	50	43	34	22
74	57	49	43	33	21
75	57	49	42	33	20
76	57	48	42	32	
77	56	48	42	31	
78	56	48	41	31	
79	56	47	41	30	
80	56	47	40	29	
81	55	47	40	29	
82	55	46	39	28	
83	54	46	39	28	
84	54	46	38	27	
85	54	45	38	27	
86	53	45	37	26	
87	53	44	37	26	
88	53	44	37	26	
89	53	44	36	25	
90	52	43	36	25	
91	52	43	36	24	
92	52	43	35	23	

**80 YEAR AGE LIFE**

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	98	97	97	95
4	98	98	96	96	94
5	98	97	95	95	93
6	97	97	95	94	92
7	97	96	94	93	91
8	96	96	93	92	90
9	96	95	92	91	89
10	95	94	91	90	88
11	95	94	90	89	87
12	94	93	90	88	86
13	93	92	89	87	85
14	93	92	88	86	84
15	92	91	87	86	83
16	92	90	87	85	83
17	91	89	86	84	82
18	90	89	85	83	81
19	90	88	84	82	80
20	89	87	84	82	80
21	88	86	83	81	79
22	87	86	82	80	78
23	87	85	81	79	77
24	86	84	81	78	76
25	85	83	80	78	75
26	84	82	79	77	74
27	83	81	78	76	73
28	83	81	77	75	72
29	82	80	77	74	71
30	81	79	76	73	70
31	80	78	75	72	69
32	79	77	74	71	68
33	78	76	73	70	67
34	78	75	73	70	66
35	77	74	72	69	66
36	77	73	71	68	65
37	76	73	70	67	64
38	75	72	70	66	63
39	74	71	69	65	62
40	74	71	68	64	61
41	73	70	67	64	60
42	73	69	66	63	59
43	72	68	65	62	58
44	72	67	64	61	57
45	71	67	63	60	56

## 80 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	71	66	63	59	55
47	70	65	62	58	55
48	70	65	61	57	54
49	69	64	60	56	53
50	69	64	59	56	52
51	68	63	58	55	51
52	68	62	58	54	50
53	67	62	57	53	49
54	67	61	56	52	48
55	66	60	55	51	46
56	66	60	55	51	45
57	65	59	54	50	44
58	65	59	54	49	43
59	64	58	53	48	42
60	64	58	53	47	41
61	64	57	52	46	40
62	63	57	51	45	39
63	63	56	51	45	37
64	62	56	50	44	36
65	62	55	50	43	35
66	61	55	49	42	34
67	61	54	49	41	32
68	61	54	48	41	31
69	60	53	48	40	30
70	60	53	47	39	29
71	60	52	47	39	28
72	59	52	46	38	27
73	59	52	46	37	26
74	58	51	45	36	25
75	58	51	45	36	24
76	58	50	44	35	23
77	57	50	44	34	22
78	57	50	43	34	21
79	57	49	43	33	21
80	57	49	42	32	20
81	56	49	42	32	
82	56	48	41	31	
83	55	48	41	30	
84	55	48	40	30	
85	55	47	40	29	
86	54	47	39	29	
87	54	46	39	28	
88	54	46	39	28	
89	54	46	38	27	
90	53	45	38	27	

80 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
91	53	45	38	26	
92	53	45	37	26	
93	53	45	37	25	
94	53	44	37	25	
95	53	44	36	24	
96	52	44	36	24	
97	52	44	36	24	
98	52	43	35	23	
99	52	43	35	23	
100	52	43	35	23	



90 YEAR AGE LIFE

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	99	98	97	96
4	99	98	97	96	95
5	98	98	96	95	94
6	98	97	95	94	93
7	97	97	94	93	92
8	97	96	94	92	91
9	96	96	93	91	90
10	96	95	92	91	89
11	95	94	92	90	88
12	95	94	91	89	88
13	95	93	90	88	87
14	94	93	90	88	86
15	94	92	89	87	85
16	93	91	88	86	84
17	92	91	88	85	83
18	92	90	87	85	83
19	91	89	86	84	82
20	91	89	86	83	81
21	90	88	85	83	81
22	89	87	84	82	80
23	89	87	84	81	79
24	88	86	83	80	78
25	87	85	82	80	77
26	87	85	82	79	76
27	86	84	81	78	76
28	85	83	80	77	75
29	84	83	79	77	74
30	84	82	78	76	73
31	83	81	77	75	72
32	82	80	77	74	71
33	81	80	76	74	71
34	81	79	75	73	70
35	80	78	75	72	69
36	79	77	74	71	68
37	79	77	73	70	67
38	78	76	73	70	67
39	78	75	72	69	66
40	77	74	71	68	65
41	76	74	71	67	64
42	76	73	70	67	63
43	75	72	69	66	62
44	75	71	69	65	62
45	74	71	68	64	61

90 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	74	70	67	64	60
47	73	69	66	63	59
48	73	68	65	62	59
49	72	68	64	61	58
50	72	67	64	61	57
51	71	67	63	60	56
52	71	66	62	59	55
53	70	65	62	58	55
54	70	65	61	57	54
55	69	64	60	57	53
56	69	64	60	56	52
57	69	63	59	55	51
58	68	62	59	54	50
59	68	62	58	53	49
60	67	61	57	53	48
61	67	61	57	52	47
62	66	60	56	51	46
63	66	60	55	51	45
64	65	59	55	50	44
65	65	59	54	49	43
66	65	58	54	48	42
67	64	58	53	47	41
68	64	57	52	47	40
69	63	57	52	46	39
70	63	57	51	45	38
71	62	56	51	45	37
72	62	56	50	44	36
73	62	55	50	43	35
74	61	55	49	43	34
75	61	55	49	42	33
76	61	54	48	41	32
77	60	54	48	40	31
78	60	53	47	40	30
79	60	53	47	39	29
80	59	53	46	38	28

## 100 YEAR AGE LIFE

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	100	100	99	99	98
2	99	99	98	98	97
3	99	99	98	97	96
4	99	98	97	96	95
5	98	98	96	95	94
6	98	97	96	94	93
7	98	97	95	94	92
8	97	96	94	93	91
9	97	96	93	92	90
10	96	95	93	92	90
11	96	95	92	91	89
12	96	94	92	90	88
13	95	94	91	90	87
14	95	93	90	89	87
15	94	93	90	88	86
16	94	92	89	88	85
17	93	92	89	87	85
18	93	91	88	86	84
19	92	91	87	86	84
20	92	90	87	85	83
21	91	90	86	84	82
22	91	89	86	84	82
23	90	88	85	83	81
24	90	88	84	82	80
25	89	87	84	82	80
26	89	87	83	81	79
27	88	86	83	80	78
28	87	85	82	80	78
29	87	85	81	79	77
30	86	84	81	78	76
31	85	84	80	77	75
32	84	83	80	77	74
33	84	82	79	76	73
34	83	82	78	75	72
35	82	81	77	74	71
36	82	80	77	74	71
37	81	79	76	73	70
38	80	79	75	72	69
39	80	78	75	72	69
40	79	77	74	71	68
41	79	76	74	70	67
42	78	75	73	70	67
43	78	75	72	69	66
44	77	74	72	68	65
45	77	73	71	68	65

## 100 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
46	76	73	70	67	64
47	76	72	70	66	63
48	75	72	69	65	62
49	75	71	69	65	61
50	74	71	68	64	61
51	74	70	67	63	60
52	73	69	66	63	59
53	73	69	66	62	58
54	72	68	65	61	58
55	72	67	64	61	57
56	71	67	64	60	56
57	71	66	63	59	56
58	71	66	62	59	55
59	70	65	62	58	54
60	70	65	61	57	54
61	69	64	60	57	53
62	69	64	60	56	52
63	69	63	59	55	51
64	68	63	59	55	50
65	68	62	58	54	50
66	67	62	57	53	49
67	67	61	57	53	48
68	67	61	56	52	47
69	66	60	56	51	46
70	66	60	55	51	45
71	65	60	55	50	45
72	65	59	54	49	44
73	65	59	54	49	43
74	64	58	53	48	42
75	64	58	53	47	41
76	64	57	52	47	40
77	63	57	52	46	39
78	63	57	51	45	38
79	62	56	51	45	37
80	62	56	50	44	36
81	62	55	50	43	35
82	61	55	49	43	34
83	61	55	49	42	33
84	61	54	48	41	32
85	61	54	48	41	31
86	60	53	48	40	30
87	60	53	47	40	29
88	60	53	47	39	28
89	60	52	46	39	27
90	59	52	46	38	27

100 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
91	59	51	46	38	26
92	59	51	45	37	25
93	58	51	45	36	24
94	58	50	44	36	24
95	58	50	44	35	23
96	58	50	43	35	22
97	57	50	43	34	22
98	57	49	43	33	21
99	57	49	42	33	20
100	57	49	42	32	20
101	56	49	42	32	
102	56	48	41	31	
103	56	48	41	31	
104	55	48	41	30	
105	55	48	40	30	
106	55	47	40	29	
107	55	47	40	29	
108	54	47	39	29	
109	54	46	39	28	
110	54	46	39	28	
111	54	46	38	27	
112	54	46	38	27	
113	53	45	38	27	
114	53	45	38	26	
115	53	45	37	26	
116	53	45	37	25	
117	53	44	37	25	
118	53	44	36	25	
119	53	44	36	24	
120	53	44	36	24	
121	52	44	36	24	
122	52	43	36	24	
123	52	43	35	23	
124	52	43	35	23	
125	52	43	35	23	



## SECTION 2 RESIDENTIAL IMPROVEMENTS

### 2 RESIDENTIAL IMPROVEMENT CLASSIFICATION CODES

Model Type		Quality		Structure	
Code	Description	Code	Description	Code	Description
001	Single Family-All Ages	00	Poor	00	One Storey & Basement
002	Single Family-Before 1940	01	Economy	01	One Storey Basementless
003	Single Family-After 1940	02	Substandard	02	Split Entry
004	Single Family-After 1970	03	Fair	03	Split Level
005	Single Family-After 1980	04	Standard	04	Split Level & Crawl Space
008	Single Family-Cedar/Log	05	Semi-Custom	05	1½ Storey & Basement
015	Basement Finish	06	Custom	06	1½ Storey Basementless
020	Swimming Pools	07	Good Custom	07	1¾ Storey & Basement
022	Swimming Pool Buildings	08	Expensive	08	1¾ Storey Basementless
025	Greenhouses	09	Luxurious	09	2 Storey & Basement
026	Solariums			10	2 Storey Basementless
030	Garages			11	½ Storey Upper
031	Multiple Garages			12	¾ Storey Upper
035	Carports			13	1 Storey Upper
040	Single Section Manufactured Homes			14	A-Frame & Basement
045	Multi Section Manufactured Homes			15	A-Frame Basementless
048	Manufactured Home Parks			16	Open Veranda
050	Summer Cottages			17	Closed Veranda
052	Summer Cottages-Cedar/Log			18	Main Level Finish
060	Duplex Housing			19	1 Storey Upper Finish
061	Fourplex Housing			20	½ Storey Upper Finish
070	Multiple Housing-Side by Side			21	¾ Storey Upper Finish
071	Multiple Housing-Back to Back			22	Lower Level Finish
				23	Lower Level Unit
				24	Non Suite
				25	Suite
				26	1 Storey Upper Unit
				27	Detached
				28	Attached
				30	Non-Diving
				31	Diving
				33	Foundationless
				34	Foundation-Basementless
				35	Basement
				40	Site
				45	1 Storey & Slab on Grade
				46	1½ Storey & Slab on Grade
				47	1¾ Storey & Slab on Grade
				48	2 Storey & Slab on Grade
				49	A-Frame & Slab on Grade

## 2.1 SINGLE FAMILY–ALL AGES

### MODEL TYPE 001–SINGLE FAMILY–ALL AGES–POOR QUALITY (00)

#### Quality Range -10% to +21%

This class represents the minimum standards in shelter and falls far short of meeting building requirements. It is basically square or rectangular and the interior has a minimum number of rooms and no hallways. The poorest quality materials are used and the workmanship is inferior. The total finished floor area is often less than 60 m<sup>2</sup>.

#### Exterior

**Roofing:** Rolled roofing, cheapest grade composition or wood shingles; limited or no eave overhang.

**Walls:** Composition shingles, cheapest grade wood siding, plywood or equivalent; little or no insulation.

#### Interior

**Walls & Ceilings:** Cheapest wallboard or equivalent.

**Floors:** Cheapest grade linoleum, plywood or equivalent.

**Cabinets & Trim:** Few or no kitchen cabinets; no trim.

**Doors & Windows:** Cheapest quality doors, no closets; cheapest windows.

#### Mechanical

**Plumbing:** Four economy quality fixtures, no accessories; no vanities.

**Heating:** Nil.

**Electrical:** Basic wiring, few or no light fixtures, minimal outlets.

Model Type (001) Base Rates Single Family–All Ages Poor Quality (00)	Structure Code	Constant (\$)	AR m2 (\$)
1 Storey Basementless	01	5,500	185
<b>Adjustments</b>			
<b>Concrete Slab</b> per fixture	<b>deduct</b>	430	0.00
<b>Heating</b> (total finished floor area) minimal heat including gas line and chimney	<b>add</b>	0	0.00



**MODEL TYPE 001–SINGLE FAMILY–ALL AGES–ECONOMY QUALITY (01)**

**Quality Range -12% to +9%**

Usually found in old urban neighbourhoods or rural areas, this class represents low cost housing that seldom meets building requirements. It is basically square or rectangular and the interior has an inadequate floor plan of small rooms with limited or no hallway. Materials and workmanship are economy grade with little attention given to exterior and interior finishing. The total finished floor area generally ranges from 40 to 80 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition or wood shingles or equivalent; little or no eave overhang.  
**Walls:** Plain stucco, economy grade wood siding, shingles or equivalent; minimal insulation.

**Interior**

**Walls & Ceilings:** Unfinished gypsum wallboard, economy grade pre-finished wallboard, panelling, Donna Conna™ or equivalent.  
**Floors:** Economy grade tile, wood, or equivalent.  
**Cabinets & Trim:** Poor to economy grade kitchen cabinets; little or no trim.  
**Doors & Windows:** Economy grade doors; economy grade checkrail windows or equivalent.

**Mechanical**

**Plumbing:** Four economy to substandard quality fixtures, few or no accessories; minimal or no vanities.  
**Heating:** Economy gravity heat or equivalent.  
**Electrical:** Minimal wiring; economy to substandard light fixtures.

<b>Model Type (001) Base Rates Single Family–All Ages Economy Quality (01)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	14,900	322
1 Storey Basementless	<b>01</b>	12,600	273
1½ Storey & Basement	<b>05</b>	15,500	484
1½ Storey Basementless	<b>06</b>	13,200	435
1¾ Storey & Basement	<b>07</b>	16,800	507
1¾ Storey Basementless	<b>08</b>	14,500	458
2 Storey & Basement	<b>09</b>	18,300	508
2 Storey Basementless	<b>10</b>	16,000	459
½ Storey Upper	<b>11</b>	600	162
¾ Storey Upper	<b>12</b>	1,900	185
1 Storey Upper	<b>13</b>	3,400	186

<b>Model Type (001) Single Family-All Ages Economy Quality (01)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	120	67.00
<b>Adjustments</b>			
<b>Concrete Slab</b> on grade	<b>deduct</b>	960	14.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	<b>add or deduct</b>	610	0.00
<b>Heating</b> (total finished floor area) heat-nil	<b>deduct</b>	0	17.00

**MODEL TYPE 001–SINGLE FAMILY–ALL AGES–SUBSTANDARD QUALITY (02)**

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

This class includes low to moderate cost housing where building requirements are only occasionally satisfied. It is basically square or rectangular and the interior has a simple floor plan of relatively small rooms with limited or no hallway. Finishing materials are substandard quality and no attention is given to decorative features. The total finished floor area generally ranges from 50 to 120 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition or wood shingles; minimal eave overhang, open soffits are common.

**Walls:** Low grade stucco, substandard wood siding or equivalent.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, substandard pre-finished wallboard, panelling such as Donna Conna™ or equivalent.

**Floors:** Substandard tile or equivalent, occasional use of substandard carpet.

**Cabinets & Trim:** Low grade painted kitchen cabinets; low grade baseboards and trim.

**Doors & Windows:** Low grade hollow core doors; low grade wood combination windows, checkrail with storms or equivalent.

**Mechanical**

**Plumbing:** Four substandard quality fixtures and accessories; minimal or no vanities.

**Heating:** Gravity heat or equivalent.

**Electrical:** Minimal wiring, substandard light fixtures.

<b>Model Type (001) Base Rates Single Family–All Ages Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	19,000	390
1 Storey Basementless	<b>01</b>	16,400	339
1½ Storey & Basement	<b>05</b>	20,200	590
1½ Storey Basementless	<b>06</b>	17,600	539
1¾ Storey & Basement	<b>07</b>	21,300	631
1¾ Storey Basementless	<b>08</b>	18,800	580
2 Storey & Basement	<b>09</b>	22,800	637
2 Storey Basementless	<b>10</b>	20,300	586
½ Storey Upper	<b>11</b>	1,200	201
¾ Storey Upper	<b>12</b>	2,300	241
1 Storey Upper	<b>13</b>	3,800	247

<b>Model Type (001) Single Family-All Ages Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	340	94.00
<b>Adjustments</b>			
<b>Concrete Slab</b> on grade	<b>deduct</b>	940	18.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	<b>add or deduct</b>	800	0.00
<b>Heating</b> (total finished floor area) heat-nil	<b>deduct</b>	0	21.00

## 2.2 SINGLE FAMILY–BEFORE 1940

### MODEL TYPE 002–SINGLE FAMILY–BEFORE 1940–FAIR QUALITY (03)

#### Quality Range -5% to +7%

With moderate cost as the primary construction consideration, this class represents average quality housing for the era. The structure, although often characterized by entrance porches or verandas, is basically square or rectangular. It has a simple floor plan and finishes are usually fair quality materials with no attention given to decorative features. The total finished floor area generally ranges from 70 to 140 m<sup>2</sup>.

#### Exterior

**Roofing:** Composition or wood shingles; minimal eave overhang.

**Walls:** Stucco, narrow or drop wood siding, shingles or equivalent.

#### Interior

**Walls & Ceilings:** Plaster or equivalent; textured ceilings are typical and ceiling heights can range up to 3 metres.

**Floors:** Fair grade sheet vinyl, hardwood or equivalent.

**Cabinets & Trim:** Approximately 2 to 4 metres of low grade painted kitchen cabinets; low grade baseboards, simple trim.

**Doors & Windows:** Fair grade doors; fair grade wood combination windows with storms or equivalent.

#### Mechanical

**Plumbing:** Four, old-style fair quality fixtures and accessories; vanities are not common.

**Heating:** Gravity or equivalent.

**Electrical:** Old-style wiring, old-style low grade fixtures, a minimum number of outlets.

Model Type (002) Base Rates Single Family–Before 1940 Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
1 Storey & Basement	00	20,700	447
1 Storey Basementless	01	18,600	395
1½ Storey & Basement	05	22,200	670
1½ Storey Basementless	06	20,100	618
1¾ Storey & Basement	07	24,300	722
1¾ Storey Basementless	08	22,100	671
2 Storey & Basement	09	25,600	741
2 Storey Basementless	10	23,500	689
½ Storey Upper	11	1,500	223
¾ Storey Upper	12	3,500	276
1 Storey Upper	13	4,900	294
Open Veranda	16	600	181
Closed Veranda	17	1,600	299

Model Type (002) Single Family–Before 1940 Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	420	112
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	deduct	1,570	20.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture			
	add or deduct	940	0.00
<b>Fireplace–Built-in</b>			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
or			
substandard to fair masonry fireplace	add	3,290	0.00
<b>Fireplace–Free-Standing</b>			
fair metal	add	1,870	0.00

**MODEL TYPE 002–SINGLE FAMILY–BEFORE 1940–STANDARD QUALITY (04)**

**Quality Range -5% to +16%**

This class includes better than average quality housing for the period. The exterior style often includes entry porches or verandas however limited attention is given to architectural detail or ornamentation. It has a functional floor plan consisting of fairly spacious rooms and a minimum number of built-in features. Finishes are normally average quality materials and a limited number of decorative features are evident. The total finished floor area generally ranges from 90 to 170 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition or wood shingles; eaves may have some decorative ornamentation on fascia or gables.

**Walls:** Average grade stucco, wood siding or equivalent.

**Interior**

**Walls & Ceilings:** Plaster or equivalent; textured ceilings are typical and ceiling heights can range up to 3 metres.

**Floors:** Average grade sheet vinyl, hardwood or equivalent.

**Cabinets & Trim:** Approximately 3 to 6 metres of fair grade kitchen cabinets; fair grade baseboards and trim.

**Doors & Windows:** Average quality doors; average quality wood combination windows or equivalent.

**Mechanical**

**Plumbing:** Four old-style average quality fixtures and accessories; minimal or no vanities.

**Heating:** Fair forced air or equivalent.

**Electrical:** Old-style average quality fixtures and an adequate number of outlets.

<b>Model Type (002) Base Rates Single Family–Before 1940 Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	25,200	527
1 Storey Basementless	<b>01</b>	22,300	469
1½ Storey & Basement	<b>05</b>	27,100	785
1½ Storey Basementless	<b>06</b>	24,300	728
1¾ Storey & Basement	<b>07</b>	29,300	849
1¾ Storey Basementless	<b>08</b>	26,400	790
2 Storey & Basement	<b>09</b>	30,700	873
2 Storey Basementless	<b>10</b>	27,800	815
½ Storey Upper	<b>11</b>	1,900	258
¾ Storey Upper	<b>12</b>	4,100	322
1 Storey Upper	<b>13</b>	5,500	346
Open Veranda	<b>16</b>	900	216
Closed Veranda	<b>17</b>	1,800	347

<b>Model Type (002) Single Family–Before 1940 Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	450	127.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
On grade	<b>deduct</b>	1,750	29.00
<b>Masonry Veneer (100% Exterior wall)</b>			
1 Storey	<b>add</b>	6,700	76
1½ Storey	<b>add</b>	6,700	108
1¾ Storey	<b>add</b>	10,100	122
2 Storey	<b>add</b>	13,500	135
<b>Plumbing (rate includes 4 fixtures) per fixture</b>			
	<b>add or deduct</b>	1,080	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
old-style hot water	<b>add</b>	0	9.00
fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
average metal fresh air fireplace and accessories; Interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
<b>or</b>			
average quality masonry fireplace with limited features	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b>			
average metal	<b>add</b>	2,360	0.00



**MODEL TYPE 002–SINGLE FAMILY–BEFORE 1940–CUSTOM QUALITY (06)**

**Quality Range -11% to +10%**

This class includes good to expensive quality housing for the period. The exterior style often includes architectural features or decorative ornamentation. Large verandas or covered entrance ways are common with large or stylish columns. The interior design is usually spacious and built-in features are evident. Good quality materials are used for finishes, attention to detail is noticeable as well as a fair number of decorative features. The total finished floor area generally ranges from 110 to 260 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition or wood shingles; attractive eaves with attention to detail or ornamentation.

**Walls:** Good grade stucco, wood siding or equivalent; ornamental trim is popular as a decorative feature.

**Interior**

**Walls & Ceilings:** Plaster, gypsum wallboard or equivalent; textured ceilings with accentuated bordering is common and ceiling heights can range up to 3 metres.

**Floors:** Good grade sheet vinyl, hardwood, carpet or equivalent; occasional use of quarry tile or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of average quality kitchen cabinets; occasional built-in cabinets; good grade baseboards and trim with attention to detail.

**Doors & Windows:** Good quality doors; good grade wood combination windows or equivalent.

**Mechanical**

**Plumbing:** Four to nine old-style good quality fixtures and accessories; average grade vanities.

**Heating:** Average hot water or equivalent.

**Electrical:** Old-style good quality fixtures.

<b>Model Type (002) Base Rates Single Family–Before 1940 Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	53,200	672
1 Storey Basementless	<b>01</b>	48,100	539
1½ Storey & Basement	<b>05</b>	56,800	987
1½ Storey Basementless	<b>06</b>	51,700	854
1¾ Storey & Basement	<b>07</b>	61,300	1,074
1¾ Storey Basementless	<b>08</b>	56,100	941
2 Storey & Basement	<b>09</b>	67,100	1096
2 Storey Basementless	<b>10</b>	62,000	963
½ Storey Upper	<b>11</b>	3,600	314
¾ Storey Upper	<b>12</b>	8,000	401
1 Storey Upper	<b>13</b>	13,900	424
Open Veranda	<b>16</b>	1,100	263
Closed Veranda	<b>17</b>	2,500	426

Model Type (002) Single Family–Before 1940 Custom Quality (06)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	1,160	161.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	deduct	900	14.00
<b>Masonry Veneer (100% Exterior wall)</b>			
1 Storey	add	13,400	43.00
1½ Storey	add	13,400	69.00
1¾ Storey	add	20,200	71.00
2 Storey	add	26,900	74.00
<b>Plumbing (rate includes 6 fixtures) per fixture</b>			
	add or deduct	1,730	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	add	0	36.00
average forced air	deduct	0	18.00
average forced air and air conditioning	add	0	7.00
<b>Fireplace–Built-in</b>			
good metal fresh air fireplace and accessories; exterior chase and Interior wall finished with good quality masonry veneer or good masonry fireplace with limited features	add	6,440	0.00
<b>Fireplace–Free-Standing</b>			
good metal	add	3,370	0.00

## 2.3 SINGLE FAMILY–AFTER 1940

### MODEL TYPE 003–SINGLE FAMILY–AFTER 1940–FAIR QUALITY (03)

#### Quality Range -6% to +5%

This class includes fair quality housing with affordability as the prime construction consideration. Built to satisfy the basic housing market, it barely meets building requirements. The structure is basically square or rectangular and the exterior on older styles of this house are generally plain while newer styles usually have a common or repetitious design. The floor plan and room sizes are adequate, finishes are fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area generally ranges from 70 to 130 m<sup>2</sup>.

#### Exterior

**Roofing:** Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia.

**Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of imitation masonry, wood siding or equivalent may be used as a decorative feature; asbestos shakes or fair quality wood siding may be encountered on older styles.

#### Interior

**Walls & Ceilings:** Gypsum wallboard or equivalent; sprayed or textured ceilings are typical.

**Floors:** Fair to average quality carpet, resilient tile or equivalent; hardwood may be encountered in older styles.

**Cabinets & Trim:** Approximately 2 to 4 metres of fair grade pre-manufactured kitchen cabinets, painted plywood or equivalent; fair quality baseboards and trim.

**Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent, wood checkrail windows may be encountered in older styles.

#### Mechanical

**Plumbing:** Four fair quality fixtures and accessories; minimal or no vanities.

**Heating:** Fair forced air.

**Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

Model Type (003) Base Rates Single Family–After 1940 Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
1 Storey & Basement	00	22,900	482
1 Storey Basementless	01	20,300	428
Split Entry	02	23,100	506
Split Level	03	24,100	685
Split Level & Crawl Space	04	28,100	764
1½ Storey & Basement	05	24,400	720
1½ Storey Basementless	06	21,800	666
1¾ Storey & Basement	07	26,000	776
1¾ Storey Basementless	08	23,400	722
2 Storey & Basement	09	27,800	798
2 Storey Basementless	10	25,200	744
½ Storey Upper	11	1,500	238
¾ Storey Upper	12	3,100	295
1 Storey Upper	13	4,900	316

Model Type (003) Single Family–After 1940 Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	420	113.00
Lower Level Finish	22	1,030	179.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	deduct	2,010	25.00
under crawl space (for basementless extensions)	add	0	32.00
<b>Plumbing</b> (rate includes 4 fixtures)			
per fixture	deduct	940	0.00
whirlpool bathtub	add	470	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
fair air conditioning	add	0	20.00
<b>Fireplace–Built-in</b>			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
or			
substandard to fair masonry fireplace	add	3,290	0.00
<b>Fireplace–Free-Standing</b>			
fair metal	add	1,870	0.00

**MODEL TYPE 003–SINGLE FAMILY–AFTER 1940–STANDARD QUALITY (04)**

**Quality Range–5% to +4%**

This class is a standard project home which meets and occasionally exceeds building requirements. The exterior style is typically rectangular. The floor plan is functional and finishes are normally limited to average quality pre-manufactured or standard materials with a minimum number of decorative features. The total finished floor area generally ranges from 90 to 190 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia.

**Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; sprayed or textured ceilings are typical.

**Floors:** Average quality carpet or equivalent, vinyl floor covering or equivalent is usually found in the kitchen and bathroom.

**Cabinets & Trim:** Approximately 3 to 6 metres of average quality pre-manufactured or standard veneer kitchen cabinets; standard baseboards and trim.

**Doors & Windows:** Average quality hollow core doors; standard aluminum or average quality wood checkrail windows.

**Mechanical**

**Plumbing:** Four to seven average quality fixtures and accessories; average quality pre-manufactured or standard veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average quality fixtures; an adequate number of outlets.

<b>Model Type (003) Base Rates Single Family–After 1940 Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	26,100	558
1 Storey Basementless	<b>01</b>	23,400	501
Split Entry	<b>02</b>	26,600	603
Split Level	<b>03</b>	27,700	814
Split Level & Crawl Space	<b>04</b>	32,500	902
1½ Storey & Basement	<b>05</b>	28,100	833
1½ Storey Basementless	<b>06</b>	25,400	777
1¾ Storey & Basement	<b>07</b>	29,700	903
1¾ Storey Basementless	<b>08</b>	27,000	846
2 Storey & Basement	<b>09</b>	31,600	935
2 Storey Basementless	<b>10</b>	28,900	879
½ Storey Upper	<b>11</b>	1,900	275
¾ Storey Upper	<b>12</b>	3,600	345
1 Storey Upper	<b>13</b>	5,500	377

<b>Model Type (003) Single Family–After 1940 Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	450	131.00
Lower Level Finish	<b>22</b>	1,100	211.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	1,910	24.00
under crawl space (for basementless extensions)	<b>add</b>	0	35.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	6,700	76.00
Split Level or Split Entry	<b>add</b>	10,100	106.00
1½ Storey	<b>add</b>	6,700	108.00
1¾ Storey	<b>add</b>	10,100	122.00
2 Storey	<b>add</b>	13,500	135.00
<b>Plumbing (rate includes 4 fixtures)</b>			
per fixture	<b>add or deduct</b>	1,080	0.00
whirlpool bathtub	<b>add</b>	800	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling			
<b>or</b>			
average quality masonry fireplace with limited features	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b>			
average metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	82.00
1¾ Storey–loft area	<b>deduct</b>	0	115.00
2 Storey–loft area	<b>deduct</b>	0	137.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	63.00

**MODEL TYPE 003–SINGLE FAMILY–AFTER 1940–SEMI-CUSTOM QUALITY (05)**

**Quality Range -5% to +19%**

This class is basically standard project housing that includes upgraded finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and usually includes one or more built-in features. Finishes are average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area generally ranges from 110 to 210 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia.

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

**Interior**

**Walls & Ceilings:** Gypsum wallboard, small quantities of average to good quality wood panelling or other decorative features may be found in the main rooms.

**Floors:** Average to good quality carpet or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of average to good quality pre-manufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim.

**Doors & Windows:** Average to good quality pre-manufactured doors; average to good quality aluminum, vinyl or checkrail windows.

**Mechanical**

**Plumbing:** Four to nine average to good quality fixtures and accessories; average to good quality pre-manufactured or semi-custom veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average to good quality fixtures.

<b>Model Type (003) Base Rates Single Family–After 1940 Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	32,800	602
1 Storey Basementless	<b>01</b>	29,600	546
Split Entry	<b>02</b>	33,600	660
Split Level	<b>03</b>	34,800	892
Split Level & Crawl Space	<b>04</b>	39,800	983
1½ Storey & Basement	<b>05</b>	35,200	900
1½ Storey Basementless	<b>06</b>	32,000	844
1¾ Storey & Basement	<b>07</b>	37,100	987
1¾ Storey Basementless	<b>08</b>	34,000	931
2 Storey & Basement	<b>09</b>	39,300	1,024
2 Storey Basementless	<b>10</b>	36,200	969
½ Storey Upper	<b>11</b>	2,500	298
¾ Storey Upper	<b>12</b>	4,400	385
1 Storey Upper	<b>13</b>	6,600	422

<b>Model Type (003) Single Family–After 1940 Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	690	143.00
Lower Level Finish	<b>22</b>	1,220	232.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	410	10.00
under crawl space (for basementless extensions)	<b>add</b>	0	36.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	6,400	69
Split Level or Split Entry	<b>add</b>	9,500	96
1½ Storey	<b>add</b>	6,400	94
1¾ Storey	<b>add</b>	9,600	110
2 Storey	<b>add</b>	12,800	126
<b>Cedar Shakes or Masonry Tile</b>	<b>add</b>	500	40.00
<b>Plumbing (rate includes 6 fixtures)</b>			
per fixture	<b>add or deduct</b>	1,400	0.00
whirlpool bathtub	<b>add</b>	1,230	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	25.00
<b>Fireplace–Built-in</b>			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
<b>or</b>			
average to good masonry fireplace with limited features	<b>add</b>	5,060	0.00
<b>Fireplace–Free-Standing</b>			
average to good metal	<b>add</b>	2,860	0.00
<b>Lofts</b>			
1 ½ Storey–loft area	<b>deduct</b>	0	93.00
1¾ Storey–loft area	<b>deduct</b>	0	131.00
2 Storey–loft area	<b>deduct</b>	0	155.00
<b>Cathedral Ceilings</b>			
Classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	53.00



**MODEL TYPE 003–SINGLE FAMILY–AFTER 1940–CUSTOM QUALITY (06)**

**Quality Range -10% to +9%**

This class includes good quality housing which is normally a project home but on occasion is custom built. The exterior generally has an attractive style and breaks in the roof line are common. The interior design may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area generally ranges from 140 to 250 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; limited use of good quality wood panelling or other decorative features.

**Floors:** Good quality carpet or equivalent; hardwood or equivalent is common in older styles; occasional use of quarry tile or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of good quality pre-manufactured or custom veneer kitchen cabinets; good quality baseboards and trim.

**Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built windows.

**Mechanical**

**Plumbing:** Six to eleven good quality fixtures and accessories; good quality pre-manufactured or custom veneer vanities.

**Heating:** Good forced air.

**Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

<b>Model Type (003) Base Rates Single Family–After 1940 Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	68,300	680
1 Storey Basementless	<b>01</b>	62,300	617
Split Entry	<b>02</b>	69,700	756
Split Level	<b>03</b>	72,800	1,033
Split Level & Crawl Space	<b>04</b>	79,000	1,104
1½ Storey & Basement	<b>05</b>	71,900	1,038
1½ Storey Basementless	<b>06</b>	66,000	974
1¾ Storey & Basement	<b>07</b>	76,400	1,145
1¾ Storey Basementless	<b>08</b>	70,400	1,081
2 Storey & Basement	<b>09</b>	82,300	1,177
2 Storey Basementless	<b>10</b>	76,300	1,114
½ Storey Upper	<b>11</b>	3,700	358
¾ Storey Upper	<b>12</b>	8,100	464
1 Storey Upper	<b>13</b>	14,000	497

<b>Model Type (003) Single Family–After 1940 Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	1,160	174.00
Lower Level Finish	<b>22</b>	3,140	277.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	0	48.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	13,400	43.00
Split Level or Split Entry	<b>add</b>	20,100	58.00
1½ Storey	<b>add</b>	13,400	69.00
1¾ Storey	<b>add</b>	20,200	71.00
2 Storey	<b>add</b>	26,900	74.00
<b>Cedar Shakes or Masonry Tile</b>	<b>add</b>	1,000	40.00
<b>Plumbing (rate includes 8 fixtures)</b>			
per fixture	<b>add or deduct</b>	1,730	0.00
whirlpool bathtub	<b>add</b>	1,400	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer	<b>add</b>	3,870	0.00
<b>or</b>			
good masonry fireplace with limited features			
<b>Fireplace–Free-Standing</b>			
good metal	<b>add</b>	2,835	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	110.00
1¾ Storey–loft area	<b>deduct</b>	0	156.00
2 Storey–loft area	<b>deduct</b>	0	184.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	70.00

**MODEL TYPE 003–SINGLE FAMILY–AFTER 1940–GOOD CUSTOM QUALITY (07)**

**Quality Range -7% to +12%**

This class includes good to expensive quality of housing which is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, innovative and breaks in the roof line are common. The interior design, which usually shows some originality, includes a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area generally ranges from 170 to 300 m<sup>2</sup>.

**Exterior**

**Roofing:** Wood shakes; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature.

**Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common.

**Cabinets & Trims:** Approximately 5 to 9 metres of best quality pre-manufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim, often with attention to detail.

**Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

**Mechanical**

**Plumbing:** Seven to thirteen good to expensive quality fixtures and accessories; best quality pre-manufactured or good custom vanities.

**Heating:** Good forced air.

**Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

<b>Model Type (003) Base Rates Single Family–After 1940 Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	83,000	779
1 Storey Basementless	<b>01</b>	76,700	716
Split Entry	<b>02</b>	84,600	872
Split Level	<b>03</b>	88,300	1,168
Split Level & Crawl Space	<b>04</b>	99,500	1,240
1½ Storey & Basement	<b>05</b>	87,500	1,189
1½ Storey Basementless	<b>06</b>	81,300	1,126
1¾ Storey & Basement	<b>07</b>	92,900	1,294
1¾ Storey Basementless	<b>08</b>	86,700	1,231
2 Storey & Basement	<b>09</b>	99,500	1,329
2 Storey Basementless	<b>10</b>	93,300	1,266
½ Storey Upper	<b>11</b>	4,500	411
1¾ Storey Upper	<b>12</b>	9,900	515
1 Storey Upper	<b>13</b>	16,500	550

<b>Model Type (003) Single Family–After 1940 Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	1,390	191.00
Lower Level Finish	<b>22</b>	3,690	296.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	0	48.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	12,100	39.00
Split Level or Split Entry	<b>add</b>	18,000	52.00
1½ Storey	<b>add</b>	12,100	62.00
1¾ Storey	<b>add</b>	18,100	64.00
2 Storey	<b>add</b>	23,900	66.00
<b>Composition Shingles</b>	<b>deduct</b>	1,000	40.00
<b>Plumbing</b> (rate includes 8 fixtures)	<b>add or</b>		
per fixture	<b>deduct</b>	2,080	0.00
whirlpool bathtub	<b>add</b>	2,050	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	13.00
<b>Fireplace–Built-in</b>			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
<b>or</b>			
good to expensive masonry fireplace with custom features	<b>add</b>	8,710	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	118.00
1¾ Storey–loft area	<b>deduct</b>	0	167.00
2 Storey–loft area	<b>deduct</b>	0	197.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	87.00

**MODEL TYPE 003–SINGLE FAMILY–AFTER 1940–EXPENSIVE QUALITY (08)**

**Quality Range -10% to +8%**

This class includes expensive quality housing which is contract built under the supervision of an architect. Commonly situated on large sites in prime residential neighbourhoods, this class is usually multi-level in nature with the exterior often having fairly large window areas and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is normally innovative with a considerable number of built-in features. Rooms, which often include special purpose rooms, are usually spacious. Finishes are normally selected from expensive materials, attention to detail is evident and many decorative features are encountered. The total finished floor area is generally over 250 m<sup>2</sup>.

**Exterior**

**Roofing:** Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail.

**Walls:** Expensive stucco, wood siding, masonry veneer or equivalent finished in an attractive appearance.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, plaster or equivalent; stylish use of expensive hardwoods, tiles or equivalent as a decorative feature.

**Floors:** Expensive carpet or hardwood; frequent use of quarry tile, ceramic tile or equivalent.

**Cabinets & Trim:** Spacious kitchens comprising of expensive kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail.

**Doors & Windows:** Expensive windows and solid core doors, specialty hardware.

**Mechanical**

**Plumbing:** Numerous expensive fixtures with specialty accessories; expensive vanities.

**Heating:** Average hot water; air conditioning is common.

**Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

<b>Model Type (003) Base Rates Single Family–After 1940 Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	137,700	1,052
1 Storey Basementless	<b>01</b>	130,300	981
Split Entry	<b>02</b>	142,900	1,155
Split Level	<b>03</b>	148,200	1,601
Split Level & Crawl Space	<b>04</b>	160,500	1,686
1½ Storey & Basement	<b>05</b>	145,900	1,756
1½ Storey Basementless	<b>06</b>	138,600	1,686
1¾ Storey & Basement	<b>07</b>	148,200	1,754
1¾ Storey Basementless	<b>08</b>	140,800	1,684
2 Storey & Basement	<b>09</b>	165,600	1,827
2 Storey Basementless	<b>10</b>	158,200	1,757
½ Storey Upper	<b>11</b>	8,200	704
¾ Storey Upper	<b>12</b>	10,500	703
1 Storey Upper	<b>13</b>	27,900	775

<b>Model Type (003) Single Family–After 1940 Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	3,280	443
Lower Level Finish	<b>22</b>	5,240	446
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	0	56.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	17,400	55.00
Split Level or Split Entry	<b>add</b>	24,900	72.00
1½ Storey	<b>add</b>	21,600	95.00
1¾ Storey	<b>add</b>	25,100	82.00
2 Storey	<b>add</b>	34,800	94.00
<b>Composition Shingles</b>	<b>deduct</b>	2,500	60.00
<b>Plumbing</b> (rate includes 10 fixtures) per fixture	<b>add or deduct</b>	2,460	0.00
<b>Note:</b> an adjustment for whirlpool bathtubs is not required for this class			
<b>Heating/Air Conditioning</b> (total finished floor area)			
good air conditioning–nil	<b>deduct</b>	0	36.00
good forced air	<b>deduct</b>	0	65.00
good forced air and air conditioning	<b>deduct</b>	0	34.00
<b>Fireplace–Built-in</b>			
expensive masonry fireplace with attention given to design and workmanship	<b>add</b>	12,940	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	148.00
1¾ Storey–loft area	<b>deduct</b>	0	208.00
2 Storey–loft area	<b>deduct</b>	0	239.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	103.00

**MODEL TYPE 003–SINGLE FAMILY–AFTER 1940–LUXURIOUS QUALITY (09)**

**Quality Range -7% to +10%**

This class is the ultimate in housing and is always contract built under the supervision of an architect. Normally situated on large exclusive sites, it is usually multi-level in nature and is often characterized by large window areas and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior is unique and exquisite to meet individual specifications. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features abound and workmanship is of highest quality with particular attention to elaborate detail. The total finished floor area is generally over 300 m<sup>2</sup>.

**Exterior**

**Roofing:** Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail.

**Walls:** Expensive stucco, wood siding, masonry veneer or equivalent; usually a combination of costly materials for an original appearance.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, plaster, or equivalent; innovative use of expensive hardwoods, tiles or other ornate materials.

**Floors:** Luxurious carpet, hardwood, quarry tile, ceramic tile, slate or equivalent.

**Cabinets & Trim:** Spacious kitchens comprising of elaborate or handcrafted kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to elaborate detail.

**Doors & Windows:** Articulate handcrafted doors with specialty hardware; specially designed windows.

**Mechanical**

**Plumbing:** Numerous luxurious fixtures, elaborate or unique accessories; expensive vanities.

**Heating:** Good hot water and air conditioning.

**Electrical:** Detailed wiring, elaborate or unique fixtures including special effect lighting, specialty outlets.

<b>Model Type (003) Base Rates Single Family–After 1940 Luxurious Quality (09)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	194,600	1,301
1 Storey Basementless	<b>01</b>	185,500	1,224
Split Entry	<b>02</b>	203,200	1,450
Split Level	<b>03</b>	212,500	2,008
Split Level & Crawl Space	<b>04</b>	224,600	2,094
1½ Storey & Basement	<b>05</b>	204,900	1,971
1½ Storey Basementless	<b>06</b>	195,900	1,894
1¾ Storey & Basement	<b>07</b>	214,700	2,208
1¾ Storey Basementless	<b>08</b>	205,600	2,131
2 Storey & Basement	<b>09</b>	235,300	2,312
2 Storey Basementless	<b>10</b>	226,300	2,235
½ Storey Upper	<b>11</b>	10,300	670
¾ Storey Upper	<b>12</b>	20,100	907
1 Storey Upper	<b>13</b>	40,700	1,011

<b>Model Type (003) Single Family–After 1940 Luxurious Quality (09)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	5,020	350.00
Lower Level Finish	<b>22</b>	9,310	558.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	0	57.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	15,700	50.00
Split Level or Split Entry	<b>add</b>	22,500	65.00
1½ Storey	<b>add</b>	15,700	69.00
1¾ Storey	<b>add</b>	22,700	74.00
2 Storey	<b>add</b>	31,500	85.00
<b>Composition Shingles</b>	<b>deduct</b>	1,700	41.00
<b>Plumbing (100% exterior wall)</b>	<b>add or deduct</b>		
per fixture		3,120	0.00
<b>Note:</b> an adjustment for whirlpool bathtubs is not required for this class			
<b>Heating/Air Conditioning (total finished floor area)</b>			
good air conditioning–nil	<b>deduct</b>	0	42.00
<b>Fireplace–Built-in</b>			
luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	<b>add</b>	14,220	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	190.00
1¾ Storey–loft area	<b>deduct</b>	0	287.00
2 Storey–loft area	<b>deduct</b>	0	336.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	110.00



## 2.4 SINGLE FAMILY–AFTER 1970

### MODEL TYPE 004–SINGLE FAMILY–AFTER 1970–FAIR QUALITY (03)

This class satisfies present demands for moderate cost energy efficient housing. The exterior usually has a common style and is basically square or rectangular. It has an adequate floor plan, finishes are fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area generally ranges from 70 to 130 m<sup>2</sup>.

#### Exterior

**Roofing:** Composition shingles or equivalent; minimal eave overhang, aluminum soffits and fascia are common.

**Walls:** Average grade stucco, aluminum siding or equivalent; limited amounts of imitation masonry, average quality wood siding or equivalent may be used as a decorative feature.

#### Interior

**Walls & Ceilings:** Gypsum wallboard; sprayed ceilings are typical.

**Floors:** Fair to average quality carpet, resilient tile or equivalent.

**Cabinets & Trim:** Approximately 2 to 4 metres of fair quality pre-manufactured kitchen cabinets; fair quality baseboards and trim.

**Doors & Windows:** Fair to average quality hollow core doors; standard aluminum windows or equivalent.

#### Mechanical

**Plumbing:** Four fair quality fixtures and accessories; fair quality pre-manufactured vanities.

**Heating:** Average forced air.

**Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

Model Type (004) Base Rates Single Family–After 1970 Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
1 Storey & Basement	00	25,300	518
1 Storey Basementless	01	22,500	458
Split Entry	02	25,700	545
Split Level	03	26,800	743
Split Level & Crawl Space	04	32,100	831
1½ Storey & Basement	05	27,000	776
1½ Storey Basementless	06	24,200	716
1¾ Storey & Basement	07	28,900	838
1¾ Storey Basementless	08	26,100	778
2 Storey & Basement	09	31,000	862
2 Storey Basementless	10	28,200	802
½ Storey Upper	11	1,700	258
¾ Storey Upper	12	3,600	319
1 Storey Upper	13	5,700	344

<b>Model Type (004) Single Family—After 1970 Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	420	124
Lower Level Finish	<b>22</b>	1,040	198
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	2,200	24.00
under crawl space (for basementless extensions)	<b>add</b>	0	33.00
<b>Plumbing</b> (rate includes 4 fixtures)			
per fixture	<b>deduct</b>	940	0.00
whirlpool bathtub	<b>add</b>	470	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace—Built-in</b>			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
<b>or</b> substandard to fair masonry fireplace	<b>add</b>	3,290	0.00
<b>Fireplace—Free-Standing</b>			
fair metal	<b>add</b>	1,870	0.00

**MODEL TYPE 004–SINGLE FAMILY–AFTER 1970–STANDARD QUALITY (04)**

This class is a standard project energy efficient home. The exterior is a typical style that is generally rectangular. The floor plan is functional and finishes are normally limited to average quality pre-manufactured or standard materials with a minimum number of decorative features. The total finished floor area generally ranges from 90 to 190 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with aluminum soffits and fascia.

**Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; sprayed ceilings are typical.

**Floors:** Average quality carpet or equivalent, vinyl flooring covering or equivalent is usually found in the kitchen and bathroom.

**Cabinets & Trim:** Approximately 3 to 6 metres of average quality pre-manufactured or standard veneer kitchen cabinets; standard baseboards and trim.

**Doors & Windows:** Average quality hollow core doors; average quality energy efficient windows.

**Mechanical**

**Plumbing:** Four to seven average quality fixtures and accessories; average quality pre-manufactured or standard veneer vanities.

**Heating:** Good forced air.

**Electrical:** Average quality fixtures; an adequate number of outlets.

<b>Model Type (004) Base Rates Single Family–After 1970 Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	27,200	579
1 Storey Basementless	<b>01</b>	24,200	518
Split Entry	<b>02</b>	27,400	627
Split Level	<b>03</b>	28,500	836
Split Level & Crawl Space	<b>04</b>	33,800	929
1½ Storey & Basement	<b>05</b>	29,100	863
1½ Storey Basementless	<b>06</b>	26,100	803
1¾ Storey & Basement	<b>07</b>	31,000	933
1¾ Storey Basementless	<b>08</b>	28,000	872
2 Storey & Basement	<b>09</b>	33,000	965
2 Storey Basementless	<b>10</b>	30,000	904
½ Storey Upper	<b>11</b>	1,900	285
¾ Storey Upper	<b>12</b>	3,800	354
1 Storey Upper	<b>13</b>	5,800	386

<b>Model Type (004) Single Family–After 1970 Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	450	131
Lower Level Finish	<b>22</b>	1,100	209
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	2,200	27.00
under crawl space (for basementless extensions)	<b>add</b>	0	35.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	6,700	76.00
Split Level or Split Entry	<b>add</b>	10,100	106.00
1½ Storey	<b>add</b>	6,700	108.00
1¾ Storey	<b>add</b>	10,100	122.00
2 Storey	<b>add</b>	13,500	135.00
<b>Plumbing (rate includes 4 fixtures)</b>			
per fixture	<b>deduct</b>	1,080	0.00
whirlpool bathtub	<b>add</b>	800	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
<b>or</b>			
average quality masonry fireplace with limited features	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b>			
average metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	84.00
1¾ Storey–loft area	<b>deduct</b>	0	117.00
2 Storey–loft area	<b>deduct</b>	0	140.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	69.00

**MODEL TYPE 004–SINGLE FAMILY–AFTER 1970–SEMI-CUSTOM QUALITY (05)**

This class is basically a standard project energy efficient housing upgraded with better finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and usually includes one or more built-in features. Finishes are average to good quality materials with a minimum number of decorative features. The total finished floor area generally ranges from 110 to 210 m<sup>2</sup>.

**Exterior**

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

**Interior**

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

**Mechanical**

**Plumbing:** Four to nine average to good quality fixtures and accessories; average to good quality pre-manufactured or semi-custom veneer vanities.  
**Heating:** Good forced air.  
**Electrical:** Average to good quality fixtures.

<b>Model Type (004) Base Rates Single Family–After 1970 Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	33,300	649
1 Storey Basementless	<b>01</b>	30,000	583
Split Entry	<b>02</b>	34,000	698
Split Level	<b>03</b>	35,200	953
Split Level & Crawl Space	<b>04</b>	40,800	1,049
1½ Storey & Basement	<b>05</b>	35,800	965
1½ Storey Basementless	<b>06</b>	32,400	900
1¾ Storey & Basement	<b>07</b>	37,900	1,057
1¾ Storey Basementless	<b>08</b>	34,600	992
2 Storey & Basement	<b>09</b>	40,200	1,097
2 Storey Basementless	<b>10</b>	36,900	1,032
½ Storey Upper	<b>11</b>	2,500	317
¾ Storey Upper	<b>12</b>	4,600	408
1 Storey Upper	<b>13</b>	7,000	449

Model Type (004) Single Family–After 1970 Semi-Custom Quality (05)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	690	157
Lower Level Finish	22	1,220	255
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	deduct	410	10.00
under crawl space (for basementless extensions)	add	0	36.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	add	6,400	69.00
Split Level or Split Entry	add	9,500	96.00
1½ Storey	add	6,400	94.00
1¾ Storey	add	9,600	110.00
2 Storey	add	12,800	126.00
<b>Cedar Shakes or Masonry Tile</b>	add	500	40.00
<b>Plumbing (rate includes 6 fixtures)</b>			
per fixture	deduct	1,400	0.00
whirlpool bathtub	add	1,230	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	add	0	25.00
average hot water	add	0	13.00
<b>Fireplace–Built-in</b>			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	add	5,060	0.00
<b>Fireplace–Free-Standing</b>			
average to good metal	add	2,860	0.00
<b>Lofts</b>			
1½ Storey–loft area	deduct	0	93.00
1¾ Storey–loft area	deduct	0	131.00
2 Storey–loft area	deduct	0	155.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	add	0	71.00

**MODEL TYPE 004–SINGLE FAMILY–AFTER 1970–CUSTOM QUALITY (06)**

This class represents good quality, energy efficient housing which is normally a project home but on occasion is custom built. The exterior generally has an attractive style and breaks in the roof line are common. The interior design may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials with limited decorative features. The total finished floor area generally ranges from 140 to 250 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; limited use of good quality wood panelling or other decorative features.

**Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of good quality pre-manufactured or custom veneer kitchen cabinets; good quality baseboards and trim.

**Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built energy efficient windows.

**Mechanical**

**Plumbing:** Six to eleven good quality fixtures and accessories; good quality pre-manufactured or custom veneer vanities.

**Heating:** Good forced air.

**Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

<b>Model Type (004) Base Rates Single Family–After 1970 Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	70,400	729
1 Storey Basementless	<b>01</b>	63,800	652
Split Entry	<b>02</b>	71,300	800
Split Level	<b>03</b>	74,400	1,101
Split Level & Crawl Space	<b>04</b>	85,900	1,175
1½ Storey & Basement	<b>05</b>	74,100	1,107
1½ Storey Basementless	<b>06</b>	67,500	1,030
1¾ Storey & Basement	<b>07</b>	78,900	1,208
1¾ Storey Basementless	<b>08</b>	72,400	1,132
2 Storey & Basement	<b>09</b>	85,200	1,253
2 Storey Basementless	<b>10</b>	78,600	1,176
½ Storey Upper	<b>11</b>	3,700	378
¾ Storey Upper	<b>12</b>	8,500	480
1 Storey Upper	<b>13</b>	14,800	524

<b>Model Type (004) Single Family–After 1970 Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	1,170	188
Lower Level Finish	<b>22</b>	3,170	301
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions) <b>Note:</b> equate concrete slab on grade to basementless rate.	<b>add</b>	0	48.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	13,400	43.00
Split Level or Split Entry	<b>add</b>	20,100	58.00
1½ Storey	<b>add</b>	13,400	69.00
1¾ Storey	<b>add</b>	20,200	71.00
2 Storey	<b>add</b>	26,900	74.00
<b>Cedar Shakes or Masonry Tile</b>	<b>add</b>	1,000	40.00
<b>Plumbing (rate includes 8 fixtures)</b>			
per fixture	<b>add or deduct</b>	1,730	0.00
whirlpool bathtub	<b>add</b>	1,400	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	13.00
<b>Fireplace–Built-in</b>			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer <b>or</b> good masonry fireplace with limited features	<b>add</b>	6,440	0.00
<b>Fireplace–Free-Standing</b>			
good metal	<b>add</b>	3,370	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	111.00
1¾ Storey–loft area	<b>deduct</b>	0	158.00
2 Storey–loft area	<b>deduct</b>	0	185.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	72.00



**MODEL TYPE 004–SINGLE FAMILY–AFTER 1970–GOOD CUSTOM QUALITY (07)**

This class represents good to expensive quality, energy efficient housing that is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design often shows originality and includes a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area generally ranges from 170 to 300 m<sup>2</sup>.

**Exterior**

**Roofing:** Wood shakes; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; good to expensive wood panelling or equivalent frequently used as a decorative feature.

**Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common.

**Cabinets & Trim:** Approximately 5 to 9 metres of best quality pre-manufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim, often with attention to detail.

**Doors & Windows:** Best quality pre-manufactured or good custom built doors; good custom energy efficient windows.

**Mechanical**

**Plumbing:** Seven to thirteen good to expensive quality fixtures and accessories; best quality pre-manufactured or good custom vanities.

**Heating:** Good forced air.

**Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

<b>Model Type (004) Base Rates Single Family–After 1970 Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	87,300	854
1 Storey Basementless	<b>01</b>	80,500	773
Split Entry	<b>02</b>	89,100	952
Split Level	<b>03</b>	92,900	1,273
Split Level & Crawl Space	<b>04</b>	104,500	1,348
1½ Storey & Basement	<b>05</b>	91,900	1,302
1½ Storey Basementless	<b>06</b>	85,100	1,221
1¾ Storey & Basement	<b>07</b>	98,700	1,413
1¾ Storey Basementless	<b>08</b>	92,000	1,332
2 Storey & Basement	<b>09</b>	106,800	1,455
2 Storey Basementless	<b>10</b>	100,000	1,374
½ Storey Upper	<b>11</b>	4,600	448
¾ Storey Upper	<b>12</b>	11,400	559
1 Storey Upper	<b>13</b>	19,500	601

<b>Model Type (004) Single Family–After 1970 Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	1,400	202
Lower Level Finish	<b>22</b>	3,720	321
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions) <b>Note:</b> equate concrete slab on grade to basementless rate	<b>add</b>	0	49.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	12,100	39.00
Split Level or Split Entry	<b>add</b>	18,000	52.00
1½ Storey	<b>add</b>	12,100	62.00
1¾ Storey	<b>add</b>	18,100	64.00
2 Storey	<b>add</b>	23,900	66.00
<b>Composition Shingles</b>	<b>deduct</b>	1,000	40.00
<b>Plumbing</b> (rate includes 8 fixtures)	<b>add or</b>		
per fixture	<b>deduct</b>	2,080	0.00
whirlpool bathtub	<b>add</b>	2,050	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
average air conditioning	<b>add</b>	0	25.00
<b>Fireplace–Built-in</b>			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer <b>or</b> good to expensive masonry fireplace with custom features	<b>add</b>	8,710	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	124.00
1¾ Storey–loft area	<b>deduct</b>	0	174.00
2 Storey–loft area	<b>deduct</b>	0	206.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	100.00

**MODEL TYPE 004–SINGLE FAMILY–AFTER 1970–EXPENSIVE QUALITY (08)**

This class represents an expensive quality of energy efficient housing that is contract built under the supervision of an architect. Commonly situated on large sites in prime residential neighbourhoods, this class is usually multi-level in nature with the fairly large windows and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is innovative with a considerable number of built-in features. Rooms, which often include special purpose rooms, are usually spacious. Finishes are normally selected from expensive materials, attention to detail is evident and many decorative features are encountered. The total finished floor area is generally over 250 m<sup>2</sup>.

**Exterior**

**Roofing:** Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail.

**Walls:** Expensive stucco, wood siding, masonry veneer or equivalent finished in an attractive appearance.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, plaster or equivalent; stylish use of expensive hardwoods, tiles or equivalent as a decorative feature.

**Floors:** Expensive carpet or hardwood; frequent use of quarry tile, ceramic tile or equivalent.

**Cabinets & Trim:** Spacious kitchens comprising of expensive, stylish kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail.

**Doors & Windows:** Expensive solid core doors with specialty hardware; expensive energy efficient windows.

**Mechanical**

**Plumbing:** Numerous expensive fixtures with specialty accessories; expensive vanities.

**Heating:** Space pack or hydro pulse; air conditioning is common.

**Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

<b>Model Type (004) Base Rates Single Family–After 1970 Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	146,500	1,146
1 Storey Basementless	<b>01</b>	138,200	1,058
Split Entry	<b>02</b>	151,300	1,257
Split Level	<b>03</b>	156,600	1,735
Split Level & Crawl Space	<b>04</b>	170,500	1,824
1½ Storey & Basement	<b>05</b>	155,600	1,730
1½ Storey Basementless	<b>06</b>	147,200	1,642
1¾ Storey & Basement	<b>07</b>	163,300	1,910
1¾ Storey Basementless	<b>08</b>	154,900	1,822
2 Storey & Basement	<b>09</b>	177,600	1,984
2 Storey Basementless	<b>10</b>	169,200	1,897
½ Storey Upper	<b>11</b>	9,000	584
¾ Storey Upper	<b>12</b>	16,700	764
1 Storey Upper	<b>13</b>	31,000	838

<b>Model Type (004) Single Family–After 1970 Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
1½ Storey Upper Finish	<b>20</b>	3,310	297
Lower Level Finish	<b>22</b>	5,290	478
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	0	56.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	17,400	55.00
Split Level or Split Entry	<b>add</b>	24,900	72.00
1½ Storey	<b>add</b>	21,600	95.00
1¾ Storey	<b>add</b>	25,100	82.00
2 Storey	<b>add</b>	34,800	94.00
<b>Composition Shingles</b>	<b>deduct</b>	2,500	60.00
<b>Plumbing</b> (rate includes 10 fixtures) per fixture	<b>add or deduct</b>	2,460	0.00
<b>Note:</b> an adjustment for whirlpool bathtubs is not required for this class			
<b>Heating/Air Conditioning</b> (total finished floor area)			
average air conditioning–nil	<b>deduct</b>	0	25.00
<b>Fireplace–Built-in</b>			
expensive masonry fireplace with attention given to design and workmanship	<b>add</b>	12,940	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	155.00
1¾ Storey–loft area	<b>deduct</b>	0	217.00
2 Storey–loft area	<b>deduct</b>	0	253.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	118.00

**MODEL TYPE 004–SINGLE FAMILY–AFTER 1970–LUXURIOUS QUALITY (09)**

This class is the ultimate in energy efficient housing and is always contract built under the supervision of an architect. Normally situated on large exclusive sites, it is usually multi-level in nature and is often characterized by large windows and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is unique and exquisite to meet individual specifications and taste. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features abound and workmanship is the highest quality with particular attention to elaborate detail. The total finished floor area is generally over 300 m<sup>2</sup>.

**Exterior**

**Roofing:** Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia with attention to detail.

**Walls:** Expensive stucco, wood siding, masonry veneer or equivalent; usually a combination of costly materials for an original appearance.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, plaster, or equivalent; innovative use of expensive hardwoods, tiles or other ornate materials.

**Floors:** Luxurious carpet, hardwood, quarry tile, ceramic tile, slate or equivalent.

**Cabinets & Trim:** Spacious kitchens comprising of elaborate or handcrafted kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to elaborate detail.

**Doors & Windows:** Articulate handcrafted doors with specialty hardware; specially designed energy efficient windows.

**Mechanical**

**Plumbing:** Numerous luxurious fixtures, elaborate or unique accessories; elaborate vanities.

**Heating:** Space pack or hydro pulse, air conditioning.

**Electrical:** Detailed wiring, elaborate or unique fixtures including special effect lighting, specialty outlets.

<b>Model Type (004) Base Rates Single Family–After 1970 Luxurious Quality (09)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	201,800	1,354
1 Storey Basementless	<b>01</b>	191,500	1,256
Split Entry	<b>02</b>	209,400	1,510
Split Level	<b>03</b>	218,800	2,076
Split Level & Crawl Space	<b>04</b>	233,100	2,168
1½ Storey & Basement	<b>05</b>	213,000	2,073
1½ Storey Basementless	<b>06</b>	202,600	1,975
1¾ Storey & Basement	<b>07</b>	223,400	2,297
1¾ Storey Basementless	<b>08</b>	213,000	2,198
2 Storey & Basement	<b>09</b>	243,200	2,407
2 Storey Basementless	<b>10</b>	232,900	2,308
½ Storey Upper	<b>11</b>	11,200	719
1¾ Storey Upper	<b>12</b>	21,600	943
1 Storey Upper	<b>13</b>	41,400	1,052

<b>Model Type (004) Single Family–After 1970 Luxurious Quality (09)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	5,100	357
Lower Level Finish	<b>22</b>	9,400	566
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions) <b>Note:</b> equate concrete slab on grade to basementless rate	<b>add</b>	0	57.00
<b>Masonry Veneer (total finished floor area)</b>			
1 Storey	<b>add</b>	15,700	50.00
Split Level or Split Entry	<b>add</b>	22,500	65.00
1½ Storey	<b>add</b>	15,700	69.00
1¾ Storey	<b>add</b>	22,700	74.00
2 Storey	<b>add</b>	31,500	85.00
<b>Composition Shingles</b>	<b>deduct</b>	1,700	41.00
<b>Plumbing</b> (rate includes 10 fixtures) per fixture <b>Note:</b> an adjustment for whirlpool bathtubs is not required for this class	<b>add or deduct</b>	3,120	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
good air conditioning–nil	<b>deduct</b>	0	31.00
good forced air	<b>deduct</b>	0	39.00
good hot water	<b>deduct</b>	0	31.00
<b>Fireplace–Built-in</b>			
luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	<b>add</b>	14,220	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	214.00
1¾ Storey–loft area	<b>deduct</b>	0	299.00
2 Storey–loft area	<b>deduct</b>	0	351.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	156.00

## 2.5 SINGLE FAMILY–AFTER 1980

### MODEL TYPE 005–SINGLE FAMILY–AFTER 1980–SEMI-CUSTOM QUALITY (05)

The floor plan is functional with a sense of spaciousness. Architectural design is used in living areas of all "move up" home construction. Walk-in closets and family rooms with fireplaces are becoming standard items. The finishes are generally upgraded with a mixture of average and better quality materials. A minimum number of interior construction features such as book cases, panelled feature walls, sunshine ceilings, telephone desk, wet bar, etc. may be encountered. Total finished floor area generally ranges from 110 to 260 m<sup>2</sup>.

#### Exterior

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

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

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

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

#### Interior

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

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

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

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

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

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

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

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

#### Mechanical

**Plumbing:** Four to eleven fixtures and accessories. A master bedroom ensuite with whirlpool tub, built-in shower and twin vanity sinks; pre-manufactured or semi-custom vanity cabinets may be included. Better quality accessories and decorative features may include cultured marble vanity top with extension over water closet, mirrors, planters, etc.

**Heating:** Good forced air made up of one or more mid-efficiency furnaces.

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

<b>Model Type (005) Base Rates Single Family–After 1980 Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	37,800	707
1 Storey Basementless	<b>01</b>	33,600	638
Split Entry	<b>02</b>	38,400	767
Split Level	<b>03</b>	39,700	1,044
Split Level With Crawl	<b>04</b>	44,900	1,144
1½ Storey & Basement	<b>05</b>	40,600	1,050
1½ Storey Basementless	<b>06</b>	36,400	982
1¾ Storey & Basement	<b>07</b>	42,800	1,152
1¾ Storey Basementless	<b>08</b>	38,600	1,084
2 Storey & Basement	<b>09</b>	45,300	1,198
2 Storey Basementless	<b>10</b>	41,100	1,129
½ Storey Upper	<b>11</b>	2,800	344
¾ Storey Upper	<b>12</b>	5,000	446
1 Storey Upper	<b>13</b>	7,500	491
Open Veranda	<b>16</b>	900	227



<b>Model Type (005) Single Family–After 1980 Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	720	170
Lower Level Finish	<b>22</b>	1,270	277
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	430	11.00
under crawl space (for basementless extensions)	<b>add</b>	0	37.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	6,400	69.00
Split Level or Split Entry	<b>add</b>	9,500	96.00
1½ Storey	<b>add</b>	6,400	94.00
1¾ Storey	<b>add</b>	9,600	110.00
2 Storey	<b>add</b>	12,800	126.00
<b>Cedar Shakes or Masonry Tile</b>	<b>add</b>	500	40.00
<b>Plumbing (rate includes 6 fixtures)</b>			
per fixture	<b>add or deduct</b>	1,400	0.00
whirlpool bathtub	<b>add</b>	1,230	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	25.00
<b>Fireplace–Built-in</b>			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
<b>or</b>			
average to good masonry fireplace with limited features	<b>add</b>	5,060	0.00
<b>Fireplace–Free-Standing</b>			
average to good metal	<b>add</b>	2,860	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	100.00
1¾ Storey–loft area	<b>deduct</b>	0	140.00
2 Storey–loft area	<b>deduct</b>	0	167.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	75.00

**MODEL TYPE 005–SINGLE FAMILY–AFTER 1980–CUSTOM QUALITY (06)**

The floor plan is functional, with an open design concept creating a sense of spaciousness. Architectural design is used in living areas of all "move up" home construction. Walk-in closets, sunken living rooms and family rooms, built-in bookcases and fireplaces, kitchen nooks, are all trends in new home design. The finishes are of good quality materials and workmanship. A number of interior construction features such as built-in entertainment centres, panelled feature walls, sunshine ceilings with oak trim, telephone desks, etc. may be present. Total finished floor area generally ranges from 140 to 300 m<sup>2</sup>.

**Exterior**

**Roof:** Cedar shakes, masonry tiles; boxed eaves are typical with aluminum soffits and fascia. Hexagon or octagon designed areas are becoming common features.

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

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

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

**Interior**

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

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

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

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

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

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

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

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

**Mechanical**

**Plumbing:** Six to thirteen fixtures and accessories. A large ensuite bathroom with whirlpool tub, built-in shower, etc., may be found with attention to the "super bathroom" concept. Pre-manufactured or custom vanity cabinets. Good quality accessories and decorative features using lighting, mirrors and planters, etc., may be found.

**Heating:** Good forced air made up of one or more mid-efficiency furnaces.

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

<b>Model Type (005) Base Rates Single Family–After 1980 Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	74,100	786
1 Storey Basementless	<b>01</b>	67,400	706
Split Entry	<b>02</b>	75,000	871
Split Level	<b>03</b>	78,200	1,188
Split Level With Crawl	<b>04</b>	89,900	1,264
1½ Storey & Basement	<b>05</b>	78,500	1,201
1½ Storey Basementless	<b>06</b>	71,800	1,121
1¾ Storey & Basement	<b>07</b>	83,200	1,303
1¾ Storey Basementless	<b>08</b>	76,500	1,223
2 Storey & Basement	<b>09</b>	89,500	1,347
2 Storey Basementless	<b>10</b>	82,800	1,267
½ Storey Upper	<b>11</b>	4,400	415
¾ Storey Upper	<b>12</b>	9,100	518
1 Storey Upper	<b>13</b>	15,400	562
Open Veranda	<b>16</b>	1,100	268

<b>Model Type (005) Single Family–After 1980 Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	1,190	199
Lower Level Finish	<b>22</b>	3,230	318
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	0	49.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	13,400	43.00
Split Level or Split Entry	<b>add</b>	20,100	58.00
1½ Storey	<b>add</b>	13,400	69.00
1¾ Storey	<b>add</b>	20,200	71.00
2 Storey	<b>add</b>	26,900	74.00
<b>Composition Shingles</b>	<b>deduct</b>	1,000	40.00
<b>Plumbing</b> (rate includes 8 fixtures)	<b>add or</b>		
per fixture	<b>deduct</b>	1,730	0.00
whirlpool bathtub	<b>add</b>	1,400	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	13.00
<b>Fireplace–Built-in</b>			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer	<b>or</b>		
good masonry fireplace with limited features	<b>add</b>	6,440	0.00
<b>Fireplace–Free-Standing</b>			
good metal	<b>add</b>	3,370	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	118.00
1¾ Storey–loft area	<b>deduct</b>	0	166.00
2 Storey–loft area	<b>deduct</b>	0	215.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	83.00

## 2.6 SINGLE FAMILY–CEDAR/LOG

### MODEL TYPE 008–SINGLE FAMILY–CEDAR/LOG–FAIR QUALITY (03)

#### Quality Range -6% to +5%

This class represents a fair quality cedar/log residence. It is a basic "package unit" with an ordinary style that is normally square or rectangular. The floor plan is plain, finishes are usually limited to fair quality materials and there is little or no attention given to decorative features. The total finished floor area generally ranges from 70 to 130 m<sup>2</sup>.

#### Exterior

**Roofing:** Composition shingles or equivalent; boxed eaves.

**Walls:** Cedar clad, post and beam framing, shaped cedar log or peeled natural log.

#### Interior

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, fair quality pre-finished hardboard, gypsum wallboard or equivalent.

**Floors:** Fair quality carpet, resilient tile or equivalent.

**Cabinets & Trim:** Approximately 2 to 4 metres of fair quality pre-manufactured kitchen cabinets; fair quality baseboards and trim.

**Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent.

#### Mechanical

**Plumbing:** Four fair quality fixtures and accessories; fair quality pre-manufactured vanities.

**Heating:** Fair forced air.

**Electrical:** Fair quality light fixtures, an adequate number of outlets.

Model Type (008) Base Rates Single Family–Cedar/Log Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
1 Storey & Basement	00	28,300	580
1 Storey Basementless	01	25,200	513
Split Entry	02	28,800	610
Split Level	03	29,900	831
Split Level & Crawl Space	04	35,900	930
1½ Storey & Basement	05	30,200	868
1½ Storey Basementless	06	27,100	801
1¾ Storey & Basement	07	32,300	937
1¾ Storey Basementless	08	29,200	870
2 Storey & Basement	09	34,700	965
2 Storey Basementless	10	31,600	898
½ Storey Upper	11	1,900	288
¾ Storey Upper	12	4,000	358
1 Storey Upper	13	6,400	385

Model Type (008) Single Family-Cedar/Log Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	470	139.00
Lower Level Finish	22	1,170	221.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	deduct	2,460	27.00
under crawl space (for basementless extensions)	add	0	36.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	add or deduct	940	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
fair air conditioning	add	0	20.00
<b>Fireplace-Built-in</b>			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing	add	3,290	0.00
or substandard to fair masonry fireplace			
<b>Fireplace-Free-Standing</b>			
fair metal	add	1,870	0.00

**MODEL TYPE 008–SINGLE FAMILY–CEDAR/LOG–STANDARD QUALITY (04)**

**Quality Range -5% to +4%**

This class represents an average quality cedar/log residence. It is a "package unit" with a conventional style that is generally rectangular. The floor plan is functional, finishes are normally selected from average quality pre-manufactured or standard materials and a minimum number of decorative features may be encountered. The total finished floor area generally ranges from 90 to 190 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered in main rooms.

**Floors:** Average quality carpet, vinyl flooring covering or equivalent.

**Cabinets & Trim:** Approximately 3 to 6 metres of average quality pre-manufactured or standard veneer kitchen cabinets; standard baseboards and trim.

**Doors & Windows:** Average quality hollow core doors; standard aluminum windows or equivalent.

**Mechanical**

**Plumbing:** Four to seven average quality fixtures and accessories; average quality pre-manufactured or standard veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average quality fixtures; an adequate number of outlets.

<b>Model Type (008) Base Rates Single Family–Cedar/Log Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	30,600	652
1 Storey Basementless	<b>01</b>	27,300	583
Split Entry	<b>02</b>	30,900	686
Split Level	<b>03</b>	32,100	922
Split Level & Crawl Space	<b>04</b>	38,200	1,027
1½ Storey & Basement	<b>05</b>	32,800	974
1½ Storey Basementless	<b>06</b>	29,500	905
1¾ Storey & Basement	<b>07</b>	34,900	1,052
1¾ Storey Basementless	<b>08</b>	31,600	983
2 Storey & Basement	<b>09</b>	37,200	1,088
2 Storey Basementless	<b>10</b>	33,900	1,020
½ Storey Upper	<b>11</b>	2,200	322
¾ Storey Upper	<b>12</b>	4,300	400
1 Storey Upper	<b>13</b>	6,600	437

<b>Model Type (008) Single Family–Cedar/Log Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	510	148
Lower Level Finish	<b>22</b>	1,250	237
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	2,490	30.00
under crawl space (for basementless extensions)	<b>add</b>	0	39.00
<b>Cedar Shakes</b>	<b>add</b>	500	40.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	<b>add or deduct</b>	1,080	0.00
whirlpool bathtub	<b>add</b>	800	0.00
<b>Heating/Air Conditioning</b> (total finished floor area) fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
<b>or</b>			
average quality masonry fireplace with limited features	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b>			
average metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	84.00
1¾ Storey–loft area	<b>deduct</b>	0	117.00
2 Storey–loft area	<b>deduct</b>	0	140.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	69.00



**MODEL TYPE 008–SINGLE FAMILY–CEDAR/LOG–SEMI-CUSTOM QUALITY (05)**

**Quality Range -5% to +14%**

This class represents an average to good quality cedar/log residence. It is a "package unit" similar to the standard quality but upgraded with better finishing materials. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and may include one or more built-in feature. Finishes are usually selected from average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area generally ranges from 110 to 210 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; limited quantities of masonry veneer may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered in main rooms.

**Floors:** Average to good quality carpet, or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of average to good quality pre-manufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim.

**Doors & Windows:** Average to good quality pre-manufactured doors; average to good quality windows.

**Mechanical**

**Plumbing:** Four to nine average to good quality fixtures and accessories; average to good quality pre-manufactured or semi-custom veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average to good quality fixtures.

<b>Model Type (008) Base Rates Single Family–Cedar/Log Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	37,600	733
1 Storey Basementless	<b>01</b>	33,900	659
Split Entry	<b>02</b>	38,400	788
Split Level	<b>03</b>	39,800	1,077
Split Level & Crawl Space	<b>04</b>	46,100	1,186
1½ Storey & Basement	<b>05</b>	40,400	1,091
1½ Storey Basementless	<b>06</b>	36,700	1,017
1¾ Storey & Basement	<b>07</b>	42,800	1,194
1¾ Storey Basementless	<b>08</b>	39,000	1,121
2 Storey & Basement	<b>09</b>	45,500	1,240
2 Storey Basementless	<b>10</b>	41,700	1,167
½ Storey Upper	<b>11</b>	2,800	358
¾ Storey Upper	<b>12</b>	5,200	462
1 Storey Upper	<b>13</b>	7,900	507

<b>Model Type (008) Single Family–Cedar/Log Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	780	177
Lower Level Finish	<b>22</b>	1,380	289
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	470	12.00
under crawl space (for basementless extensions)	<b>add</b>	0	40.00
<b>Cedar Shakes</b>	<b>add</b>	500	40.00
<b>Plumbing</b> (rate includes 6 fixtures)			
per fixture	<b>add or deduct</b>	1,400	0.00
whirlpool bathtub	<b>add</b>	1,230	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
average air conditioning	<b>add</b>		25.00
<b>Fireplace–Built-in</b>			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
<b>or</b>			
average to good masonry fireplace with limited features	<b>add</b>	5,060	0.00
<b>Fireplace–Free-Standing</b>			
average to good metal	<b>add</b>	2,860	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	93.00
1¾ Storey–loft area	<b>deduct</b>	0	131.00
2 Storey–loft area	<b>deduct</b>	0	155.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	71.00

**MODEL TYPE 008–SINGLE FAMILY–CEDAR/LOG–CUSTOM QUALITY (06)**

**Quality Range -10% to +9%**

This class represents a good quality cedar/log residence. It is a "package unit" appearing in various attractive styles and shapes. The interior design may show some originality and regularly contains a minimum number of built-in and decorative features. Finishes are usually selected from good quality pre-manufactured or custom built materials. The total finished floor area generally ranges from 140 to 250 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves, wood soffits and fascia are typical.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; limited quantities of good quality masonry veneer may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are normally found in main areas.

**Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of good quality pre-manufactured or custom veneer kitchen cabinets; good quality baseboards and trim.

**Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured or custom built windows.

**Mechanical**

**Plumbing:** Six to eleven good quality fixtures and accessories; good quality pre-manufactured or custom veneer vanities.

**Heating:** Good forced air.

**Electrical:** Good quality fixtures; minimal use of special effect lighting may be encountered.

<b>Model Type (008) Base Rates Single Family–Cedar/Log Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	79,600	795
1 Storey Basementless	<b>01</b>	72,100	708
Split Entry	<b>02</b>	80,500	876
Split Level	<b>03</b>	84,100	1,215
Split Level & Crawl Space	<b>04</b>	97,000	1,299
1½ Storey & Basement	<b>05</b>	83,700	1,222
1½ Storey Basementless	<b>06</b>	76,300	1,135
1¾ Storey & Basement	<b>07</b>	89,200	1,337
1¾ Storey Basementless	<b>08</b>	81,800	1,250
2 Storey & Basement	<b>09</b>	96,300	1,387
2 Storey Basementless	<b>10</b>	88,900	1,300
½ Storey Upper	<b>11</b>	4,200	427
¾ Storey Upper	<b>12</b>	9,600	542
1 Storey Upper	<b>13</b>	16,800	593

<b>Model Type (008) Single Family–Cedar/Log Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	1,320	213
Lower Level Finish	<b>22</b>	3,590	340
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions) <b>Note:</b> equate concrete slab on grade to basementless rate	<b>add</b>	0	55.00
<b>Cedar Shakes</b>			
	<b>add</b>	1,000	40.00
<b>Plumbing</b> (rate includes 8 fixtures)			
per fixture	<b>add or deduct</b>	1,730	0.00
whirlpool bathtub	<b>add</b>	1,400	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	13.00
<b>Fireplace–Built-in</b>			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer <b>or</b> good masonry fireplace with limited features	<b>add</b>	6,440	0.00
<b>Fireplace–Free-Standing</b>			
good metal	<b>add</b>	3,370	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	111.00
1¾ Storey–loft area	<b>deduct</b>	0	158.00
2 Storey–loft area	<b>deduct</b>	0	185.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	72.00

**MODEL TYPE 008–SINGLE FAMILY–CEDAR/LOG–GOOD CUSTOM QUALITY (07)**

**Quality Range -7% to +12%**

This class represents a good to expensive quality cedar/log residence that may either be an exclusive "package unit" or specially designed. The various styles and shapes usually display some innovation and fairly large window areas may be present. The interior design has reasonably spacious rooms and a limited number of built-in and decorative features. Finishes are usually best quality pre-manufactured or good custom materials and attention to detail may be evident. The total finished floor area generally ranges from 170 to 300 m<sup>2</sup>.

**Exterior**

**Roofing:** Wood shakes; attractive soffits and fascia.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; good to expensive masonry veneer may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, good wood panelling, gypsum wallboard or equivalent; open-beam ceilings are normally found in main areas.

**Floors:** Good to expensive carpet or equivalent; moderate use of quarry tile or equivalent is common.

**Cabinets & Trim:** Approximately 5 to 9 metres of best quality pre-manufactured or good custom veneer kitchen cabinets; good to expensive quality baseboards and trim.

**Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

**Mechanical**

**Plumbing:** Seven to thirteen good to expensive quality fixtures and accessories; best quality pre-manufactured or good custom vanities.

**Heating:** Good forced air.

**Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

<b>Model Type (008) Base Rates Single Family–Cedar/Log Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	95,200	930
1 Storey Basementless	<b>01</b>	87,700	842
Split Entry	<b>02</b>	97,200	1,037
Split Level	<b>03</b>	101,200	1,388
Split Level & Crawl Space	<b>04</b>	113,900	1,469
1½ Storey & Basement	<b>05</b>	100,100	1,419
1½ Storey Basementless	<b>06</b>	92,600	1,331
1¾ Storey & Basement	<b>07</b>	107,600	1,540
1¾ Storey Basementless	<b>08</b>	100,100	1,452
2 Storey & Basement	<b>09</b>	116,400	1,586
2 Storey Basementless	<b>10</b>	108,900	1,498
½ Storey Upper	<b>11</b>	5,000	489
¾ Storey Upper	<b>12</b>	12,500	610
1 Storey Upper	<b>13</b>	21,300	656

<b>Model Type (008) Single Family–Cedar/Log Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	1,530	220
Lower Level Finish	<b>22</b>	4,060	350
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	0	53.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Composition Shingles</b>	<b>deduct</b>	1,000	40.00
<b>Plumbing</b> (rate includes 8 fixtures)			
per fixture	<b>add or deduct</b>	2,080	0.00
whirlpool bathtub	<b>add</b>	2,050	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
good air conditioning	<b>add</b>	0	31.00
average hot water	<b>add</b>	0	13.00
<b>Fireplace–Built-in</b>			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
<b>or</b>			
good to expensive masonry fireplace with custom features	<b>add</b>	8,710	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	124.00
1¾ Storey–loft area	<b>deduct</b>	0	174.00
2 Storey–loft area	<b>deduct</b>	0	206.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	100.00

**MODEL TYPE 008–SINGLE FAMILY–CEDAR/LOG–EXPENSIVE QUALITY (08)**

**Quality Range -10% to +8%**

This class represents the expensive quality cedar/log residence. It is commonly situated on large sites and is normally architecturally designed and supervised. This class is frequently multi-level with fairly large window areas and unusual roof styles. The interior is usually innovative allowing for several built-in and decorative features. Special purpose rooms are often encountered and rooms are usually spacious. Finishes are selected from expensive materials and attention to detail is evident. The total finished floor area is normally over 250 m<sup>2</sup>.

**Exterior**

**Roofing:** Good wood shakes, masonry tiles or equivalent; attractive soffits and fascia; large shaped eaves may be encountered.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; expensive masonry veneer may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, good to expensive wood panelling, gypsum wallboard, plaster or equivalent; open-beam ceilings are normally found in main areas.

**Floors:** Expensive carpet or equivalent; frequent use of quarry tile, ceramic tile or equivalent.

**Cabinets & Trim:** Spacious kitchens comprised of expensive kitchen cabinets; frequent built-in cabinets; expensive baseboards and trim with attention to detail.

**Doors & Windows:** Expensive solid core doors with specialty hardware; expensive windows.

**Mechanical**

**Plumbing:** Numerous expensive fixtures with specialty accessories; expensive vanities.

**Heating:** Average hot water; air conditioning is common.

**Electrical:** Detailed wiring with expensive fixtures including frequent use of special effect lighting; specialty outlets.

<b>Model Type 008) Base Rates Single Family–Cedar/Log Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	161,200	1,261
1 Storey Basementless	<b>01</b>	152,000	1,165
Split Entry	<b>02</b>	166,500	1,383
Split Level	<b>03</b>	172,300	1,909
Split Level & Crawl Space	<b>04</b>	187,600	2,007
1½ Storey & Basement	<b>05</b>	171,200	1,898
1½ Storey Basementless	<b>06</b>	162,000	1,802
1¾ Storey & Basement	<b>07</b>	179,700	2,102
1¾ Storey Basementless	<b>08</b>	170,500	2,006
2 Storey & Basement	<b>09</b>	195,400	2,183
2 Storey Basementless	<b>10</b>	186,200	2,087
½ Storey Upper	<b>11</b>	9,900	637
¾ Storey Upper	<b>12</b>	18,400	841
1 Storey Upper	<b>13</b>	34,200	923

<b>Model Type (008) Single Family–Cedar/Log Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	3,640	322
Lower Level Finish	<b>22</b>	5,820	526
<b>Adjustments</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions) <b>Note:</b> equate concrete slab on grade to basementless rate	<b>add</b>	0	62.00
<b>Composition Shingles</b>			
	<b>deduct</b>	2,500	60.00
<b>Plumbing</b> (rate includes 10 fixtures) per fixture <b>Note:</b> an adjustment for whirlpool bathtubs is not required for this class			
	<b>add or deduct</b>	2,460	0.00
<b>Heating/Air Conditioning</b> (total finished floor area) average air conditioning–nil			
	<b>deduct</b>	0	36.00
<b>Fireplace–Built-in</b> expensive masonry fireplace with attention given to design and workmanship			
	<b>add</b>	12,940	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	153.00
1¾ Storey–loft area	<b>deduct</b>	0	219.00
2 Storey–loft area	<b>deduct</b>	0	255.00
<b>Cathedral Ceilings</b> classify and calculate cathedral area as a 1 Storey structure			
	<b>add</b>	0	118.00



## 2.7 MODEL TYPE–015–BASEMENT FINISH

### MODEL TYPE 015–BASEMENT FINISH INFORMATION

#### General

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

#### Non-Suite Basement Finish

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

#### Suite Basement Finish

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

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

#### Location of Rates

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

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

#### Finish Area

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

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

**MODEL TYPE 015–BASEMENT FINISH–POOR QUALITY (00)**

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

**Walls:** Unfinished gypsum wallboard, economy grade pre-finished wallboard or equivalent.

**Ceiling:** Unfinished gypsum wallboard, panelling such as Donna Conna™ or equivalent.

**Floors:** Cheapest grade tile or equivalent.

**Trim:** Little or no trim.

**Doors:** Cheapest quality.

**Electrical:** Minimal wiring, little or no light fixtures, few outlets.

**SUITES Cabinets:** Poor to economy grade kitchen cabinets.

<b>Model Type (015) Base Rates Basement Finish Poor Quality (00)</b>	<b>Structure Code</b>	<b>Constant per room (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Non-Suite	<b>24</b>	300	34
Suite	<b>25</b>	460	36
<b>Adjustments</b>			
<b>Ceiling Finish</b>	<b>deduct</b>	0	10.00
<b>Floor Finish</b>	<b>deduct</b>	0	13.00
<b>Plumbing</b> (economy fixtures) per fixture	<b>add</b>	430	0.00

**MODEL TYPE 015–BASEMENT FINISH–FAIR QUALITY (03)**

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

**Walls:** Gypsum wallboard, fair quality pre-finished wallboard or equivalent.

**Ceiling:** Gypsum wallboard, plain tiles or equivalent.

**Floors:** Substandard to fair quality tile, carpet or equivalent.

**Trim:** Fair quality.

**Doors:** Low grade hollow core.

**Electrical:** Minimal wiring, substandard light fixtures, limited outlets.

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

<b>Model Type (015) Base Rates Basement Finish Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant per room (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Non-Suite	<b>24</b>	530	76
Suite	<b>25</b>	840	80
<b>Adjustments</b>			
<b>Ceiling Finish</b>	<b>deduct</b>	0	16.00
<b>Floor Finish</b>	<b>deduct</b>	0	34.00
<b>Plumbing</b> (fair quality fixtures and accessories) per fixture	<b>add</b>	940	0.00

**MODEL TYPE 015–BASEMENT FINISH–SEMI-CUSTOM QUALITY (05)**

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

**Walls:** Gypsum wallboard, average to good quality pre-finished wallboard or equivalent; occasional decorative features.

**Ceiling:** Sprayed gypsum wallboard, average to good quality tiles, suspended panels or equivalent.

**Floors:** Average to good quality carpet or equivalent.

**Trim:** Average quality.

**Doors:** Standard hollow core.

**Electrical:** Average quality fixtures, an adequate number of outlets.

**SUITES      Cabinets:** Average quality pre-manufactured or standard veneer kitchen cabinets.

<b>Model Type (015) Base Rates Basement Finish Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant per room (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Non-Suite	<b>24</b>	620	120
Suite	<b>25</b>	1,180	127
<b>Adjustments</b>			
<b>Ceiling Finish</b>	<b>deduct</b>	0	38.00
<b>Floor Finish</b>	<b>deduct</b>	0	49.00
<b>Plumbing</b> (average quality fixtures and accessories) per fixture	<b>add</b>	1,080	0.00

**MODEL TYPE 015–BASEMENT FINISH–CUSTOM QUALITY (06)**

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

**Walls:** Gypsum wallboard, good quality pre-finished wallboard or equivalent; limited use of good quality wood panelling or other decorative features.

**Ceiling:** Good quality tiles, suspended panels or equivalent.

**Floors:** Good quality carpet or equivalent.

**Trim:** Good quality.

**Doors:** Average to good quality hollow core.

**Electrical:** Average to good quality fixtures; more than adequate number of outlets.

**SUITES      Cabinets:** Average to good quality pre-manufactured or semi-custom veneer kitchen cabinets.

<b>Model Type (015) Base Rates Basement Finish Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant per room (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Non-Suite	<b>24</b>	650	149
Suite	<b>25</b>	1,360	158
<b>Adjustments</b>			
<b>Ceiling Finish</b>	<b>deduct</b>	0	47.00
<b>Floor Finish</b>	<b>deduct</b>	0	57.00
<b>Plumbing</b> (average to good quality fixtures and accessories) per fixture	<b>add</b>	1,400	0.00

## 2.8 SWIMMING POOLS

### SWIMMING POOL INFORMATION

#### General

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

#### Non-Diving Swimming Pool

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

#### Diving Swimming Pool

The depth of water in a diving swimming pool varies however the diving portion is usually at least 2.4 metres.

#### Pool Accessories

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

#### Indoor Swimming Pool

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

#### Spa Pool

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

#### SUGGESTED AGE LIFE OF RESIDENTIAL SWIMMING POOLS

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

**MODEL TYPE 020-SWIMMING POOL-FAIR QUALITY (03)**

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

<b>Model Type (020) Base Rates Swimming Pool Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Non-Diving	<b>30</b>	5,030	106
<b>Adjustments</b>			
<b>Heater</b>	<b>add</b>	1,030	0.00

**MODEL TYPE 020–SWIMMING POOL–STANDARD QUALITY (04)**

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

<b>Model Type (020) Base Rates Swimming Pool Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Non-Diving	<b>30</b>	14,220	183
Diving	<b>31</b>	15,840	288
<b>Adjustments</b>			
<b>Heater</b> –nil	<b>deduct</b>	0	60.00
<b>Indoor Pool</b> reclamation system	<b>add</b>	16,380	0.00
<b>Spa Pool</b> average quality	<b>add</b>	7,850	0.00



**MODEL TYPE 020–SWIMMING POOL–CUSTOM QUALITY (06)**

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

<b>Model Type (020) Base Rates Swimming Pool Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Non-Diving	<b>30</b>	19,180	280
Diving	<b>31</b>	26,020	194
<b>Adjustments</b>			
<b>Heater</b> –nil	<b>deduct</b>	0	60.00
<b>Indoor Pool</b> reclamation system	<b>add</b>	16,380	0.00
<b>Spa Pool</b> Custom	<b>add</b>	9,990	0.00

**MODEL TYPE 020–SWIMMING POOL–EXPENSIVE QUALITY (08)**

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

<b>Model Type (020) Base Rates Swimming Pool Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Diving	31	17,820	773
<b>Adjustments</b>			
Heater–nil	deduct	0	60.00
<b>Indoor Pool</b> reclamation system	add	16,380	0.00
<b>Spa Pool</b> expensive (reinforced concrete)			
connected into swimming pool mechanical	add	13,410	0.00
independent of swimming pool	add	14,900	0.00

## 2.9 SWIMMING POOL BUILDINGS

### SWIMMING POOL BUILDINGS INFORMATION

#### General

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

#### Attached Building

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

#### Detached Building

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

#### Foundations and Floors

Base Rates for each quality of swimming pool enclosure include costs for good quality concrete foundation walls with adequate footings or good reinforced concrete piling and grade beam systems.

Foundation walls or grade beams found in better qualities also include rigid insulation. Floors are insulated reinforced concrete slabs and include typical finish found in swimming pool areas. All concrete slab and floor finish costs include a pre-calculated reduction or allowance for those areas occupied by a swimming pool and/or spa pool.

#### Walls and Roofs

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

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

#### Interior Finish

Interior finish in rates consists of four perimeter walls and ceiling finish. No interior partitions are included in Base Rates.

Where finished room areas are found within a swimming pool building such as change rooms, bathrooms, storage rooms, etc., an addition shall be made for those areas by determining the appropriate quality, selecting and applying the Area Rate only from Residential Improvements Model Type 003 Structure Code 22 Lower Level Finish. If materials and workmanship are found to be of a quality inferior to the main residence, appropriate rates may be selected and applied from Basement Finish Model Type 015.

**Mechanical**

Heating systems are normally an extension of the system found in the adjoining residence. Ventilation is usually provided by exhaust fan systems calculated as part of the Base Rates. Where reclamation systems are encountered, an adjustment should be made based on costs found in Swimming Pools Model Type 020.

**Depreciation**

To determine depreciation, the assessor shall use of Age Life Tables as found in Section 1.11. Ages for the Model Type 022 Quality 04, 06 and 08 shall be identical to those employed for residences, except Model Type 022 Quality 03 shall have an Age Life of 20 years. Lack of maintenance and physical deterioration may be measured and calculated using the range of five Condition, Desirability and Utility (CDU) ratings found with each Remaining Life Table in Section 1.15.

**MODEL TYPE 022–SWIMMING POOL BUILDINGS–FAIR QUALITY (03)**

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

<b>Model Type (022) Base Rates Swimming Pool Buildings Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	27	500	53

**MODEL TYPE 022–SWIMMING POOL BUILDINGS–STANDARD QUALITY (04)**

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

**Exterior**

**Substructure:** Concrete foundation, concrete piles or equivalent.

**Floor:** Reinforced concrete slab.

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia.

**Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, average quality pre-finished wallboard or equivalent; no partitions.

**Floors:** Average to good quality indoor/outdoor carpet, paving stones or equivalent.

**Trim:** Standard baseboards and trim.

**Doors & Windows:** Average to good quality patio doors, average to good sealed aluminum or wood windows; skylights may be encountered.

**Mechanical**

**Heating:** Average forced air.

**Electrical:** Average quality fixtures.

<b>Model Type (022) Base Rates Swimming Pool Buildings Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	12,500	427
Attached	<b>28</b>	8,100	368
<b>Adjustments</b>			
<b>Masonry Veneer (100% exterior wall)</b>			
detached	<b>add</b>	4,900	55.00
attached	<b>add</b>	3,500	39.00
<b>Cedar Shakes or Masonry Tile</b>			
detached	<b>add</b>	300	51.00
attached	<b>add</b>	200	36.00
<b>Plumbing</b>			
per fixture	<b>add</b>	1,080	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
fair air conditioning	<b>add</b>	0	20.00

**MODEL TYPE 022–SWIMMING POOL BUILDINGS–CUSTOM QUALITY (06)**

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

**Exterior**

**Substructure:** Insulated concrete foundation; concrete piles or equivalent.

**Floor:** Reinforced concrete slab.

**Roofing:** Wood shakes; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; masonry veneer commonly used as a decorative feature.

**Interior**

**Walls:** Moisture resistant gypsum wallboard; cedar panel feature wall or other decorative features.

**Ceiling:** Occasional use of wood beams; cedar panelling or equivalent.

**Floors:** Ceramic floor tile, quarry tile or equivalent.

**Trim:** Good quality baseboards and trim.

**Doors and Windows:** Good quality pre-manufactured doors and/or patio doors; good quality pre-manufactured or custom built windows; good quality skylights are usually encountered.

**Mechanical**

**Heating:** Good forced air; good exhaust fans.

**Electrical:** Good quality fixtures; use of special effect lighting may be encountered.

<b>Model Type (022) Base Rates Swimming Pool Buildings Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	29,400	606
Attached	<b>28</b>	22,200	484
<b>Adjustments</b>			
<b>Masonry Veneer (100% exterior wall)</b>			
Detached	<b>add</b>	8,900	28.00
Attached	<b>add</b>	6,300	20.00
<b>Composition Shingles</b>			
Detached	<b>deduct</b>	600	51.00
Attached	<b>deduct</b>	400	36.00
<b>Plumbing</b>			
per fixture	<b>add</b>	1,730	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	25.00

**MODEL TYPE 022–SWIMMING POOL BUILDINGS–EXPENSIVE QUALITY (08)**

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

**Exterior**

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

**Interior**

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

**Mechanical**

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

<b>Model Type (022) Base Rates Swimming Pool Buildings Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	27	57,700	1,028
Attached	28	45,300	810



<b>Model Type (022) Adjustments</b>		<b>Constant</b>	<b>AR m<sup>2</sup></b>
<b>Swimming Pool Buildings</b>		<b>(\$)</b>	<b>(\$)</b>
<b>Expensive Quality (08)</b>			
<b>Masonry Veneer</b> (100% exterior wall)			
Detached	<b>add</b>	8,000	25.00
Attached	<b>add</b>	5,700	18.00
<b>Composition Shingles</b>			
Detached	<b>deduct</b>	600	52.00
Attached	<b>deduct</b>	400	37.00
<b>Plumbing</b>			
per fixture	<b>add</b>	2,460	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
good air conditioning, nil	<b>deduct</b>	0	42.00
<b>Sauna</b>			
Custom	<b>add</b>	6,880	0.00
<b>Hot Tub</b>			
expensive	<b>add</b>	15,020	0.00

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## 2.10 RESIDENTIAL GREENHOUSES

### RESIDENTIAL GREENHOUSE INFORMATION

#### General

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

#### Attached Greenhouse

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

#### Foundations and Floors

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

#### Greenhouse Mechanical

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

**MODEL TYPE 025–GREENHOUSE–SUBSTANDARD QUALITY (02)**

This class represents a substandard greenhouse of the most economical "package unit" or is an owner-built structure using cheap or poor quality materials. Wood or light gauge aluminum framing members that are usually erected on wood sills or concrete blocks. Wall and roof panels consist of glass reinforced polyester such as corrugated Filon™ or poor quality single glazed windows. The door is economy grade.

<b>Model Type (025) Base Rates Greenhouse Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	27	1,200	145
Attached	28	1,000	147
<b>Adjustments</b>			
<b>Exhaust Fan</b>	<b>add</b>	230	0.00

**MODEL TYPE 025-GREENHOUSE-FAIR QUALITY (03)**

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

<b>Model Type (025) Base Rates Greenhouse Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	27	2,200	248
Attached	28	1,700	238
<b>Adjustments</b>			
<b>Concrete Slab</b>	<b>add</b>	0	20.00
<b>Exhaust Fan</b>	<b>add</b>	230	0.00
<b>Automatic Vent Opener</b>	<b>add</b>	130	0.00

**MODEL TYPE 025-GREENHOUSE-STANDARD QUALITY (04)**

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

<b>Model Type (025) Base Rates Greenhouse Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	2,800	364
Attached	<b>28</b>	2,000	351
<b>Adjustments</b>			
<b>Concrete Slab</b>	<b>add</b>	0	24.00
<b>Exhaust Fan</b>	<b>add</b>	230	0.00
<b>Thermostat</b>	<b>add</b>	75	0.00
<b>Automatic Vent Opener</b>	<b>add</b>	130	0.00

**MODEL TYPE 025–GREENHOUSE–CUSTOM QUALITY (06)**

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

<b>Model Type (025) Base Rates Greenhouse Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	5,800	930
Attached	<b>28</b>	5,100	900
<b>Adjustments</b>			
<b>Detached Double Glazed</b> bronzed finish	<b>add</b>	370	54.00
<b>Detached Single Glazed</b> anodized finish	<b>deduct</b>	1,620	235.00
bronzed finish	<b>deduct</b>	1,390	203.00
<b>Attached Double Glazed</b> bronzed finish	<b>add</b>	310	45.00
<b>Attached Single Glazed</b> anodized	<b>deduct</b>	1,350	196.00
bronzed finish	<b>deduct</b>	1,160	169.00
<b>Concrete slab</b>	<b>add</b>		26.00
<b>Interlocking brick floor</b>	<b>add</b>		39.00
<b>Automatic vent system</b>	<b>add</b>		68.00
<b>Shades</b> manual wood roll-up	<b>add</b>	0	138.00

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## 2.11 RESIDENTIAL SOLARIUM

### RESIDENTIAL SOLARIUM INFORMATION

#### General

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

#### Attached Solarium

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

#### Foundations and Floors

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

**MODEL TYPE 026--SOLARIUM--FAIR QUALITY (03)**

This class represents a fair quality solarium that is a simple "package unit" with materials of fair to average quality, normally designed for easy owner assembly. The substructure is a simple concrete footing and foundation with an unfinished floor system. Framing members consist of light gauge, small profiled and either plain or painted aluminum. Vertical side wall and roof panels are thin single glazed, in combination with finished stub-walls or metal panels, usually equivalent to the main structure, or full glazed glass panels to ground. Eaves are straight or simple curved. Vents and a fair quality door may be present.

<b>Model Type (026) Base Rates Solarium Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	9,400	961
1 Storey Basementless	<b>01</b>	7,600	918
1 Storey & Slab on Grade	<b>45</b>	6,400	901
<b>Adjustments</b>			
<b>Floor Finish</b>			
fair vinyl or carpet	<b>add</b>	0	34.00
<b>Concrete Slab--nil</b>	<b>deduct</b>		30.00



**MODEL TYPE 026–SOLARIUM–STANDARD QUALITY (04)**

This class represents an average quality solarium that is normally a standard pre-engineered unit and may be owner assembled. The style of this solarium sunroom is normally vertical walls with finished metal bottom panelled stub-walls and straight eaves. The substructure is usually constructed with average materials and workmanship and an unfinished floor system. Framing members are light gauge and medium size with baked color finish. Stub-walls are finished equivalent to the main structure or have colored metal panels. Wall panels are clear, safety tempered single glazed with some thermal insulation. Roof panels may be clear glazed or solid construction. Other features usually include average trim, vents, double hung or sliding windows and an average quality door.

<b>Model Type (026) Base Rates Solarium Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	12,100	1,245
1 Storey Basementless	<b>01</b>	9,800	1,191
1 Storey & Slab on Grade	<b>45</b>	8,400	1,165
<b>Adjustments</b>			
<b>Floor Finish</b>			
average vinyl or carpet	<b>add</b>	0	43.00
quarry tile or interlocking brick	<b>add</b>	0	41.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	30.00

**MODEL TYPE 026–SOLARIUM–CUSTOM QUALITY (06)**

This class represents a good quality solarium that is normally contractor built. Two common types are aluminum framing with sloped wall and curved eave or heavy cedar framing with vertical walls and straight eave. The substructure and foundation are concrete, with an unfinished floor system and finished stub-walls of good materials and workmanship that are usually equivalent to the main structure. Framing members are either medium to heavy boxed extruded anodized aluminum, plain finish or heavy cedar with bronze or black metal exterior capping. Wall and roof panels are normally double glazed clear sealed units however single glazing or tinted glass may be found. Extra features include good trim, sliding window panels and patio doors.

<b>Model Type (026) Base Rates Solarium Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	20,300	1,846
1 Storey Basementless	<b>01</b>	16,200	1,716
1 Storey & Slab on Grade	<b>45</b>	15,300	1,702
<b>Adjustments</b>			
<b>Single Glazing</b> –floor area	<b>deduct</b>	3,970	400.00
<b>Tinted Glazing</b> –floor area	<b>add</b>	640	121.00
<b>Motorized Shade System</b> –floor area	<b>add</b>	0	190.00
<b>End Wall</b> –floor area	<b>deduct each</b>	880	160.00
<b>Floor Finish</b>			
good vinyl or carpet	<b>add</b>	0	57.00
ceramic / quarry tile	<b>add</b>	0	65.00

**MODEL TYPE 026–SOLARIUM–EXPENSIVE QUALITY (08)**

This class represents an expensive quality contractor erected solarium that is custom or architecturally designed to suit a specific location to enhance or complement a site or main structure. Various styles and shapes include custom shaped roofs and eaves, finished stub-walls and glazing or full glass glazed to ground, 1, 1½ and 2 storey heights and cantilevered additions.

Substructure, unfinished floor systems and stub-walls are good to expensive materials and workmanship, normally equivalent to the main or adjoining structure. Framing members are heavy brown or black anodized insulated aluminum, with wide wall and roof panels and a minimum of horizontal mullions. Wall and roof panels are heavy float laminated tempered safety glass, double glazed and thermal insulated. Tinted in bronze or silver may be an added feature. Additional features may include a motorized cooling and ventilation system, built-in drainage system, integrated solar heat exchange system, insulated safety glazed patio doors, and awning or sliding windows.

<b>Model Type (026) Base Rates Solarium Expensive Quality (08)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	30,200	2,344
1 Storey Basementless	<b>01</b>	22,700	2,258
1½ Storey & Basement	<b>05</b>	33,200	2,796
1½ Storey Basementless	<b>06</b>	25,800	2,710
2 Storey & Basement	<b>09</b>	42,400	4,152
2 Storey Basementless	<b>10</b>	34,900	4,066
1 Storey & Slab on Grade	<b>45</b>	21,600	2,259
1½ Storey & Slab on Grade	<b>46</b>	24,600	2,712
2 Storey & Slab on Grade	<b>48</b>	33,800	4,068
<b>Adjustments</b>			
<b>Motorized Shade &amp; Track System</b>			
1 storey–floor area	<b>add</b>	0	190.00
1½ storey–floor area	<b>add</b>	0	230.00
<b>End Wall</b>			
1 storey–floor area	<b>deduct each</b>	1,390	252.00
1½ storey–floor area	<b>deduct each</b>	1,880	246.00
2 storey–floor area	<b>deduct each</b>	2,880	429.00
<b>Floor Finish</b>			
expensive carpet	<b>add</b>	0	73.00
quarry tile or ceramic tile	<b>add</b>	0	101.00
marble tile or slate	<b>add</b>	0	271.00
<b>Upper Level Floor</b>			
for 1½ or 2 storey solariums base floor construction	<b>add</b>	0	58.00

## 2.12 GARAGE AND CARPORTS

### GARAGE AND CARPORT INFORMATION

#### Garage

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

#### Basement Garage

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

#### Multiple Garages

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

#### Carport

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

**MODEL TYPE 030–GARAGE–POOR QUALITY (00)**

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

**Floor:** Poor quality concrete slab.

**Roofing:** Rolled roofing or equivalent; minimal or no eave overhang.

**Exterior Walls:** Cheap plywood, shiplap or equivalent; wall height is often less than 2.4 m.

**Doors:** Cheapest hollow core entrance door; poor grade wood swinging doors or equivalent.

**Windows:** Cheap or poor quality.

**Electrical:** Minimal wiring, no fixtures.

<b>Model Type (030) Base Rates Garage Poor Quality (00)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	1,400	88
Attached	<b>28</b>	870	76
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
unfinished gypsum wallboard, cheap plywood or equivalent			
Detached Garage	<b>add</b>	150	3.00
Attached Garage	<b>add</b>	110	2.00
<b>Ceiling</b>	<b>add</b>	0	5.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	18.00
<b>Electrical–nil</b>	<b>deduct</b>	0	6.00

**MODEL TYPE 030–GARAGE–SUBSTANDARD QUALITY (02)**

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

**Floor:** Low grade concrete slab.

**Roofing:** Composition shingles or equivalent; minimal eave overhang.

**Exterior Walls:** Plain stucco or equivalent.

**Doors:** Low grade entrance door; low grade to fair metal overhead door or equivalent.

**Windows:** Low grade.

**Electrical:** Minimal wiring, minimal outlets; no fixtures.

<b>Model Type (030) Base Rates Garage Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	2,840	131
Attached	<b>28</b>	1,990	113
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	<b>add</b>	280	6.00
Attached Garage	<b>add</b>	210	4.00
<b>Ceiling</b>	<b>add</b>	0	10.00
<b>Heating</b>			
minimal heat including chimney	<b>add</b>	0	8.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	19.00
<b>Electrical–nil</b>	<b>deduct</b>	0	9.00

**MODEL TYPE 030–GARAGE–FAIR QUALITY (03)**

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

**Floor:** Fair concrete slab.

**Roofing:** Composition shingles or equivalent; boxed eaves are common.

**Exterior Walls:** Fair to average quality stucco, vinyl siding, pre-finished hardboard, or equivalent.

**Doors:** Fair quality entrance door; fair quality metal or wood overhead door.

**Windows:** Low grade to fair wood or aluminum.

**Electrical:** Minimal wiring, limited outlets; fair to average quality exterior fixtures may be encountered.

<b>Model Type (030) Base Rates Garage Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	3,590	149
Attached	<b>28</b>	2,950	137
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	<b>add</b>	300	6.00
Attached Garage	<b>add</b>	220	4.00
<b>Ceiling</b>	<b>add</b>	0	10.00
<b>Heating</b>			
minimal heat including chimney	<b>add</b>	0	8.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	25.00
<b>Electrical–nil</b>	<b>deduct</b>	0	9.00

**MODEL TYPE 030–GARAGE–STANDARD QUALITY (04)**

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

**Floor:** Standard concrete slab.

**Roofing:** Composition shingles or equivalent; boxed eaves are common.

**Exterior Walls:** Average grade stucco, aluminum siding or equivalent.

**Doors:** Fair to average quality entrance door; average quality metal or wood overhead door.

**Windows:** Fair grade wood or aluminum.

**Electrical:** Standard wiring, minimal outlets; average quality exterior fixtures may be encountered.

<b>Model Type (030) Base Rates Garage Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	3,790	175
Attached	<b>28</b>	2,960	159
Basement	<b>35</b>	540	36
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	<b>add</b>	340	7.00
Attached Garage	<b>add</b>	260	5.00
<b>Ceiling</b>			
(for detached or attached garage)	<b>add</b>	0	12.00
<b>Heating</b>			
fair to average quality gas overhead heater or equivalent	<b>add</b>	300	13.00
<b>Concrete Slab</b> –nil	<b>deduct</b>	0	32.00
<b>Electrical</b> –nil	<b>deduct</b>	0	10.00
<b>Brick Veneer</b>			
use 80% of Residential Masonry Veneer			
Adjustments for 1 Storey			



**MODEL TYPE 030–GARAGE–CUSTOM QUALITY (06)**

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

**Floor:** Average to good concrete slab.

**Roofing:** Composition shingles or equivalent; attractive soffits and fascia.

**Exterior Walls:** Good grade stucco, wood siding or equivalent; minimal amounts of masonry veneer may be used as a decorative feature.

**Doors:** Average to good quality entrance door; good quality wood overhead door or equivalent.

**Windows:** Average to good quality wood, aluminum, vinyl or equivalent.

**Electrical:** Better than average wiring, an adequate number of outlets; decorative exterior fixtures are common.

<b>Model Type (030) Base Rates Garage Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	5,120	205
Attached	<b>28</b>	4,740	192
Basement	<b>35</b>	910	44
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
gypsum wallboard or equivalent			
Detached Garage	<b>add</b>	730	15.00
Attached Garage	<b>add</b>	520	10.00
<b>Ceiling</b> (for detached or attached garage)	<b>add</b>	0	25.00
<b>Heating</b>			
good quality gas overhead heater or equivalent	<b>add</b>	380	16.00
<b>Roofing</b>			
cedar shakes, masonry tiles or equivalent			
Detached Garage	<b>add</b>	410	45.00
Attached Garage	<b>add</b>	200	40.00
<b>Concrete Slab</b> –nil	<b>deduct</b>	0	33.00
<b>Electrical</b> –nil	<b>deduct</b>	0	21.00
<b>Brick Veneer</b>			
use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

**MODEL TYPE 030–GARAGE–GOOD CUSTOM QUALITY (07)**

This class represents a good to expensive quality garage. The exterior style complements the house and finishes are good to expensive materials.

**Floors:** Good concrete slab.

**Roofing:** Cedar shakes, masonry tiles or equivalent; attractive soffits and fascia.

**Exterior Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer is commonly used as a decorative feature.

**Doors:** Good quality entrance door; good to expensive wood overhead door or equivalent.

**Windows:** Good to expensive quality.

**Electrical:** Better than average wiring, an adequate number of outlets; decorative exterior fixtures are common.

Model Type (030) Base Rates Garage Good Custom Quality (07)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
Detached	27	6,740	265
Attached	28	5,610	227
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
gypsum wallboard or equivalent			
Detached Garage	add	730	15.00
Attached Garage	add	530	10.00
<b>Ceiling</b>	add	0	25.00
<b>Heating</b>			
good quality gas overhead heater or equivalent	add	0	24.00
<b>Roofing</b>			
composition shingles			
Detached Garage	deduct	410	45.00
Attached Garage	deduct	210	40.00
<b>Concrete Slab</b> –nil	deduct	0	44.00
<b>Electrical</b> –nil	deduct	0	21.00
<b>Brick Veneer</b>			
use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

**2.13 MULTIPLE GARAGES**

**MODEL TYPE 031–MULTIPLE GARAGES–SUBSTANDARD QUALITY (02)**

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

**Floor:** Low grade concrete slab.

**Roofing:** Composition shingles or equivalent; minimal eave overhang.

**Exterior Walls:** Fair grade stucco or equivalent.

**Doors:** Low grade entrance door; low grade to fair metal overhead door or equivalent.

**Windows:** Minimal or no windows.

**Electrical:** Minimal wiring, limited outlets; no fixtures.

<b>Model Type (031) Base Rates Multiple Garages Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	1,470	127
Attached	<b>28</b>	1,020	110
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	<b>add</b>	280	6.00
Attached Garage	<b>add</b>	210	4.00
<b>Ceiling</b>	<b>add</b>	0	10.00
<b>Heating</b>			
minimal heat including chimney	<b>add</b>	0	8.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	19.00
<b>Electrical–nil</b>	<b>deduct</b>	0	9.00

**MODEL TYPE 031–MULTIPLE GARAGES–FAIR QUALITY (03)**

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

**Floor:** Fair concrete slab.

**Roofing:** Composition shingles or equivalent; boxed eaves are common.

**Exterior Walls:** Fair to average grade stucco, vinyl siding, pre-finished hardboard or equivalent.

**Doors:** Fair quality entrance door; fair quality metal or wood overhead door.

**Windows:** Detached garage–low grade to fair grade wood or aluminum; attached garage–minimal or no windows.

**Electrical:** Minimal wiring, limited outlets; fair quality exterior fixtures may be encountered.

<b>Model Type (031) Base Rates Multiple Garages Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	1,880	145
Attached	<b>28</b>	1,560	133
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	<b>add</b>	300	6.00
Attached Garage	<b>add</b>	220	4.00
<b>Ceiling</b>	<b>add</b>	0	10.00
<b>Heating</b>			
minimal heat including chimney	<b>add</b>	0	8.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	25.00
<b>Electrical–nil</b>	<b>deduct</b>	0	9.00

**MODEL TYPE 031–MULTIPLE GARAGES–STANDARD QUALITY (04)**

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

**Floor:** Standard concrete slab.

**Roofing:** Composition shingles or equivalent; boxed eaves are common.

**Exterior Walls:** Average grade stucco, aluminum siding, wood siding or equivalent.

**Doors:** Fair to average quality entrance door; average quality metal or wood overhead door.

**Windows:** Detached garage–fair grade wood or aluminum; attached garage–minimal or no windows.

**Electrical:** Standard wiring, minimal outlets; average quality exterior fixtures may be present.

<b>Model Type (031) Base Rates Multiple Garages Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	1,970	171
Attached	<b>28</b>	1,540	155
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	<b>add</b>	340	7.00
Attached Garage	<b>add</b>	260	5.00
<b>Ceiling</b>	<b>add</b>	0	12.00
<b>Heating</b>			
fair to average quality gas overhead heater or equivalent	<b>add</b>	300	13.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	32.00
<b>Electrical–nil</b>	<b>deduct</b>	0	10.00
<b>Brick Veneer</b>			
use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

**MODEL TYPE 031–MULTIPLE GARAGES–CUSTOM QUALITY (06)**

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

**Floor:** Average to good concrete slab.

**Roofing:** Composition shingles or equivalent; attractive soffits and fascia.

**Exterior Walls:** Good grade stucco, aluminum siding, wood siding or equivalent; minimal amounts of masonry veneer may be used as a decorative feature.

**Doors:** Average to good quality entrance door; good quality wood overhead door or equivalent.

**Windows:** Detached garage–average to good quality wood, aluminum or vinyl; attached garage–minimal or no windows.

**Electrical:** Average to good wiring, an adequate number of outlets; decorative exterior fixtures are common.

<b>Model Type (031) Base Rates Multiple Garages Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	2,900	199
Attached	<b>28</b>	2,510	171
<b>Adjustments</b>			
<b>Interior Wall Finish</b>			
gypsum wallboard or equivalent			
Detached Garage	<b>add</b>	730	15.00
Attached Garage	<b>add</b>	520	10.00
<b>Ceiling</b>	<b>add</b>	0	25.00
<b>Heating</b>			
good quality gas overhead heater or equivalent	<b>add</b>	380	16.00
<b>Roofing</b>			
cedar shakes, masonry tiles or equivalent			
Detached Garage	<b>add</b>	410	45.00
Attached Garage	<b>add</b>	200	40.00
<b>Concrete Slab–nil</b>	<b>deduct</b>	0	33.00
<b>Electrical–nil</b>	<b>deduct</b>	0	21.00
<b>Brick Veneer</b>			
use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

**2.14 CARPORTS**

**MODEL TYPE 035-CARPORT-POOR QUALITY (00)**

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

**Roofing:** Rolled roofing or equivalent.

**Posts or Columns:** Simple wood posts or equivalent.

<b>Model Type (035) Base Rates Carport Poor Quality (00)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	690	55
Attached	<b>28</b>	330	47
<b>Adjustments</b>			
<b>Concrete Slab</b>	<b>add</b>	0	18.00
<b>Ceiling</b> cheap plywood or equivalent	<b>add</b>	0	7.00
<b>Electrical</b>	<b>add</b>	0	3.00

**MODEL TYPE 035–CARPORT–SUBSTANDARD QUALITY (02)**

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

**Roofing:** Composition shingles or equivalent.

**Posts or Columns:** Fair quality wood or metal posts.

<b>Model Type (035) Base Rates Carport Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	1,130	70
Attached	<b>28</b>	610	62
<b>Adjustments</b>			
<b>Concrete Slab</b>	<b>add</b>	0	19.00
<b>Ceiling Finish</b> low grade plywood or equivalent	<b>add</b>	0	7.00
<b>Electrical</b>	<b>add</b>	0	7.00



**MODEL TYPE 035–CARPORT–STANDARD QUALITY (04)**

This class represents an average quality carport and materials are usually standard grade.

**Roofing:** Composition shingles or equivalent.

**Posts or Columns:** Standard wood or metal posts or equivalent.

<b>Model Type (035) Base Rates Carport Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	2,040	92
Attached	<b>28</b>	1,080	77
<b>Adjustments</b>			
<b>Concrete Slab</b>	<b>add</b>	0	32.00
<b>Ceiling Finish</b> average quality plywood or equivalent	<b>add</b>	0	19.00
<b>Electrical</b>	<b>add</b>	0	7.00

**MODEL TYPE 035-CARPORT-CUSTOM QUALITY (06)**

This class represents a good quality carport.

**Roofing:** Composition shingles or equivalent.

**Posts and Columns:** Good wood or metal posts; decorative masonry columns are occasionally present.

<b>Model Type (035) Base Rates Carport Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	4,180	118
Attached	<b>28</b>	2,120	91
<b>Adjustments</b>			
<b>Concrete Slab</b>	<b>add</b>	0	33.00
<b>Ceiling Finish</b> good quality plywood, aluminum or equivalent	<b>add</b>	0	29.00
<b>Electrical</b>	<b>add</b>	0	8.00
<b>Roofing</b> cedar shakes, masonry tiles or equivalent			
Detached Carport	<b>add</b>	310	34.00
Attached Carport	<b>add</b>	150	30.00

**MODEL TYPE 035-CARPORT-GOOD CUSTOM QUALITY (07)**

This class represents a good to expensive quality carport and complements the house.

**Roofing:** Cedar shakes, masonry tiles or equivalent.

**Posts or Columns:** Architectural or decorative wood or masonry columns.

<b>Model Type (035) Base Rates Carport Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Detached	<b>27</b>	4,550	153
Attached	<b>28</b>	2,330	123
<b>Adjustments</b>			
<b>Concrete Slab</b>	<b>add</b>	0	44.00
<b>Ceiling Finish</b> good quality plywood, aluminum or equivalent	<b>add</b>	0	29.00
<b>Electrical</b>	<b>add</b>	0	8.00
<b>Roofing</b> composition shingles			
Detached Carport	<b>deduct</b>	310	34.00
Attached Carport	<b>deduct</b>	160	30.00

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## 2.15 MANUFACTURED HOMES

### MANUFACTURED HOME INFORMATION

#### General

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

#### Foundationless

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

#### Expandos or Tilt-outs

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

**MODEL TYPE 040–SINGLE SECTION MANUFACTURED HOME–SUBSTANDARD QUALITY (02)**

This class represents a low cost single section manufactured home that seldom meets minimum building requirements. Room sizes are relatively small, finishes are usually selected from substandard quality materials and there is no attention given to decorative features. The floor area of this class generally ranges from 30 to 70 m<sup>2</sup>.

**Interior**

**Walls & Ceilings:** Substandard pre-finished wallboard or equivalent; typical ceiling height is 2.1 m.

**Floors:** Low grade sheet vinyl or equivalent.

**Cabinets & Trim:** Low grade kitchen cabinets; limited or no trim.

**Doors & Windows:** Low grade hollow core doors; few small windows.

**Mechanical**

**Plumbing:** Four substandard quality fixtures and accessories; no vanities.

**Heating:** Wall furnace or equivalent.

**Electrical:** Minimal wiring, substandard light fixtures.

<b>Model Type (040) Base Rates Single Section Manufactured Home Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Foundationless	<b>33</b>	6,100	319
Foundation–Basementless	<b>34</b>	6,600	343
Basement	<b>35</b>	9,900	403
<b>Adjustments</b>			
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	<b>add or deduct</b>	800	0.00

**MODEL TYPE 040–SINGLE SECTION MANUFACTURED HOME–FAIR QUALITY (03)**

This class represents a single section manufactured home of fair quality that barely meets minimum building requirements. It has an adequate floor plan, finishes are selected from fair quality materials and there are very limited or no decorative features. The floor area generally ranges from 60 to 100 m<sup>2</sup>.

**Interior**

**Walls & Ceilings:** Fair quality pre-finished wallboard or equivalent.

**Floors:** Fair grade sheet vinyl, carpet or equivalent.

**Cabinets & Trim:** Fair quality pre-manufactured kitchen cabinets; fair grade baseboards and trim.

**Doors & Windows:** Fair quality hollow core doors; moderate size fair quality aluminum windows.

**Mechanical**

**Plumbing:** Four fair quality fixtures and accessories; limited or no vanities.

**Heating:** Fair forced air or equivalent.

**Electrical:** Fair quality light fixtures.

<b>Model Type (040) Base Rates Single Section Manufactured Home Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Foundationless	<b>33</b>	7,700	415
Foundation–Basementless	<b>34</b>	8,200	442
Basement	<b>35</b>	13,300	526
<b>Adjustments</b>			
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	<b>add or deduct</b>	940	0.00
<b>Fireplace–Built-in</b> fair metal	<b>add</b>	3,290	0.00
<b>Fireplace–Free-Standing</b> fair metal	<b>add</b>	1,870	0.00

**MODEL TYPE 040—SINGLE SECTION MANUFACTURED HOME—STANDARD QUALITY (04)**

This class represents a single section manufactured home of average quality that meets and occasionally exceeds minimum building requirements. To make the exterior attractive some decorative detail may be evident and roof styles may be slightly arched or gabled. The main rooms are fairly spacious, finishes are selected from average quality materials and a minimum number of decorative features are normally encountered. The floor area generally ranges from 80 to 110 m<sup>2</sup>.

**Interior**

**Walls & Ceilings:** Average quality pre-finished wallboard or equivalent; limited amounts of imitation masonry panelling or equivalent may be found in the main rooms.

**Floors:** Standard grade sheet vinyl, carpet or equivalent.

**Cabinets & Trim:** Average quality pre-manufactured kitchen cabinets; average quality baseboards and trim.

**Doors & Windows:** Standard hollow core doors; average quality aluminum windows, bay or louvered windows are sometimes encountered.

**Mechanical**

**Plumbing:** Four to seven average quality fixtures and accessories; average quality pre-manufactured vanities.

**Heating:** Average forced air.

**Electrical:** Average quality light fixtures.

<b>Model Type (040) Base Rates Single Section Manufactured Home Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Foundationless	<b>33</b>	10,700	509
Foundation–Basementless	<b>34</b>	11,500	545
Basement	<b>35</b>	16,600	627
<b>Adjustments</b>			
<b>Plumbing</b> (rate includes 6 fixtures) per fixture	<b>add or deduct</b>	1,080	0.00
<b>Fireplace–Built-in</b> average metal fresh air fireplace and accessories	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b> average metal	<b>add</b>	2,360	0.00

**MODEL TYPE 040–SINGLE SECTION MANUFACTURED HOME–SEMI-CUSTOM QUALITY (05)**

This class represents the best quality single section manufactured home. The exterior is always attractive and the use of decorative detail or ornamentation is evident. It usually has a well designed floor plan consisting of fairly spacious rooms. Finishes are selected from average to good quality materials and a limited number of decorative features are normally present. The floor area of this class is usually over 100 m<sup>2</sup>.

**Interior**

**Walls & Ceilings:** Average to good quality pre-finished wallboard or equivalent; imitation masonry panelling or other finishing refinements is common in the main rooms.

**Floors:** Average to good quality carpet or equivalent.

**Cabinets & Trim:** Average to good quality pre-manufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim.

**Doors & Windows:** Average to good quality hollow core doors; average to good aluminum or vinyl windows, selective use of picture or bay windows in living and dining areas is common.

**Mechanical**

**Plumbing:** Four to seven average to good quality fixtures and accessories; average to good quality pre-manufactured or semi-custom veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average to good quality fixtures.

<b>Model Type (040) Base Rates Single Section Manufactured Home Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Foundationless	<b>33</b>	16,000	567
Foundation–Basementless	<b>34</b>	17,000	603
Basement	<b>35</b>	22,300	691
<b>Adjustments</b>			
<b>Plumbing</b> (rate includes 6 fixtures) per fixture	<b>add or deduct</b>	1,400	0.00
<b>Fireplace–Built-in</b> average to good metal fresh air fireplace and accessories	<b>add</b>	5,060	0.00
<b>Fireplace–Free-Standing</b> semi-custom metal	<b>add</b>	2,860	0.00



## 2.16 MULTI-SECTION MANUFACTURED HOME

### MODEL TYPE 045–MULTI-SECTION MANUFACTURED HOME–FAIR QUALITY (03)

This class represents a fair quality multi-section manufactured home that barely meets minimum building requirements. It has an adequate floor plan, finishes are selected from fair quality materials and there are few or no decorative features. The floor area of this class generally ranges from 80 to 110 m<sup>2</sup>.

#### Interior

**Walls & Ceilings:** Fair quality pre-finished wallboard or equivalent.

**Floors:** Fair grade sheet vinyl, carpet or equivalent.

**Cabinets & Trim:** Fair quality pre-manufactured kitchen cabinets; fair grade baseboards and trim.

**Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows.

#### Mechanical

**Plumbing:** Four fair quality fixtures and accessories; minimal or no vanities.

**Heating:** Fair forced air.

**Electrical:** Fair quality light fixtures.

Model Type (045) Base Rates Multi-Section Manufactured Home Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
Foundationless	33	8,100	434
Foundation–Basementless	34	8,800	464
Basement	35	13,700	548
<b>Adjustments</b>			
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	add	940	0.00
<b>Fireplace–Built-in</b> fair metal	add	3,290	0.00
<b>Fireplace–Free-Standing</b>	add	1,870	0.00

**MODEL TYPE 045–MULTI-SECTION MANUFACTURED HOME–STANDARD QUALITY (04)**

This class represents a multi-section manufactured home of average quality that meets and occasionally exceeds minimum building requirements. To make the exterior attractive, some decorative detail may be evident. It has a functional floor plan, finishes are selected from average quality materials and a minimum number of decorative features may be present. The floor area of this class generally ranges from 90 to 130 m<sup>2</sup>.

**Interior**

**Walls & Ceilings:** Average quality pre-finished wallboard or equivalent; limited amounts of imitation masonry panelling or equivalent may be present.

**Floors:** Standard grade sheet vinyl, carpet or equivalent.

**Cabinets & Trim:** Average quality pre-manufactured kitchen cabinets; average quality baseboards and trim.

**Doors & Windows:** Standard hollow core doors; average quality aluminum windows, bay or louvered windows are sometimes encountered.

**Mechanical**

**Plumbing:** Four to seven average quality fixtures and accessories; average quality pre-manufactured vanities.

**Heating:** Average forced air.

**Electrical:** Average quality fixtures.

<b>Model Type (045) Base Rates Multi-Section Manufactured Home Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Foundationless	<b>33</b>	11,400	541
Foundation–Basementless	<b>34</b>	12,300	574
Basement	<b>35</b>	17,300	661
<b>Adjustments</b>			
<b>Plumbing</b> (rate includes 6 fixtures) per fixture	<b>add or deduct</b>	1,080	0.00
<b>Fireplace–Built-in</b> average metal fresh air fireplace and accessories	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b> average metal	<b>add</b>	2,360	0.00

**MODEL TYPE 045–MULTI-SECTION MANUFACTURED HOME–SEMI-CUSTOM QUALITY (05)**

This class represents the best quality of multi-section manufactured home. The exterior is always attractive and the use of decorative detail or ornamentation is evident. It usually has a well designed floor plan consisting of fairly spacious rooms. Finishes are selected from average to good quality materials and a limited number of decorative features are normally present. The floor area of this class is usually over 100 m<sup>2</sup>.

**Interior**

**Walls & Ceilings:** Average to good quality pre-finished wallboard or equivalent; imitation masonry panelling or other finishing refinements is common in the main rooms.

**Floors:** Average to good quality carpet or equivalent.

**Cabinets & Trim:** Average to good quality pre-manufactured or semi-custom veneer kitchen cabinets; average to good quality baseboards and trim.

**Doors & Windows:** Average to good quality hollow core doors; average to good aluminum or vinyl windows, selective use of picture or bay windows in living and dining areas is common.

**Mechanical**

**Plumbing:** Four to seven average to good quality fixtures and accessories; average to good quality pre-manufactured or semi-custom veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average to good quality fixtures.

<b>Model Type (045) Base Rates Multi-Section Manufactured Home Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
Foundationless	<b>33</b>	22,400	598
Foundation–Basementless	<b>34</b>	23,700	631
Basement	<b>35</b>	28,700	724
<b>Adjustments</b>			
<b>Plumbing</b> (rate includes 6 fixtures) per fixture	<b>add or deduct</b>	1,400	0.00
<b>Fireplace–Built-in</b> average to good metal fresh air fireplace and accessories	<b>add</b>	5,060	0.00
<b>Fireplace–Free-Standing</b> semi-custom metal	<b>add</b>	2,860	0.00

**2.17 MOBILE UNIT PARK**

**MODEL TYPE 048–MOBILE UNIT PARK–SUBSTANDARD QUALITY (02)**

Typical sites are developed as campgrounds or resort areas for transient use, where there are neither code requirements nor code enforcement. These have few facilities, and are designed for smaller trailers and campers.

<b>Model Type (048) Base Rates</b>		<b>Per Site</b>
<b>Mobile Unit Park</b>		<b>\$</b>
<b>Substandard Quality (02)</b>		
<b>Cost</b>		<b>3,430</b>
<b>Installation Rates</b>		
<b>Engineering</b> —minimal plans, survey and permits		350
<b>Grading</b> —limited clearing and levelling; graded for drainage		200
<b>Roadways</b> —roads roughed in, minimal gravel		580
<b>Parking and Walks</b> —gravel		280
<b>Sewer</b> —basic lines, septic tank system		750
<b>Water</b> —basic service to common buildings; occasional standpipes		650
<b>Gas</b> —nil		0
<b>Electrical</b> —basic overhead wiring, outlets at sites		630

<b>Adjustments</b>		<b>Site Modifiers</b>								
<b>Number of Sites</b>		10	20	30	40	60	100	120	200	250
<b>Multiplier</b>		1.08	1.06	1.01	1.00	0.96	0.89	0.87	0.80	0.78
<b>Gross Area m<sup>2</sup> per site</b>		75	95	110	130	165	225	260	460	650
<b>Multiplier</b>		0.90	0.94	0.96	1.00	1.04	1.12	1.16	1.27	1.29

Suggested Age Life: 15 years.

## 2.18 MANUFACTURED HOME COMMUNITY

### MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–FAIR QUALITY (03)

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

<b>Model Type (048) Base Rates</b>		<b>Per Site</b>
<b>Manufactured Home</b>		<b>\$</b>
<b>Fair Quality (03)</b>		
<b>Cost</b>		<b>6,500</b>
<b>Installation Rates</b>		
<b>Engineering</b> —adequate plans, specifications, survey, fees and permits		700
<b>Grading</b> —adequate clearing and leveling; graded for drainage		440
<b>Roadways</b> —roads roughed in, gravel base, minimal paving		940
<b>Parking and Walks</b> —low cost asphalt		590
<b>Sewer</b> —adequate service lines and mains, simple layout, minimum code		1,300
<b>Water</b> —adequate service lines and mains; occasional hydrant		1,090
<b>Gas</b> —service to utility buildings and office only		460
<b>Electrical</b> —overhead wiring, basic service per site, minimal street lighting		990

<b>Adjustments</b>		<b>Site Modifiers</b>								
<b>Number of Sites</b>		30	50	70	80	100	130	160	200	250
<b>Multiplier</b>		1.10	1.05	1.00	0.98	0.95	0.92	0.89	0.86	0.84
<b>Gross Area m<sup>2</sup> per site</b>		110	185	215	225	240	280	335	460	650
<b>Multiplier</b>		0.83	0.95	0.98	1.00	1.02	1.06	1.11	1.18	1.20

Suggested Age Life: 20 years.

**MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–STANDARD QUALITY (04)**

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

<b>Model Type (048) Base Rates Manufactured Home Standard Quality (04)</b>	<b>Per Site \$</b>
<b>Cost</b>	<b>8,610</b>
<b>Installation Rates</b>	
<b>Engineering</b> —average plans, specifications, survey, fees, permits and bonds	930
<b>Grading</b> —average clearing, leveling and drainage	660
<b>Roadways</b> —average gravel base, asphalt paving	1,190
<b>Parking and Walks</b> —concrete or asphalt	830
<b>Sewer</b> —average service lines and mains; average installation, adequate venting	1,490
<b>Water</b> —average service lines and mains, valve connections and hydrants	1,410
<b>Gas</b> —service to all sites and buildings	720
<b>Electrical</b> —overhead or underground service, telephone connections, adequate street lighting	1,380

**Adjustments**

**Site Modifiers**

<b>Number of Sites</b>	40	70	100	125	175	200	250	300	350
<b>Multiplier</b>	1.12	1.06	1.00	0.96	0.91	0.89	0.87	0.86	0.85
<b>Gross Area m<sup>2</sup> per site</b>	185	225	260	280	335	370	410	480	650
<b>Multiplier</b>	0.89	0.94	0.98	1.00	1.04	1.06	1.08	1.09	1.12

Suggested Age Life: 30 years.

**MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–CUSTOM QUALITY (06)**

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

<b>Model Type (048) Base Rates Manufactured Home Custom Quality (06)</b>	<b>Per Site \$</b>
<b>Cost</b>	<b>12,360</b>
<b>Installation Rates</b>	
<b>Engineering</b> —detailed plans, specifications, survey, fees, permits and bonds	1,400
<b>Grading</b> —stripping, clearing, good level site for view and appearance; graded for drainage	990
<b>Roadways</b> —good gravel base, concrete curbs, good asphalt paving; extra parking areas	1,730
<b>Parking and Walks</b> —concrete or good asphalt	1,220
<b>Sewer</b> —good service lines and mains, good installation, venting, traps and manholes	2,210
<b>Water</b> —good service lines, mains, valve connections and hydrants	1,940
<b>Gas</b> —service to all sites and buildings; individual meters	980
<b>Electrical</b> —underground service, telephone lines and cable T.V. connections; good street lighting	1,900

**Adjustments**

**Site Modifiers**

<b>Number of Sites</b>	50	75	100	160	200	250	300	350
<b>Multiplier</b>	1.15	1.12	1.07	1.00	0.96	0.94	0.93	0.92
<b>Gross Area m<sup>2</sup> per site</b>	260	300	335	355	410	445	520	650
<b>Multiplier</b>	0.92	0.96	0.98	1.00	1.03	1.04	1.05	1.06

Suggested Age Life: 40 years.

## 2.19 SUMMER COTTAGES

### MODEL TYPE 050–SUMMER COTTAGE–POOR QUALITY (00)

This class represents the lowest quality summer cottage. It is basically a "shell" with few or no partitions and it may be often found partially unfinished. Materials are generally from the poorest quality available and workmanship is poor. The total floor area is usually below 40 m<sup>2</sup>.

#### Exterior

- Substructure:** Nil.
- Roofing:** Rolled roofing, cheapest composition or wood shingles or equivalent.
- Walls:** Cheapest wood siding, plywood or equivalent; no insulation.

#### Interior

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

#### Mechanical

- Electrical:** nil

Model Type (050) Base Rates Summer Cottage Poor Quality (00)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
1 Storey Basementless	01	1,000	143
<b>Installation Rates</b>			
<b>Windows</b> <b>Note:</b> window area in rate equals 6% of floor area		0	11.00
<b>Adjustments</b>			
<b>Floor Finish</b> tile or equivalent	add	0	12.00
<b>Plumbing</b> per fixture <b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system.	add	430	0.00
<b>Heating</b> minimal heat including gas line and chimney	add	0	0
<b>Electrical</b>	add	1,440	8.00



**MODEL TYPE 050–SUMMER COTTAGE–ECONOMY QUALITY (01)**

This class represents a summer cottage of inferior quality. It is almost always an older type cottage and although it has few or no partitions, additions built over a period of years may be present. Finishes normally consist of poor to economy grade materials and workmanship is also poor. The total floor area generally ranges from 30 to 70 m<sup>2</sup>.

**Exterior**

**Substructure:** Concrete blocks, wood sills or equivalent.

**Roofing:** Rolled roofing, cheapest composition or wood shingles or equivalent.

**Walls:** Poor to economy grade wood siding, plywood or equivalent; no insulation.

**Interior**

**Walls & Ceiling:** Economy grade gypsum wallboard, plywood or equivalent.

**Floors:** Cheapest tile or equivalent.

**Cabinets & Trim:** Limited or no kitchen cabinets; no trim.

**Doors & Windows:** Poor to economy grade.

**Mechanical**

**Electrical:** Minimal wiring, few or no fixtures.

<b>Model Type (050) Base Rates Summer Cottage Economy Quality (01)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey Basementless	<b>01</b>	3,000	200
1½ Storey Basementless	<b>06</b>	3,400	313
2 Storey Basementless	<b>10</b>	4,200	339
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	30	37.00
<b>Floor Finish</b>			
1 Storey		0	12.00
1½ Storey		0	19.00
2 Storey		0	23.00
<b>Windows</b>			
1 Storey		0	18.00
1½ Storey		0	28.00
2 Storey		0	36.00
<b>Note:</b> windows in rate equals 8% of total finished floor area			
<b>Electrical (includes fixtures)</b>			
1 Storey		1,440	8.00
1½ Storey		1,440	13.00
2 Storey		1,440	16.00

Model Type (050) Adjustments Summer Cottage Economy Quality (01)		Constant (\$)	AR m <sup>2</sup> (\$)
<b>Concrete Footings</b>	<b>add</b>	190	8.00
<b>Plumbing</b> per fixture	<b>add</b>	610	0.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Heating</b> (total finished floor area) minimal heat including gas line and chimney floor furnace or equivalent		0	0.00
	<b>add</b>	0	17.00

**MODEL TYPE 050–SUMMER COTTAGE–SUBSTANDARD QUALITY (02)**

This class provides for a substandard summer cottage which is commonly owner built. Usually an older type cottage, it has a very simple floor plan which contains few partitions. Finishes normally consist of substandard materials and workmanship is low grade. The total floor area generally ranges from 40 to 80 m<sup>2</sup>.

**Exterior**

**Structure:** Substandard concrete footings, wood sills or equivalent.

**Roofing:** Composition shingles or equivalent.

**Walls:** Low grade wood siding, plywood or equivalent; insulation.

**Interior**

**Walls & Ceilings:** Low grade gypsum wallboard, pre-finished wallboard or equivalent.

**Floors:** Substandard tile or equivalent.

**Cabinets & Trim:** A limited amount of economy grade kitchen cabinets; little or no trim.

**Doors & Windows:** Low grade.

**Mechanical**

**Electrical:** Minimal wiring, few or no fixtures.

<b>Model Type (050) Base Rates Summer Cottage Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	9,500	318
1 Storey Basementless	<b>01</b>	6,100	257
1½ Storey & Basement	<b>05</b>	10,000	465
1½ Storey Basementless	<b>06</b>	6,600	404
2 Storey & Basement	<b>09</b>	11,800	495
2 Storey Basementless	<b>10</b>	8,400	435
½ Storey Upper	<b>11</b>	500	147
1 Storey Upper	<b>13</b>	2,400	178
A-Frame & Basement	<b>14</b>	9,200	459
A-Frame Basementless	<b>15</b>	5,600	369
Open Veranda	<b>16</b>	500	68
Closed Veranda	<b>17</b>	1,100	109

Model Type (050) Summer Cottage Substandard Quality (02)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	60	54.00
<b>Concrete Footings</b>		210	10.00
<b>Insulation</b>			
1 Storey		220	7.00
1½ Storey		220	8.00
2 Storey		310	11.00
A-Frame		220	9.00
<b>Floor Finish</b>			
1 Storey		0	19.00
1½ Storey		0	30.00
2 Storey		0	37.00
A-Frame		0	25.00
<b>Windows</b>			
1 Storey		0	22.00
1½ Storey		0	36.00
2 Storey		0	44.00
A-Frame		0	30.00
<b>Note:</b> window area in rate equals 10% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		1,740	10.00
1½ Storey		1,740	17.00
2 Storey		1,740	21.00
A-Frame		1,740	14.00
<b>Adjustments</b>			
<b>Roof Finish</b>			
rolled roofing	<b>deduct</b>	0	4.00
<b>Plumbing</b>			
per fixture	<b>add</b>	800	0.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Heating</b> (total finished floor area)			
floor furnace or equivalent	<b>add</b>	0	17.00

**MODEL TYPE 050–SUMMER COTTAGE–FAIR QUALITY (03)**

This class represents a basic summer cottage that is usually owner built and occasionally is a fair quality "package unit". It has a simple floor plan, finishes consist of low grade to fair quality materials and workmanship is fair. The total floor area generally ranges from 50 to 90 m<sup>2</sup>.

**Exterior**

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

**Interior**

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

**Mechanical**

- Electrical:** Adequate wiring, low grade fixtures.

Model Type (050) Base Rates Summer Cottage Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
1 Storey & Basement	00	12,500	350
1 Storey Basementless	01	8,700	290
1½ Storey & Basement	05	13,700	519
1½ Storey Basementless	06	9,900	459
1¾ Storey & Basement	07	15,100	546
1¾ Storey Basementless	08	11,300	486
2 Storey & Basement	09	16,600	553
2 Storey Basementless	10	12,800	493
½ Storey Upper	11	1,200	168
¾ Storey Upper	12	2,600	196
1 Storey Upper	13	4,100	203
A-Frame & Basement	14	10,400	555
A-Frame Basementless	15	6,800	456
Open Veranda	16	500	86
Closed Veranda	17	1,300	122

Model Type (050) Summer Cottage Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	340	70.00
<b>Concrete Footings</b>		580	5.00
<b>Insulation</b>			
1 Storey		250	7.00
1½ Storey		250	10.00
1¾ Storey		540	8.00
2 Storey		510	9.00
A-Frame		260	9.00
<b>Floor Finish</b>			
1 Storey		0	29.00
1½ Storey		0	47.00
1¾ Storey		0	56.00
2 Storey		0	56.00
A-Frame		0	39.00
<b>Windows</b>			
1 Storey		0	27.00
1½ Storey		0	43.00
1¾ Storey		0	49.00
2 Storey		0	54.00
A-Frame		0	36.00
<b>Note:</b> window area in rate equals 10% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		2,100	14.00
1½ Storey		2,100	22.00
1¾ Storey		2,100	28.00
2 Storey		2,100	28.00
A-Frame		2,100	19.00
<b>Adjustments</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	250	11.00
<b>Plumbing</b>			
per fixture	<b>add</b>	940	0.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Heating</b> (total finished floor area)			
floor furnace or equivalent	<b>add</b>	0	17.00
fair forced air	<b>add</b>	0	24.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	42.00
1¾ Storey–loft area	<b>deduct</b>	0	59.00
2 Storey–loft area	<b>deduct</b>	0	70.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as 1 Storey structure	<b>add</b>	0	37.00

**MODEL TYPE 050–SUMMER COTTAGE–STANDARD QUALITY (04)**

This class represents a standard summer cottage. It is often an average quality "package unit" with a functional floor plan and it is usually owner assembled. Finishes normally consist of fair to average quality materials and workmanship is adequate. The total floor area generally ranges from 70 to 110 m<sup>2</sup>.

**Exterior**

**Substructure:** Concrete foundation, concrete piles or equivalent.

**Roofing:** Composition shingles or equivalent; boxed eaves are common.

**Walls:** Fair to average quality wood siding or equivalent; insulation.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, average quality pre-finished wallboard or equivalent.

**Floors:** Fair to average quality tile, carpet or equivalent.

**Cabinets & Trim:** An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim.

**Doors & Windows:** Fair to average quality.

**Mechanical**

**Electrical:** Adequate wiring, fair quality fixtures

<b>Model Type (050) Base Rates Summer Cottage Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	16,700	428
1 Storey Basementless	<b>01</b>	13,300	369
1½ Storey & Basement	<b>05</b>	18,300	631
1½ Storey Basementless	<b>06</b>	14,900	572
1¾ Storey & Basement	<b>07</b>	20,400	672
1¾ Storey Basementless	<b>08</b>	17,000	613
2 Storey & Basement	<b>09</b>	22,600	680
2 Storey Basementless	<b>10</b>	19,200	621
½ Storey Upper	<b>11</b>	1,600	203
¾ Storey Upper	<b>12</b>	3,700	244
1 Storey Upper	<b>13</b>	6,000	252
A-Frame & Basement	<b>14</b>	14,700	676
A-Frame Basementless	<b>15</b>	11,300	582
Open Veranda	<b>16</b>	900	118
Closed Veranda	<b>17</b>	2,100	206

<b>Model Type (050) Summer Cottage– Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	420	86.00
<b>Concrete Foundation</b> (0.6 m high)		1,870	18.00
<b>Insulation</b>			
1 Storey		260	7.00
1½ Storey		260	9.00
1¾ Storey		380	9.00
2 Storey		510	10.00
A-Frame		260	9.00
<b>Floor Finish</b>			
1 Storey		0	40.00
1½ Storey		0	63.00
1¾ Storey		0	79.00
2 Storey		0	73.00
A-Frame		0	54.00
<b>Windows</b>			
1 Storey		0	38.00
1½ Storey		0	64.00
1¾ Storey		0	71.00
2 Storey		0	77.00
A-Frame		0	51.00
<b>Note:</b> window area in rate equals 12% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		2,510	18.00
1½ Storey		2,510	28.00
1¾ Storey		2,510	35.00
2 Storey		2,510	35.00
A-Frame		2,510	24.00



<b>Model Type (050) Adjustments Summer Cottage Standard Quality (04)</b>		<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Concrete Slab</b> on grade	<b>deduct</b>	1,200	12.00
<b>Plumbing</b> per fixture <b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system	<b>add</b>	1,080	0.00
<b>Heating</b> (total finished floor area) fair forced air	<b>add</b>	0	24.00
<b>Fireplace–Free-Standing</b> fair metal	<b>add</b>	2,360	0.00
<b>Lofts</b> 1½ Storey–loft area	<b>deduct</b>	0	53.00
1¾ Storey–loft area	<b>deduct</b>	0	74.00
2 Storey–loft area	<b>deduct</b>	0	87.00
<b>Cathedral Ceiling</b> classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	50.00

**MODEL TYPE 050–SUMMER COTTAGE–SEMI-CUSTOM QUALITY (05)**

This class represents a summer cottage which is an average to good quality "package unit" and, on occasion, may be contract built. Although the floor plan is designed to be functional, it has fairly spacious main rooms and may be occupied on a permanent basis. Finishes are normally limited to average quality pre-manufactured or standard materials. The total floor area generally ranges from 90 to 140 m<sup>2</sup>.

**Exterior**

**Substructure:** Concrete foundation, concrete piles or equivalent.

**Roofing:** Composition shingles or equivalent; boxed eaves are typical.

**Walls:** Average quality wood siding or equivalent; insulation.

**Interior**

**Walls & Ceiling:** Gypsum wallboard, average to good quality pre-finished wallboard, average quality wood or equivalent; open-beam or vaulted ceiling in main rooms may be encountered.

**Floors:** Average quality tile, carpet or equivalent.

**Cabinets & Trim:** An adequate amount of average quality kitchen cabinets; average quality baseboards and trim.

**Doors & Windows:** Average quality.

**Mechanical**

**Electrical:** Adequate wiring, average quality fixtures.

<b>Model Type (050) Base Rates Summer Cottage Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	20,700	492
1 Storey Basementless	<b>01</b>	17,000	430
1½ Storey & Basement	<b>05</b>	23,000	744
1½ Storey Basementless	<b>06</b>	19,300	681
1¾ Storey & Basement	<b>07</b>	25,600	780
1¾ Storey Basementless	<b>08</b>	21,900	717
2 Storey & Basement	<b>09</b>	28,500	802
2 Storey Basementless	<b>10</b>	24,800	739
½ Storey Upper	<b>11</b>	2,300	252
¾ Storey Upper	<b>12</b>	4,900	288
1 Storey Upper	<b>13</b>	7,800	309
A-Frame & Basement	<b>14</b>	19,200	777
A-Frame Basementless	<b>15</b>	15,400	677
Open Veranda	<b>16</b>	1,100	163
Closed Veranda	<b>17</b>	2,400	245

<b>Model Type (050) Summer Cottage Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates</b>			
½ Storey Upper Finish	<b>20</b>	820	105.00
<b>Concrete Foundation</b> (0.6 m high)		2,000	19.00
<b>Insulation</b>			
1 Storey		280	8.00
1½ Storey		290	11.00
1¾ Storey		430	10.00
2 Storey		570	10.00
A-Frame		280	10.00
<b>Floor Finish</b>			
1 Storey		0	50.00
1½ Storey		0	80.00
1¾ Storey		0	100.00
2 Storey		0	100.00
A-Frame		0	68.00
<b>Windows</b>			
1 Storey		0	45.00
1½ Storey		0	83.00
1¾ Storey		0	83.00
2 Storey		0	90.00
A-Frame		0	61.00
<b>Note:</b> window area in rate equals 12% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		2,990	21.00
1½ Storey		2,990	34.00
1¾ Storey		2,990	42.00
2 Storey		2,990	42.00
A-Frame		2,990	28.00

<b>Model Type (050) Adjustments</b>		<b>Constant</b>	<b>AR m<sup>2</sup></b>
<b>Summer Cottage</b>		<b>(\$)</b>	<b>(\$)</b>
<b>Semi-Custom Quality (05)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	360	6.00
<b>Plumbing</b>			
per fixture	<b>add</b>	1,400	0.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Heating</b> (total finished floor area)			
fair forced air	<b>add</b>	0	24.00
average forced air	<b>add</b>	0	29.00
<b>Fireplace–Free-Standing</b>			
average metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	62.00
1¾ Storey–loft area	<b>deduct</b>	0	85.00
2 Storey–loft area	<b>deduct</b>	0	100.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	59.00

**MODEL TYPE 050–SUMMER COTTAGE–CUSTOM QUALITY (06)**

This class represents a summer cottage which is a good quality "package unit" or it may be specially designed and contract built. The floor plan provides spacious main rooms and has characteristics similar to a permanent residence, often being used as such. A minimum number of built-in features and large view windows may be present. Finishes are normally selected from average to good quality materials. The total floor area is usually over 120 m<sup>2</sup>.

**Exterior**

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

**Interior**

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

**Mechanical**

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

<b>Model Type (050) Base Rates Summer Cottage Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	00	25,000	538
1 Storey Basementless	01	22,000	484
1½ Storey & Basement	05	27,900	816
1½ Storey Basementless	06	24,800	762
1¾ Storey & Basement	07	30,800	869
1¾ Storey Basementless	08	27,800	815
2 Storey & Basement	09	33,700	888
2 Storey Basementless	10	30,700	834
½ Storey Upper	11	2,800	278
¾ Storey Upper	12	5,700	331
1 Storey Upper	13	8,700	350
A-Frame & Basement	14	24,800	846
A-Frame Basementless	15	21,600	760
Open Veranda	16	1,200	215
Closed Veranda	17	2,800	284

Model Type (050) Summer Cottage Custom Quality (06)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	870	113.00
<b>Concrete Foundation</b> (1.2 m high)		2,760	28.00
<b>Insulation</b>			
1 Storey		280	8.00
1½ Storey		290	10.00
1¾ Storey		420	10.00
2 Storey		570	11.00
A-Frame		280	10.00
<b>Floor Finish</b>			
1 Storey		0	60.00
1½ Storey		0	96.00
1¾ Storey		0	120.00
2 Storey		0	120.00
A-Frame		0	81.00
<b>Windows</b>			
1 Storey		0	61.00
1½ Storey		0	104.00
1¾ Storey		0	113.00
2 Storey		0	121.00
A-Frame		0	82.00
<b>Note:</b> window area in rate equals 14% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		3,890	30.00
1½ Storey		3,890	48.00
1¾ Storey		3,890	60.00
2 Storey		3,890	60.00
A-Frame		3,890	41.00

<b>Model Type (050) Adjustments Summer Cottage Custom Quality (06)</b>		<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Concrete Slab</b> on grade	<b>deduct</b>	420	7.00
<b>Cedar Shakes</b>	<b>add</b>	470	40.00
<b>Plumbing</b> per fixture	<b>add</b>	1,730	0.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Heating</b> (total finished floor area) average forced air	<b>add</b>	0	29.00
<b>Fireplace–Built-in</b> average metal fresh air fireplace and accessories or equivalent	<b>add</b>	6,440	0.00
<b>Fireplace–Free-Standing</b> average metal	<b>add</b>	2,860	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	69.00
1¾ Storey–loft area	<b>deduct</b>	0	94.00
2 Storey–loft area	<b>deduct</b>	0	109.00
<b>Cathedral Ceilings</b> classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	72.00

**2.20 CEDAR/LOG SUMMER COTTAGE**

**MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–FAIR QUALITY (03)**

This class represents a fair quality cedar/log summer cottage. It is a plain "package unit" which is basically square or rectangular. The floor plan is simple and finishes are normally selected from low grade to fair quality materials. The total floor area generally ranges from 60 to 90 m<sup>2</sup>.

**Exterior**

**Substructure:** Concrete footings or equivalent.

**Roofing:** Composition shingles or equivalent.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, fair quality pre-finished hardboard, gypsum wallboard or equivalent.

**Floors:** Low grade to fair quality tile, carpet or equivalent.

**Cabinets & Trim:** An adequate amount of low grade kitchen cabinets; low grade baseboards and trim.

**Doors & Windows:** Low grade to fair quality.

**Mechanical**

**Electrical:** Adequate wiring, low grade to fair fixtures.

<b>Model Type (052) Base Rates Cedar/Log Summer Cottage Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	13,700	385
1 Storey Basementless	<b>01</b>	9,600	319
1½ Storey & Basement	<b>05</b>	15,000	570
1½ Storey Basementless	<b>06</b>	10,900	504
1¾ Storey & Basement	<b>07</b>	16,600	601
1¾ Storey Basementless	<b>08</b>	12,400	535
2 Storey & Basement	<b>09</b>	18,200	608
2 Storey Basementless	<b>10</b>	14,100	542
½ Storey Upper	<b>11</b>	1,300	185
¾ Storey Upper	<b>12</b>	2,800	215
1 Storey Upper	<b>13</b>	4,500	223
A-Frame & Basement	<b>14</b>	11,500	610
A-Frame Basementless	<b>15</b>	7,500	501
Open Veranda	<b>16</b>	500	86
Closed Veranda	<b>17</b>	1,300	122



Model Type (052) Cedar/Log Summer Cottage Fair Quality (03)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	380	77.00
<b>Concrete Footings</b>		580	5.00
<b>Insulation</b>			
1 Storey		250	7.00
1½ Storey		250	10.00
1¾ Storey		540	8.00
2 Storey		510	9.00
A-Frame		260	9.00
<b>Floor Finish</b>			
1 Storey		0	29.00
1½ Storey		0	47.00
1¾ Storey		0	56.00
2 Storey		0	56.00
A-Frame		0	39.00
<b>Windows</b>			
1 Storey		0	27.00
1½ Storey		0	43.00
1¾ Storey		0	49.00
2 Storey		0	54.00
A-Frame		0	36.00
<b>Note:</b> window area in rate equals 10% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		2,100	14.00
1½ Storey		2,100	22.00
1¾ Storey		2,100	28.00
2 Storey		2,100	28.00
A-Frame		2,100	19.00

Model Type (052) Adjustments Cedar/Log Summer Cottage Fair Quality (03)	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Concrete Slab</b> on grade	<b>deduct</b> 280	12.00
<b>Plumbing</b> per fixture <b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system	<b>add</b> 940	0.00
<b>Heating</b> (total finished floor area) floor furnace or equivalent	<b>add</b> 0	17.00
fair forced air	<b>add</b> 0	24.00
<b>Lofts</b> 1½ Storey-loft area	<b>deduct</b> 0	42.00
1¾ Storey-loft area	<b>deduct</b> 0	59.00
2 Storey-loft area	<b>deduct</b> 0	70.00

**MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–STANDARD QUALITY (04)**

This class represents an average quality cedar/log summer cottage. It is a "package unit" with a conventional style that is basically rectangular. The floor plan is functional and finishes are normally selected from fair to average quality materials. The total floor area generally ranges from 80 to 120 m<sup>2</sup>.

**Exterior**

**Substructure:** Concrete foundation, concrete piles or equivalent.

**Roofing:** Composition shingles or equivalent; boxed eaves are common.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings may be encountered.

**Floors:** Fair to average quality tile, carpet, or equivalent.

**Cabinets & Trim:** An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim.

**Doors & Windows:** Fair to average quality.

**Mechanical**

**Electrical:** Adequate wiring, fair to average quality fixtures.

<b>Model Type (052) Base Rates Cedar/Log Summer Cottage Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	18,300	471
1 Storey Basementless	<b>01</b>	14,600	406
1½ Storey & Basement	<b>05</b>	20,100	694
1½ Storey Basementless	<b>06</b>	16,400	630
1¾ Storey & Basement	<b>07</b>	22,400	739
1¾ Storey Basementless	<b>08</b>	18,700	675
2 Storey & Basement	<b>09</b>	24,900	755
2 Storey Basementless	<b>10</b>	21,200	691
½ Storey Upper	<b>11</b>	1,800	223
1¾ Storey Upper	<b>12</b>	4,100	268
1 Storey Upper	<b>13</b>	6,600	285
A-Frame & Basement	<b>14</b>	16,200	744
A-Frame Basementless	<b>15</b>	12,500	640
Open Veranda	<b>16</b>	900	118
Closed Veranda	<b>17</b>	2,100	206

Model Type (052) Cedar/Log Summer Cottage Standard Quality (04)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	460	95.00
<b>Concrete Foundation</b> (0.6 m high)		1,870	18.00
<b>Insulation</b>			
1 Storey		260	7.00
1½ Storey		260	9.00
1¾ Storey		380	9.00
2 Storey		510	10.00
A-Frame		260	9.00
<b>Floor Finish</b>			
1 Storey		0	40.00
1½ Storey		0	63.00
1¾ Storey		0	79.00
2 Storey		0	73.00
A-Frame		0	54.00
<b>Windows</b>			
1 Storey		0	38.00
1½ Storey		0	64.00
1¾ Storey		0	71.00
2 Storey		0	77.00
A-Frame		0	51.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Electrical</b> (includes fixtures)			
1 Storey		2,510	18.00
1½ Storey		2,510	28.00
1¾ Storey		2,510	35.00
2 Storey		2,510	35.00
A-Frame		2,510	24.00

Model Type (052) Adjustments Cedar/Log Summer Cottage Standard Quality (04)		Constant (\$)	AR m <sup>2</sup> (\$)
<b>Concrete Slab</b> on grade	<b>deduct</b>	1,320	13.00
<b>Cedar Shakes</b>	<b>add</b>	470	40.00
<b>Plumbing</b> per fixture	<b>add</b>	1,080	0.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Heating</b> (total finished floor area) fair forced air	<b>add</b>	0	24.00
<b>Fireplace–Free-Standing</b> fair metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	43.00
1¾ Storey–loft area	<b>deduct</b>	0	74.00
2 Storey–loft area	<b>deduct</b>	0	87.00

**MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–SEMI-CUSTOM QUALITY (05)**

This class represents the average to good quality cedar/log summer cottage. It is a "package unit" which may appear in various styles and shapes to make the interior and exterior attractive. The floor plan is functional with spacious main rooms and one or more built-in feature may be present. Finishes are normally selected from average quality materials. The total floor area generally ranges from 100 to 150 m<sup>2</sup>.

**Exterior**

**Substructure:** Concrete foundation, concrete piles or equivalent.

**Roofing:** Cedar shakes or equivalent; boxed eaves are typical.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are frequently found in main rooms.

**Floors:** Average quality tile, carpet or equivalent.

**Cabinets & Trim:** An adequate amount of average quality kitchen cabinets; average quality baseboards and trim.

**Doors & Windows:** Average quality.

**Mechanical**

**Electrical:** Adequate wiring, average quality fixtures.

<b>Model Type (052) Base Rates Cedar/Log Summer Cottage Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	21,100	531
1 Storey Basementless	<b>01</b>	17,400	469
1½ Storey & Basement	<b>05</b>	23,500	783
1½ Storey Basementless	<b>06</b>	19,800	721
1¾ Storey & Basement	<b>07</b>	26,000	819
1¾ Storey Basementless	<b>08</b>	22,300	757
2 Storey & Basement	<b>09</b>	29,000	841
Storey Basementless	<b>10</b>	25,200	778
½ Storey Upper	<b>11</b>	2,300	252
¾ Storey Upper	<b>12</b>	4,900	288
1 Storey Upper	<b>13</b>	7,800	309
A-Frame & Basement	<b>14</b>	19,200	838
A-Frame Basementless	<b>15</b>	15,400	738
Open Veranda	<b>16</b>	1,100	163
Closed Veranda	<b>17</b>	2,400	245

Model Type (052) Cedar/Log Summer Cottage Semi-Custom Quality (05)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	820	105.00
<b>Concrete Foundation</b> (0.6 m high)		2,000	19.00
<b>Insulation</b>			
1 Storey		280	8.00
1½ Storey		290	11.00
1¾ Storey		430	10.00
2 Storey		570	10.00
A-Frame		280	10.00
<b>Floor Finish</b>			
1 Storey		0	50.00
1½ Storey		0	80.00
1¾ Storey		0	100.00
2 Storey		0	100.00
A-Frame		0	68.00
<b>Windows</b>			
1 Storey		0	45.00
1½ Storey		0	83.00
1¾ Storey		0	83.00
2 Storey		0	90.00
A-Frame		0	61.00
<b>Note:</b> window area in rate equals 12% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		2,990	21.00
1½ Storey		2,990	34.00
1¾ Storey		2,990	42.00
2 Storey		2,990	42.00
A-Frame		2,990	28.00

<b>Model Type (052) Adjustments</b>		<b>Constant</b>	<b>AR m<sup>2</sup></b>
<b>Cedar/Log Summer Cottage</b>		<b>(\$)</b>	<b>(\$)</b>
<b>Semi-Custom Quality (05)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	400	6.00
<b>Composition Shingles</b>	<b>deduct</b>	450	40.00
<b>Plumbing</b>			
per fixture	<b>add</b>	1,400	0.00
<b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
<b>Heating (total finished floor area)</b>			
fair forced air	<b>add</b>	0	24.00
average forced air	<b>add</b>	0	29.00
<b>Fireplace–Free-Standing</b>			
fair metal	<b>add</b>	1,870	0.00
average metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
1½ Storey–loft area	<b>deduct</b>	0	62.00
1¾ Storey–loft area	<b>deduct</b>	0	85.00
2 Storey–loft area	<b>deduct</b>	0	100.00



**MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–CUSTOM QUALITY (06)**

This class represents a good quality cedar/log summer cottage. Although it is a "package unit" it may be specially designed. Various styles and shapes are commonly found which provide an attractive appearance. The floor plan generally includes spacious main rooms, a minimum number of built-in features and large view windows. Finishes are normally selected from average to good quality materials. The total floor is usually over 120 m<sup>2</sup>.

**Exterior**

**Substructure:** Concrete foundation, concrete piles or equivalent.

**Roofing:** Cedar shakes or equivalent; boxed eaves and large overhangs are typical.

**Walls:** Cedar clad post and beam framing, shaped cedar log or peeled natural log; insulation.

**Interior**

**Walls & Ceilings:** Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are common.

**Floors:** Average to good quality tile, carpet, or equivalent.

**Cabinets & Trim:** Average to good quality kitchen cabinets; average to good quality baseboards and trim.

**Doors & Windows:** Average to good quality.

**Mechanical**

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

<b>Model Type (052) Base Rates Cedar/Log Summer Cottage Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	26,800	607
1 Storey Basementless	<b>01</b>	23,600	550
1½ Storey & Basement	<b>05</b>	29,800	900
1½ Storey Basementless	<b>06</b>	26,600	843
1¾ Storey & Basement	<b>07</b>	32,800	955
1¾ Storey Basementless	<b>08</b>	29,600	898
2 Storey & Basement	<b>09</b>	35,900	975
2 Storey Basementless	<b>10</b>	32,700	918
½ Storey Upper	<b>11</b>	3,000	292
¾ Storey Upper	<b>12</b>	6,000	347
1 Storey Upper	<b>13</b>	9,100	368
A-Frame & Basement	<b>14</b>	26,100	954
A-Frame Basementless	<b>15</b>	22,700	864
Open Veranda	<b>16</b>	1,200	215
Closed Veranda	<b>17</b>	2,800	284

Model Type (052) Cedar/Log Summer Cottage Custom Quality (06)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates</b>			
½ Storey Upper Finish	20	920	119.00
<b>Concrete Foundation</b> (1.2 m high)		2,760	28.00
<b>Insulation</b>			
1 Storey		280	8.00
1½ Storey		290	10.00
1¾ Storey		420	10.00
2 Storey		570	11.00
A-Frame		280	10.00
<b>Floor Finish</b>			
1 Storey		0	60.00
1½ Storey		0	96.00
1¾ Storey		0	120.00
2 Storey		0	120.00
A-Frame		0	81.00
<b>Windows</b>			
1 Storey		0	61.00
1½ Storey		0	104.00
1¾ Storey		0	113.00
2 Storey		0	121.00
A-Frame		0	82.00
<b>Note:</b> window area in rate equals 14% of total finished floor area			
<b>Electrical</b> (includes fixtures)			
1 Storey		3,890	30.00
1½ Storey		3,890	48.00
1¾ Storey		3,890	60.00
2 Storey		3,890	60.00
A-Frame		3,890	41.00

<b>Model Type (052) Adjustments Cedar/Log Summer Cottage Custom Quality (06)</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Concrete Slab</b> on grade	<b>deduct</b> 440	8.00
<b>Composition Shingles</b>	<b>deduct</b> 490	40.00
<b>Plumbing</b> per fixture <b>Note:</b> per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system	<b>add</b> 1,080	0.00
<b>Heating</b> (total finished floor area) average forced air	<b>add</b> 0	29.00
<b>Fireplace–Built-in</b> average metal fresh air fireplace and accessories or equivalent	<b>add</b> 4,010	0.00
<b>Fireplace–Free-Standing</b> average metal	<b>add</b> 2,360	0.00
<b>Lofts</b>		
1½ Storey–loft area	<b>deduct</b> 0	69.00
1¾ Storey–loft area	<b>deduct</b> 0	94.00
2 Storey–loft area	<b>deduct</b> 0	109.00

**2.21 DUPLEX/FOURPLEX HOUSING**

**MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–SUBSTANDARD QUALITY (02)**

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

This class represents low to moderate cost duplex/fourplex housing where building requirements are only occasionally satisfied. The structure is basically square or rectangular and each unit has a simple floor plan consisting of relatively small rooms with limited or no hallway. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 50 to 110 m<sup>2</sup>.

**Exterior**

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

**Interior**

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

**Mechanical**

**Plumbing:** Four substandard quality fixtures and accessories per unit; minimal or no vanities.  
**Heating:** Fair forced air or equivalent.  
**Electrical:** Substandard light fixtures.

<b>Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	16,870	376
1 Storey Basementless	<b>01</b>	14,620	328
Split Entry	<b>02</b>	16,960	387
2 Storey and Basement	<b>09</b>	19,930	616
2 Storey Basementless	<b>10</b>	17,680	568
1 Storey Upper	<b>13</b>	3,060	239
Lower Level Unit	<b>23</b>	5,220	167
1 Storey Upper Unit	<b>26</b>	7,460	239

<b>Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	16,190	361
1 Storey Basementless	<b>01</b>	14,030	315
Split Entry	<b>02</b>	16,280	371
2 Storey & Basement	<b>09</b>	19,130	591
2 Storey Basementless	<b>10</b>	16,970	545
1 Storey Upper	<b>13</b>	2,940	230
Lower Level Unit	<b>23</b>	5,220	167
1 Storey Upper Unit	<b>26</b>	7,460	230

<b>Model Types 060 and 061 Duplex/Fourplex Housing Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	6,750	143
1 Storey Upper Finish	<b>19</b>	820	145
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	780	17.00
<b>Plumbing (rate includes 4 fixtures)</b>			
per fixture	<b>add or deduct</b>	800	0.00

**MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–FAIR QUALITY (03)**

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

This class represents fair quality duplex/fourplex housing which barely meets minimum building requirements. Basically square or rectangular, the structure generally has a plain exterior style. Each unit has a practical floor plan with adequate room sizes. Finishes are fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area of each unit generally ranges from 70 to 130 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia.

**Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of imitation masonry, wood siding or equivalent may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard or equivalent; sprayed or textured ceilings are typical.

**Floors:** Fair to average quality carpet, resilient tile or equivalent; hardwood may be encountered in older styles.

**Cabinets & Trim:** Approximately 2 to 4 metres of fair grade kitchen cabinets per unit; fair quality baseboards and trim.

**Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent, wood checkrail windows may be encountered in older styles.

**Mechanical**

**Plumbing:** Four fair quality fixtures and accessories per unit; minimal or no vanities.

**Heating:** Fair forced air.

**Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

<b>Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	20,290	451
1 Storey Basementless	<b>01</b>	18,150	401
Split Entry	<b>02</b>	20,230	465
2 Storey & Basement	<b>09</b>	24,040	752
2 Storey Basementless	<b>10</b>	21,910	702
1 Storey Upper	<b>13</b>	3,760	301
Lower Level Unit	<b>23</b>	6,200	216
1 Storey Upper Unit	<b>26</b>	8,930	301

<b>Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	00	19,470	433
1 Storey Basementless	01	17,420	385
Split Entry	02	19,500	447
2 Storey & Basement	09	23,080	722
2 Storey Basementless	10	21,030	674
1 Storey Upper	13	3,610	289
Lower Level Unit	23	6,200	216
1 Storey Upper Unit	26	8,570	289

<b>Model Types 060 and 061 Duplex/Fourplex Housing Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	18	8,020	171
1 Storey Upper Finish	19	1,030	186
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	1,600	22.00
under crawl space (for basementless extensions)	<b>add</b>	0	32.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	<b>add or deduct</b>	940	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing <b>or</b> substandard to fair masonry fireplace	<b>add</b>	3,290	0.00
<b>Fireplace–Free-Standing</b>			
fair metal	<b>add</b>	1,870	0.00

**MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–STANDARD QUALITY (04)**

**Quality Range -5% to 4%**

This class represents duplex/fourplex housing of average quality that meets and occasionally exceeds minimum building requirements. The structure usually has a conventional exterior style that is generally rectangular. Each unit has a functional floor plan, finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be present. The total finished floor area of each unit generally ranges from 80 to 150 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia.

**Walls:** Most common is average grade stucco, aluminum siding or equivalent; masonry veneer or wood siding is occasionally used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; sprayed or textured ceilings are typical.

**Floors:** Average quality carpet or equivalent, vinyl floor covering or equivalent is usually found in the kitchen and bathroom.

**Cabinets & Trim:** Approximately 3 to 6 metres of average quality pre-manufactured or standard veneer kitchen cabinets per unit; standard baseboards and trim.

**Doors & Windows:** Average quality hollow core doors; standard aluminum or average quality wood checkrail windows.

**Mechanical**

**Plumbing:** Four to seven average quality fixtures and accessories per unit; average quality pre-manufactured or standard veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average quality fixtures; an adequate number of outlets.

<b>Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	23,500	514
1 Storey Basementless	<b>01</b>	21,220	461
Split Entry	<b>02</b>	23,950	544
Split Level	<b>03</b>	25,050	755
Split Level & Crawl Space	<b>04</b>	28,510	832
2 Storey & Basement	<b>09</b>	28,040	866
2 Storey Basementless	<b>10</b>	25,760	813
1 Storey Upper	<b>13</b>	4,540	352
Lower Level Unit	<b>23</b>	7,220	248
1 Storey Upper Unit	<b>26</b>	10,660	352



<b>Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	22,560	494
1 Storey Basementless	<b>01</b>	20,370	443
Split Entry	<b>02</b>	22,990	522
2 Storey & Basement	<b>09</b>	26,920	832
2 Storey Basementless	<b>10</b>	24,730	780
1 Storey Upper	<b>13</b>	4,360	338
Lower Level Unit	<b>23</b>	6,930	238
1 Storey Upper Unit	<b>26</b>	10,230	338

<b>Model Types 060 and 061 Duplex/Fourplex Housing Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	9,590	200
1 Storey Upper Finish	<b>19</b>	1,100	210
Lower Level Finish	<b>22</b>	1,100	210
<b>Adjustment (per unit)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	1,540	20.00
under crawl space (for basementless extensions)	<b>add</b>	0	35.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	3,500	39.00
Split Level or Split Entry	<b>add</b>	5,200	54.00
2 Storey	<b>add</b>	6,900	70.00
<b>Plumbing (rate includes 4 fixtures) per fixture</b>			
	<b>add or deduct</b>	1,080	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling <b>OR</b> average quality masonry fireplace with limited features	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b>			
average metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
2 Storey–loft area	<b>deduct</b>	0	129.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	45.00

**MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–SEMI-CUSTOM QUALITY (05)**

**Quality Range -5% to 14%**

This class represents a standard duplex/fourplex housing upgraded with better finishing materials. To make the exterior more attractive, each unit may have its own style. The floor plan of each unit is functional and will usually include one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are normally present. The total finished floor area of each unit generally ranges from 110 to 190 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia.

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

**Interior**

**Walls & Ceilings:** Gypsum wallboard, small quantities of average to good quality wood panelling or other decorative features may be found in the main rooms.

**Floors:** Average to good quality carpet or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of average to good quality baseboards and trim.

**Doors & Windows:** Average to good quality pre-manufactured doors; average to good quality aluminum or vinyl windows.

**Mechanical**

**Plumbing:** Four to nine average to good quality fixtures and accessories per unit; average to good quality pre-manufactured or semi-custom veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average to good quality fixtures.

<b>Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	29,290	563
1 Storey Basementless	<b>01</b>	26,770	507
Split Entry	<b>02</b>	29,880	597
Split Level	<b>03</b>	31,100	832
Split Level & Crawl Space	<b>04</b>	34,810	912
2 Storey & Basement	<b>09</b>	34,500	956
2 Storey Basementless	<b>10</b>	31,980	901
1 Storey Upper	<b>13</b>	5,210	394
Lower Level Unit	<b>23</b>	10,560	279
1 Storey Upper Unit	<b>26</b>	14,550	394

<b>Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	28,120	540
1 Storey Basementless	<b>01</b>	25,700	487
Split Entry	<b>02</b>	28,690	573
2 Storey & Basement	<b>09</b>	33,120	918
2 Storey Basementless	<b>10</b>	30,710	865
1 Storey Upper	<b>13</b>	5,000	378
Lower Level Unit	<b>23</b>	10,130	268
1 Storey Upper Unit	<b>26</b>	13,970	378

<b>Model Types 060 and 061 Duplex/Fourplex Housing Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	12,330	220
1 Storey Upper Finish	<b>19</b>	1,220	235
Lower Level Finish	<b>22</b>	1,220	235
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	440	11.00
under crawl space (for basementless extensions)	<b>add</b>	0	36.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	3,000	33.00
Split Level or Split Entry	<b>add</b>	4,600	47.00
2 Storey	<b>add</b>	6,100	60.00
<b>Cedar Shakes or Masonry Tile</b>	<b>add</b>	210	36.00
<b>Plumbing</b> (rate includes 6 fixtures) per fixture	<b>add or deduct</b>	1,400	0.00
<b>Heating/Air Conditioning</b> (total finished floor area)			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	18.00
<b>Fireplace–Built-in</b>			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
<b>or</b>			
average to good masonry fireplace with limited features	<b>add</b>	5,060	0.00
<b>Fireplace–Free-Standing</b>			
average to good metal	<b>add</b>	2,860	0.00
<b>Lofts</b>			
2 Storey–loft area	<b>deduct</b>	0	146.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	50.00

**MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–CUSTOM QUALITY (06)**

**Quality Range -10% to +9%**

This class represents good quality of duplex/fourplex housing. The exterior generally has an attractive style and breaks in the roof line are common. The interior design of each unit may show some originality and regularly contain a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally present. The total finished floor area generally ranges from 130 to 220 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; masonry veneer may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; limited use of good quality wood panelling or other decorative features.

**Floors:** Good quality carpet or equivalent; occasional use of quarry tile or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of good quality pre-manufactured or custom veneer kitchen cabinets per unit; good quality baseboards and trim.

**Doors & Windows:** Good quality pre-manufactured doors; good quality pre-manufactured windows.

**Mechanical**

**Plumbing:** Six to eleven good quality fixtures and accessories per unit; good quality pre-manufactured or custom veneer vanities.

**Heating:** Good forced air.

**Electrical:** Good quality fixtures; minimal use of special effect lighting may be present.

<b>Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	60,330	624
1 Storey Basementless	<b>01</b>	<b>55,610</b>	563
Split Entry	<b>02</b>	60,910	671
Split Level	<b>03</b>	64,050	948
Split Level & Crawl Space	<b>04</b>	71,630	1,014
2 Storey & Basement	<b>09</b>	71,130	1,083
2 Storey Basementless	<b>10</b>	66,410	1,022
1 Storey Upper	<b>13</b>	10,800	459
Lower Level Unit	<b>23</b>	20,010	337
1 Storey Upper Unit	<b>26</b>	27,660	459

<b>Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	57,920	599
1 Storey Basementless	<b>01</b>	53,390	540
Split Entry	<b>02</b>	58,480	645
2 Storey & Basement	<b>09</b>	68,290	1,040
2 Storey Basementless	<b>10</b>	63,760	981
1 Storey Upper	<b>13</b>	10,360	441
Lower Level Unit	<b>23</b>	19,200	323
1 Storey Upper Unit	<b>26</b>	26,550	441

Model Types 060 and 061 Duplex/Fourplex Housing Custom Quality (06)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	25,140	250
1 Storey Upper Finish	<b>19</b>	3,140	280
Lower Level Finish	<b>22</b>	3,140	280
<b>Adjustment (per unit)</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	950	0.00
<b>Note:</b> equate concrete to slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	6,300	20.00
Split Level or Split Entry	<b>add</b>	9,500	28.00
2 Storey	<b>add</b>	12,700	35.00
<b>Cedar Shakes or Masonry Tile</b>	<b>add</b>	440	36.00
<b>Plumbing (rate includes 8 fixtures)</b>			
per fixture	<b>add or deduct</b>	1,730	0.00
whirlpool bathtub	<b>add</b>	1,400	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	13.00
<b>Fireplace–Built-in</b>			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer	<b>add</b>	6,440	0.00
<b>or</b>			
good masonry fireplace with limited features			
<b>Fireplace–Free-Standing</b>			
good metal	<b>add</b>	3,370	0.00
<b>Lofts</b>			
2 Storey–loft area	<b>deduct</b>	0	170.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	55.00



**MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–GOOD CUSTOM QUALITY (07)**

**Quality Range -7% to +12%**

This class represents good to expensive quality of duplex/fourplex housing that is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design of each unit usually shows some originality, including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are present and attention to detail may be evident. The total finished floor area generally ranges from 160 to 270 m<sup>2</sup>.

**Exterior**

**Roofing:** Wood shakes; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer commonly used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature.

**Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common.

**Cabinets & Trim:** Approximately 5 to 9 metres of best quality pre-manufactured or good custom veneer kitchen cabinets per unit; good to expensive quality baseboards and trim, often with attention to detail.

**Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

**Mechanical**

**Plumbing:** Seven to thirteen good to expensive quality fixtures and accessories per unit; best quality pre-manufactured or good custom vanities.

**Heating:** Good forced air.

**Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specially outlets.

<b>Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	73,800	714
1 Storey Basementless	<b>01</b>	68,820	652
Split Entry	<b>02</b>	74,930	769
Split Level	<b>03</b>	78,610	1,065
Split Level & Crawl Space	<b>04</b>	86,440	1,131
2 Storey & Basement	<b>09</b>	86,390	1,214
2 Storey Basementless	<b>10</b>	81,400	1,151
1 Storey Upper	<b>13</b>	12,590	499
Lower Level Unit	<b>23</b>	26,100	361
1 Storey Upper unit	<b>26</b>	35,000	499

<b>Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	70,850	686
1 Storey Basementless	<b>01</b>	66,060	626
Split Entry	<b>02</b>	71,930	738
2 Storey & Basement	<b>09</b>	82,930	1165
2 Storey Basementless	<b>10</b>	78,150	1105
1 Storey Upper	<b>13</b>	12,090	479
Lower Level Unit	<b>23</b>	25,060	346
1 Storey Upper unit	<b>26</b>	33,600	479

<b>Model Types 060 and 061 Duplex/Fourplex Housing Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	31,640	300
1 Storey Upper Finish	<b>19</b>	3,690	300
Lower Level Finish	<b>22</b>	3,690	300
<b>Adjustment (per unit)</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	<b>add</b>	1060	0.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	5,700	18.00
Split Level or Split Entry	<b>add</b>	8,500	25.00
2 Storey	<b>add</b>	11,400	31.00
<b>Composition Shingles</b>	<b>deduct</b>	440	37.00
<b>Plumbing (rate includes 8 fixtures)</b>			
per fixture	<b>add or deduct</b>	2,080	0.00
whirlpool bathtub	<b>add</b>	2,050	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	13.00
<b>Fireplace–Built-in</b>			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer	<b>or</b>		
good to expensive masonry fireplace with custom features	<b>add</b>	8,710	0.00
<b>Lofts</b>			
2 Storey–loft area	<b>deduct</b>	0	178.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	53.00

**2.22 MULTIPLE HOUSING**

**MODEL TYPE 070, 071–MULTIPLE HOUSING–SUBSTANDARD QUALITY (02)**

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

This class represents low to moderate cost multiple housing where building requirements are only occasionally satisfied. The structure is basically rectangular and the exterior design is usually very plain. Each unit has a simple floor plan consisting of relatively small rooms. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 80 to 110 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; minimal eave overhang.

**Walls:** Low grade stucco, substandard wood siding or equivalent.

**Interior**

**Walls & Ceilings:** Gypsum wallboard or equivalent.

**Floors:** Substandard tile or equivalent, occasional use of substandard carpet.

**Cabinets & Trim:** Low grade painted kitchen cabinets; low grade baseboards and trim.

**Doors & Windows:** Low grade hollow core doors; low grade aluminum windows or equivalent.

**Mechanical**

**Plumbing:** Four substandard quality fixtures and accessories per unit; minimal or no vanities.

**Heating:** Fair forced air or equivalent.

**Electrical:** Substandard light fixtures.

<b>Model Type 070 Base Rates Multiple Housing Side by Side Units Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	16,020	358
1 Storey Basementless	<b>01</b>	13,890	312
Split Entry	<b>02</b>	16,170	368
2 Storey & Basement	<b>09</b>	18,930	585
2 Storey Basementless	<b>10</b>	16,790	539
1 Storey Upper	<b>13</b>	2,910	227
1 Storey Upper Unit	<b>26</b>	7,090	227

<b>Model Type 071 Base Rates Multiple Housing Back to Back Units Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	15,380	343
1 Storey Basementless	<b>01</b>	13,330	299
Split Entry	<b>02</b>	15,520	353
2 Storey & Basement	<b>09</b>	18,170	562
2 Storey Basementless	<b>10</b>	16,120	518
1 Storey Upper	<b>13</b>	2,790	218
1 Storey Upper Unit	<b>26</b>	6,800	218

<b>Model Types 070 and 071 Multiple Housing Substandard Quality (02)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	6,410	135
1 Storey Upper Finish	<b>19</b>	780	138
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b> on grade	<b>deduct</b>	740	20.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture	<b>add or deduct</b>	800	0.00

**MODEL TYPE 070, 071–MULTIPLE HOUSING–FAIR QUALITY (03)**

**Quality Range -6% to +5%**

This class represents fair quality multiple housing that barely meets minimum building requirements. The structure normally has an unoriginal exterior design that is basically rectangular. Each unit has a practical floor plan with adequate room sizes. Finishes are of fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area generally ranges from 80 to 120 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; minimal eave overhang, plywood or aluminum soffits and fascia.

**Walls:** Fair to average grade stucco, aluminum or equivalent; limited amounts of wood siding or equivalent may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard or equivalent; sprayed or textured ceilings are typical.

**Floors:** Fair to average quality carpet, resilient tile or equivalent.

**Cabinets & Trim:** Approximately 2 to 4 metres of fair grade pre-manufactured kitchen cabinets per unit; fair quality baseboards and trim.

**Doors & Windows:** Fair quality hollow core doors; fair quality aluminum windows or equivalent.

**Mechanical**

**Plumbing:** Four fair quality fixtures and accessories per unit; minimal or no vanities.

**Heating:** Fair forced air.

**Electrical:** Fair to average quality light fixtures, an adequate number of outlets.

<b>Model Type 070 Base Rates Multiple Housing Side by Side Units Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	19,270	429
1 Storey Basementless	<b>01</b>	17,240	381
Split Entry	<b>02</b>	19,300	442
2 Storey & Basement	<b>09</b>	22,840	715
2 Storey Basementless	<b>10</b>	20,810	667
1 Storey Upper	<b>13</b>	3,570	286
1 Storey Upper Unit	<b>26</b>	8,480	286

<b>Model Type 071 Base Rates Multiple Housing Back to Back Units Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	14,520	412
1 Storey Basementless	<b>01</b>	16,550	366
Split Entry	<b>02</b>	18,530	424
2 Storey & Basement	<b>09</b>	21,930	686
2 Storey Basementless	<b>10</b>	19,980	640
1 Storey Upper	<b>13</b>	3,430	274
1 Storey Upper Unit	<b>26</b>	8,140	274

<b>Model Types 070 and 071 Multiple Housing Fair Quality (03)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	7,620	162
1 Storey Upper Finish	<b>19</b>	980	177
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	1,520	20.00
under crawl space (for basementless extensions)	<b>add</b>	0	31.00
<b>Plumbing</b> (rate includes 4 fixtures) per fixture			
	<b>add or deduct</b>	940	0.00
<b>Heating/Air Conditioning</b> (total finished floor area) fair air conditioning			
	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b> fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing <b>or</b> substandard to fair masonry fireplace			
	<b>add</b>	3,290	0.00
<b>Fireplace–Free-Standing</b> fair metal			
	<b>add</b>	1,870	0.00

**MODEL TYPE 070, 071–MULTIPLE HOUSING–STANDARD QUALITY (04)**

**Quality Range -5% to +4%**

This class represents multiple housing of average quality that meets and occasionally exceeds minimum building requirements. The structure may have minimal variations in its exterior design although it is generally rectangular. Finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be present. The total finished floor area of each unit generally ranges from 90 to 160 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia.

**Walls:** Average grade stucco, aluminum siding, wood siding or equivalent.

**Interior**

**Walls & Ceilings:** Gypsum wallboard; sprayed or textured ceilings are typical.

**Floors:** Average quality carpet or equivalent, vinyl floor covering or equivalent is usually found in the kitchen and bathroom.

**Cabinets & Trim:** Approximately 3 to 6 metres of average quality pre-manufactured or standard veneer kitchen cabinets per unit; standard baseboards and trim.

**Doors & Windows:** Average quality hollow core doors; standard aluminum windows or equivalent.

**Mechanical**

**Plumbing:** Four to seven average quality fixtures and accessories per unit; average quality pre-manufactured or standard veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average quality fixtures; an adequate number of outlets.

<b>Model Type 070 Base Rates Multiple Housing Side by Side Units Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	22,320	488
1 Storey Basementless	<b>01</b>	20,160	438
Split Entry	<b>02</b>	22,750	517
Split Level	<b>03</b>	23,800	715
Split Level & Crawl Space	<b>04</b>	27,080	788
2 Storey & Basement	<b>09</b>	26,630	821
2 Storey Basementless	<b>10</b>	24,470	770
1 Storey Upper	<b>13</b>	4,310	332
1 Storey Upper Unit	<b>26</b>	10,130	332



<b>Model Type 071 Base Rates Multiple Housing Back to Back Units Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	21,430	469
1 Storey Basementless	<b>01</b>	19,360	420
Split Entry	<b>02</b>	21,840	496
Split Level	<b>03</b>	22,850	687
Split Level & Crawl Space	<b>04</b>	26,000	756
2 Storey & Basement	<b>09</b>	25,570	788
2 Storey Basementless	<b>10</b>	23,490	739
1 Storey Upper	<b>13</b>	4,140	319
1 Storey Upper Unit	<b>26</b>	9,720	319

<b>Model Types 070 and 071 Multiple Housing Standard Quality (04)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	9,110	190
1 Storey Upper Finish	<b>19</b>	1,050	198
Lower Level Finish	<b>22</b>	1,050	198
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	1,460	19.00
under crawl space (for basementless extensions)	<b>add</b>	0	33.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	3,500	39.00
Split Level or Split Entry	<b>add</b>	5,300	55.00
2 Storey	<b>add</b>	6,900	70.00
<b>Plumbing (rate includes 4 fixtures) per fixture</b>			
	<b>add or deduct</b>	1,080	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
fair air conditioning	<b>add</b>	0	20.00
<b>Fireplace–Built-in</b>			
average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling			
<b>or</b>			
average quality masonry fireplace with limited features	<b>add</b>	4,010	0.00
<b>Fireplace–Free-Standing</b>			
average metal	<b>add</b>	2,360	0.00
<b>Lofts</b>			
2 Storey–loft area	<b>deduct</b>	0	129.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	45.00

**MODEL TYPE 070, 071–MULTIPLE HOUSING–SEMI-CUSTOM QUALITY (05)**

**Quality Range -5% to +14%**

This class represents average to good quality multiple housing. The structure usually has limited repetitious variations in its design to make the exterior attractive. Each unit has a functional floor plan which usually includes one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are present. The total finished floor area of each unit generally ranges from 110 to 180 m<sup>2</sup>.

**Exterior**

**Roofing:** Composition shingles or equivalent; boxed eaves are typical with plywood or aluminum soffits and fascia.

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

**Interior**

**Walls & Ceilings:** Gypsum wallboard; average to good quality wood panelling or other decorative features may be found in the main rooms.

**Floors:** Average to good quality carpet or equivalent.

**Cabinets & Trim:** Approximately 4 to 8 metres of average to good quality pre-manufactured or semi-custom veneer kitchen cabinets per unit; average to good quality baseboards and trim.

**Doors & Windows:** Average to good quality pre-manufactured doors; average to good quality aluminum or vinyl windows.

**Mechanical**

**Plumbing:** Four to nine average to good quality fixtures and accessories per unit; average to good quality pre-manufactured or semi-custom veneer vanities.

**Heating:** Average forced air.

**Electrical:** Average to good quality fixtures.

<b>Model Type 070 Base Rates Multiple Housing Side by Side Units Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	27,830	535
1 Storey Basementless	<b>01</b>	25,440	482
Split Entry	<b>02</b>	28,390	567
Split Level	<b>03</b>	29,540	790
Split Level & Crawl Space	<b>04</b>	33,070	866
2 Storey & Basement	<b>09</b>	32,770	909
2 Storey Basementless	<b>10</b>	30,380	856
1 Storey Upper	<b>13</b>	4,950	374
1 Storey Upper Unit	<b>26</b>	13,820	374

<b>Model Type 071 Base Rates Multiple Housing Back to Back Units Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	26,710	513
1 Storey Basementless	<b>01</b>	24,420	462
Split Entry	<b>02</b>	27,250	545
Split Level	<b>03</b>	28,360	759
Split Level & Crawl Space	<b>04</b>	31,750	832
2 Storey & Basement	<b>09</b>	31,460	872
2 Storey Basementless	<b>10</b>	29,170	821
1 Storey Upper	<b>13</b>	4,750	359
1 Storey Upper Unit	<b>26</b>	13,270	359

<b>Model Types 070 and 071 Multiple Housing Semi-Custom Quality (05)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
<b>Installation Rates (per unit)</b>			
Main Level Finish	<b>18</b>	11,710	211
1 Storey Upper Finish	<b>19</b>	1,160	223
Lower Level Finish	<b>22</b>	1,160	223
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
on grade	<b>deduct</b>	420	10.00
under crawl space (for basementless extensions)	<b>add</b>	0	34.00
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	<b>add</b>	3,000	33.00
Split Level or Split Entry	<b>add</b>	4,600	47.00
2 Storey	<b>add</b>	6,100	60.00
<b>Cedar Shakes or Masonry Tile</b>	<b>add</b>	210	36.00
<b>Plumbing (rate includes 6 fixtures)</b>			
per fixture	<b>add or deduct</b>	1,400	0.00
whirlpool bathtub	<b>add</b>	1,230	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	<b>add</b>	0	25.00
average hot water	<b>add</b>	0	18.00
<b>Fireplace–Built-in</b>			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent <b>or</b> average to good masonry fireplace with limited features	<b>add</b>	5,060	0.00
<b>Fireplace–Free-Standing</b>			
average to good metal	<b>add</b>	2,860	0.00
<b>Lofts</b>			
2 Storey–loft area	<b>deduct</b>	0	146.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	<b>add</b>	0	50.00

**MODEL TYPE 070, 071–MULTIPLE HOUSING–CUSTOM QUALITY (06)**

**Quality Range -10% to +9%**

This class represents good quality multiple housing. The structure often has an attractive exterior style that may provide each unit with an individualistic appearance. There may be limited variations between each unit’s interior design and they regularly contain a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally present. The total finished floor area of each unit generally ranges from 140 to 220 m<sup>2</sup>.

**Exterior**

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

**Interior**

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

**Mechanical**

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

<b>Model Type 070 Base Rates Multiple Housing Side by Side Units Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	57,320	593
1 Storey Basementless	<b>01</b>	52,830	535
Split Entry	<b>02</b>	57,870	638
Split Level	<b>03</b>	60,850	901
Split Level & Crawl Space	<b>04</b>	68,050	963
2 Storey & Basement	<b>09</b>	67,570	1,029
2 Storey Basementless	<b>10</b>	63,090	971
1 Storey Upper	<b>13</b>	10,260	436
1 Storey Upper Unit	<b>26</b>	26,280	436

<b>Model Type 071 Base Rates Multiple Housing Back to Back Units Custom Quality (06)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	55,030	569
1 Storey Basementless	<b>01</b>	50,720	513
Split Entry	<b>02</b>	55,550	612
Split Level	<b>03</b>	58,420	865
Split Level & Crawl Space	<b>04</b>	65,330	924
2 Storey & Basement	<b>09</b>	64,870	988
2 Storey Basementless	<b>10</b>	60,570	932
1 Storey Upper	<b>13</b>	9,850	419
1 Storey Upper Unit	<b>26</b>	25,220	419

Model Types 070 and 071 Multiple Housing Custom Quality (06)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates (per unit)</b>			
Main Level Finish	18	23,880	241
1 Storey Upper Finish	19	2,990	263
Lower Level Finish	22	2,990	263
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	add	0	\$ 46.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	add	6,300	20.00
Split Level or Split Entry	add	9,500	28.00
2 Storey	add	12,700	35.00
<b>Cedar Shakes or Masonry Tile</b>	add	440	36.00
<b>Plumbing (rate includes 8 fixtures)</b>			
per fixture	add or deduct	1,730	0.00
whirlpool bathtub	add	1,400	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	add	0	25.00
average hot water	add	0	13.00
<b>Fireplace–Built-in</b>			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer <b>or</b> good masonry fireplace with limited features	add	6,440	0.00
<b>Fireplace–Free-Standing</b>			
good metal	add	3,370	0.00
<b>Lofts</b>			
2 Storey–loft area	deduct	0	170.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	add	0	55.00



**MODEL TYPE 070, 071—MULTIPLE HOUSING—GOOD CUSTOM QUALITY (07)**

**Quality Range -7% to +12%**

This class represents good to expensive quality multiple housing. The structure may have an innovative exterior style and always provides an attractive appearance. The interior design of each unit usually shows some originality including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly present and attention to detail may be evident. The total finished floor area of each unit generally ranges from 160 to 260 m<sup>2</sup>.

**Exterior**

**Roofing:** Wood shakes; attractive soffits and fascia.

**Walls:** Good grade stucco, wood siding or equivalent; good to expensive masonry veneer may be used as a decorative feature.

**Interior**

**Walls & Ceilings:** Gypsum wallboard, plaster or equivalent; good to expensive wood panelling or equivalent frequently used as a decorative feature.

**Floors:** Good to expensive quality carpet, hardwood or equivalent; moderate use of quarry tile or equivalent is common.

**Cabinets & Trim:** Approximately 5 to 9 metres of best quality pre-manufactured or good custom veneer kitchen cabinets per unit; good to expensive quality baseboards and trim, often with attention to detail.

**Doors & Windows:** Best quality pre-manufactured or good custom built doors and windows.

**Mechanical**

**Plumbing:** Seven to thirteen good to expensive quality fixtures and accessories per unit; best quality pre-manufactured or good custom vanities.

**Heating:** Good forced air.

**Electrical:** Good to expensive quality fixtures; limited use of special effect lighting and a variety of standard and specialty outlets.

<b>Model Type 070 Base Rates Multiple Housing Side by Side Units Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	70,110	679
1 Storey Basementless	<b>01</b>	65,370	619
Split Entry	<b>02</b>	71,180	730
Split Level	<b>03</b>	74,680	1,012
Split Level & Crawl Space	<b>04</b>	82,110	1,074
2 Storey & Basement	<b>09</b>	82,070	1,153
2 Storey Basementless	<b>10</b>	77,330	1,094
1 Storey Upper	<b>13</b>	11,960	474
1 Storey Upper Unit	<b>26</b>	33,250	474

<b>Model Type 071 Base Rates Multiple Housing Back to Back Units Good Custom Quality (07)</b>	<b>Structure Code</b>	<b>Constant (\$)</b>	<b>AR m<sup>2</sup> (\$)</b>
1 Storey & Basement	<b>00</b>	67,300	652
1 Storey Basementless	<b>01</b>	62,760	595
Split Entry	<b>02</b>	68,330	701
Split Level	<b>03</b>	71,700	971
Split Level & Crawl Space	<b>04</b>	78,830	1,031
2 Storey & Basement	<b>09</b>	78,780	1,107
2 Storey Basementless	<b>10</b>	74,240	1,050
1 Storey Upper	<b>13</b>	11,480	455
1 Storey Upper Unit	<b>26</b>	31,920	455

Model Types 070 and 071 Multiple Housing Good Custom Quality (07)	Structure Code	Constant (\$)	AR m <sup>2</sup> (\$)
<b>Installation Rates (per unit)</b>			
Main Level Finish	18	30,060	282
1 Storey Upper Finish	19	3,500	281
Lower Level Finish	22	3,500	281
<b>Adjustments (per unit)</b>			
<b>Concrete Slab</b>			
under crawl space (for basementless extensions)	add	0	46.00
<b>Note:</b> equate concrete slab on grade to basementless rate			
<b>Masonry Veneer (100% exterior wall)</b>			
1 Storey	add	5,700	18.00
Split Level or Split Entry	add	8,500	25.00
2 Storey	add	11,400	31.00
<b>Composition Shingles</b>	deduct	440	37.00
<b>Plumbing (rate includes 8 fixtures)</b>			
per fixture	add or deduct	2,080	0.00
whirlpool bathtub	add	2,050	0.00
<b>Heating/Air Conditioning (total finished floor area)</b>			
average air conditioning	add	0	25.00
average hot water	add	0	13.00
<b>Fireplace–Built-in</b>			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer	or		
good to expensive masonry fireplace with custom features	add	8,710	0.00
<b>Lofts</b>			
2 Storey–loft area	deduct	0	178.00
<b>Cathedral Ceilings</b>			
classify and calculate cathedral area as a 1 Storey structure	add	0	53.00



## SECTION 3 RESIDENTIAL UNIT COSTS

### 3.1 CONCRETE

#### RESIDENTIAL BASEMENT EXTENSIONS

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

	Constant (\$)	AR m <sup>2</sup> (\$)
003 03 35	0	118
003 04 35	0	122
003 05 35	0	124
003 06 35	0	124
003 07 35	0	124
003 08 35	0	143
003 09 35	0	151

### 3.2 SPECIAL CONSTRUCTION

#### FIREPLACE–BUILT-IN

Quality	Description	Firebox Each (\$)
03	fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing <b>or</b> to fair masonry fireplace	3,290
04	average metal fresh air fireplace and accessories interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling <b>or</b> average quality masonry fireplace with limited features	4,010
05	average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent <b>or</b> average to good masonry fireplace with limited features	5,060
06	good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer <b>or</b> good masonry fireplace with limited features	6,440
07	expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer <b>or</b> good to expensive masonry fireplace with custom features	8,710
08	expensive masonry fireplace with attention given to design and workmanship	12,940
09	luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	14,220

#### FIREPLACE–FREE-STANDING

Quality	Description	Each	(\$)
03	Fair metal	Each	1,870
04	Average metal	Each	2,360
05	Average to Good metal	Each	2,860
06	Good metal	Each	3,370

**HOT TUBS (WOOD)**

<b>Quality</b>	<b>Description</b>		<b>(\$)</b>
<b>04</b>	Average	<b>Each</b>	8,600
<b>06</b>	Custom	<b>Each</b>	10,040
<b>08</b>	Expensive	<b>Each</b>	15,020

**SAUNAS**

<b>Quality</b>	<b>Description</b>		<b>(\$)</b>
<b>04</b>	Average	<b>Each</b>	4,300
<b>06</b>	Custom	<b>Each</b>	6,880

3.3

**DECKS/PATIOS**

**DECKS—GROUND LEVEL**

Quality	Description	Constant (\$)	AR m <sup>2</sup> (\$)
01	<b>economy patio</b> —sidewalk blocks or poured concrete slab or equivalent	0	43.00
02	<b>substandard deck/patio</b> —wood sills, blocking or equivalent, 38 x 89 mm spruce decking or equivalent or patio paving stones	0	58.00
04	<b>average deck/patio</b> —wood sills on concrete pads or equivalent, 38 x 140 mm spruce or tongue-and-groove plywood decking or equivalent, paint/stain or inter-locking patio blocks	0	84.00
06	<b>good deck</b> —treated wood sills on concrete pads or equivalent, 38 x 89 mm cedar decking or equivalent, paint/stain	0	100.00
07	<b>good to expensive deck</b> —treated wood sills on concrete pads or equivalent, 38 x 140 mm cedar decking or equivalent, paint/stain	0	104.00

**DECKS—RAISED**

Quality	Description	Constant (\$)	AR m <sup>2</sup> (\$)
02	<b>substandard deck</b> —blocking or pads, Wood posts, wood joists and beams, 38 x 89 mm spruce decking or equivalent, steps	0	96.00
04	<b>average deck</b> —concrete pad footings or piling, wood posts, wood beams and joists, 38 x 140 mm spruce or tongue-and-groove plywood decking, indoor-outdoor carpet, railing and steps, paint/stain	0	113.00
06	<b>good deck</b> —concrete piling and wood joists or equivalent, wood beams and joists, 38 x 89 mm cedar or tongue-and-groove plywood decking, indoor-outdoor carpet, good railing and steps, paint/stain	0	126.00
07	<b>good to expensive deck</b> —concrete piling and wood posts or equivalent, wood beams and joists, 38 x 140 mm cedar or tongue-and-groove plywood decking, indoor-outdoor carpet, good to expensive railings and steps, paint/stain	0	139.00

**SUGGESTED AGE LIFE OF RESIDENTIAL DECK & PATIOS**

Quality	Age Life
01 & 02	20
04	30
06	40
07	50



### 3.4 RESIDENTIAL PASSENGER ELEVATORS

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

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

Quality	Description		(\$)
04	<b>average elevator</b> —basic package with a maximum 2 stops and travel of 6.7 m. Features include a car with front entrance only, stainless steel fixtures and trim, and plastic laminate panel finish.	Each	33,500
06	<b>custom elevator</b> —consists of a good package with 3 stops and 15.2 m of travel. Features include a larger car, heavier frame, front and rear entrances per stop, bronze trim and fixtures, and plastic laminate panels.	Each	55,210
08	<b>expensive elevator</b> —most expensive model and package available with 3 stops and 15.2 m of travel. Additional features will be found such as side entrances, glass walls, oak panelling and moulding, oak doors, crystal/gold fixtures and key operated stations.	Each	68,120

Adjustments		(\$)
Base Rates are based on the number of floors specified - for more or less floors at Quality 06 or 08 <b>add or deduct per stop</b>	Each	10,160
Single Elevator Shafts (included in rate)		

## 3.5

**MECHANICAL****PLUMBING SYSTEMS**

<b>Quality</b>	<b>Description</b>	<b>Per Fixture (\$)</b>
<b>00</b>	Poor to Economy	430
<b>01</b>	Economy to Substandard	610
<b>02</b>	Substandard	800
<b>03</b>	Fair	940
<b>04</b>	Average	1,080
<b>05</b>	Average to Good	1,400
<b>06</b>	Good	1,730
<b>07</b>	Good to Expensive	2,080
<b>08</b>	Expensive	2,460
<b>09</b>	Luxurious	3,120

**3.6 HEATING SYSTEMS**

Description	Constant (\$)	AR m <sup>2</sup> (\$)
Gas line and chimney	0	0
Floor furnace, wall furnace or old-style gravity	0	17.00
Gravity	0	21.00
Forced air fair or electric	0	24.00
Forced air average	0	29.00
Forced air good	0	34.00
Pulse forced air or forced air wood/coal/gas combination	0	43.00
Space pack or hydro pulse	0	42.00
Hot water old-style	0	33.00
Hot water average	0	47.00
Hot water good	0	57.00
<b>Radiant roll</b>		
basement slabs	0	49.00
main floors slab-on-grade	0	49.00
main floors joisted	0	55.00
upper floors joisted	0	55.00
Combination Radiant		
Roll (basement) & forced air (main)	0	76.00

**AIR CONDITIONING—FORCED AIR HEATING SYSTEMS**

Quality	Constant (\$)	AR m <sup>2</sup> (\$)
Fair	0	20.00
Average	0	25.00
Good	0	31.00

**AIR CONDITIONING—HOT WATER HEATING SYSTEMS**

Quality	Constant (\$)	AR m <sup>2</sup> (\$)
Average	0	36.00
Good	0	42.00

## 3.7

**HOME ENTERTAINMENT SYSTEM**

<b>Quality</b>		<b>(\$)</b>
Fair	<b>Each</b>	<b>1,390</b>
Standard	<b>Each</b>	<b>3,470</b>
Custom	<b>Each</b>	<b>13,860</b>
Luxurious	<b>Each</b>	<b>23,100</b>

## SECTION 4 PERCENTAGE DISTRIBUTION TABLES

### 4.1 RESIDENTIAL COMPONENT PERCENTAGE DISTRIBUTION TABLE

Component	% of Base Rate	Stage Total (%)	Cumulative Total (%)
<b>Stage 1</b>			
Site work & Excavation	02		
Pads & Footings	02		
Foundation Walls	09		
Posts & Beam	01		
Joist & Sub floor	05	19	19
<b>Stage 2</b>			
Base Exterior Walls	04		
Partitions	04		
Base Roof	08		
Roof Covering	02		
Soffits & Eaves trough	01	19	38
<b>Stage 3</b>			
Concrete Slab	04		
Windows	06		
Exterior Doors	03		
Stairs	01		
Exterior Wall Finish	04	18	56
<b>Stage 4</b>			
Ceiling Finish	03		
Interior Wall Finish	02		
Interior Painting	02		
Interior Doors	04	11	67
<b>Stage 5</b>			
Cabinets	06		
Baseboards	01		
Floor Coverings	05	12	79
<b>Stage 6</b>			
Plumbing	10		
Heating	05		
Electrical	06	21	100
<b>Total</b>	100%	100%	

**GARAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE**

<b>Component</b>	<b>(%)of Base Rate</b>	<b>Cumulative Total (%)</b>
Excavation & Concrete Slab	20	20
Base Exterior Walls	13	33
Base Roof	18	51
Roof Covering	08	59
Soffits & Eaves trough	06	65
Windows	03	68
Exterior Doors	11	79
Exterior Wall Finish	17	96
Electrical	04	100
<b>Total</b>	100%	

4.2

**SUMMER COTTAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE**

<b>Component</b>	<b>% of Base Rate</b>	<b>% of Base Rate</b>	<b>Stage Total %</b>	<b>Cumulative Total (%)</b>
<b>Stage 1</b>				
Site work & Excavation		01		
Pads & Footings		04		
Foundation Walls		13		
Posts & Beam		01		
Joist & Sub floor		05	24	24
<b>Stage 2</b>				
Base Exterior Walls		05		
Partitions		04		
Base Roof		09		
Roof Covering		02		
Soffits & Eaves trough		02	22	46
<b>Stage 3</b>				
Concrete Slab		05		
Windows		07		
Exterior Doors		03		
Stairs		02		
Exterior Wall Finish		10	27	73
<b>Stage 4</b>				
Ceiling Finish		03		
Interior Wall Finish		01		
Interior Painting		03		
Interior Doors		02	09	82
<b>Stage 5</b>				
Cabinets		03		
Baseboards		01		
Floor Coverings		06	10	92
<b>Stage 6</b>				
Plumbing*		00		
Heating*		00		
Electrical		08	08	100
<b>Total</b>		100%	100%	
* Nil in Rate				

### 4.3 RESIDENTIAL QUALITY ADJUSTMENT TABLE

Description	QU 00	QU 01	QU 02	QU 03	QU 04				
	QU 01	QU 00	QU 02	QU 01	QU 03	QU 02	QU 04	QU 03	QU 05
	+%	-%	+%	-%	+%	-%	+%	-%	+%
Floor Finish	1.7	1.1	1.9	1.7	1.7	1.3	0.9	0.8	1.9
Ext. Wall Finish	4.4	2.1	0.4	0.3	1.7	1.3	1.1	0.8	1.6
Int. Wall Finish	4.1	2.4	4.0	3.2	3.3	2.8	0.6	0.6	0.7
Ceiling Finish	1.6	1.0	1.2	1.1	0.5	0.5	0.1	0.2	0.0
Windows	2.5	1.7	1.9	1.5	1.1	0.9	1.1	1.1	0.8
Doors	8.8	5.0	2.2	1.7	1.6	1.3	1.5	1.2	1.0
Baseboards	1.4	0.8	0.3	0.3	0.5	0.4	0.0	0.0	0.3
Cabinets	3.7	2.4	2.1	1.7	2.2	1.7	3.1	3.0	1.2
Electrical	2.9	1.6	1.6	1.2	1.3	1.1	0.9	0.8	2.0
Built-in Features	0.0	0.0	0.0	0.0	0.4	0.3	0.4	0.3	0.2
Construction	34.0	17.5	5.9	4.5	6.9	5.5	4.0	3.4	0.0
Design	0.0	0.0	0.0	0.0	1.2	0.9	0.3	0.1	1.7
<b>Total</b>	<b>+65.1</b>	<b>-35.6</b>	<b>+21.5</b>	<b>-17.2</b>	<b>+22.4</b>	<b>-18.0</b>	<b>+14.0</b>	<b>-12.3</b>	<b>+11.4</b>
Stairs–Upper	0.0	0.0	0.2	0.2	0.3	0.2	0.5	0.3	0.3

Description	QU 05	QU 06	QU 07	QU 08	QU 09				
	QU 04	QU 06	QU 05	QU 07	QU 06	QU 08	QU 07	QU 09	QU 08
	-%	+%	-%	+%	-%	+%	-%	+%	-%
Floor Finish	1.8	4.4	3.2	4.4	4.0	6.8	5.3	4.4	3.6
Ext. Wall Finish	1.3	4.6	2.7	2.3	1.7	3.7	2.3	2.0	1.5
Int. Wall Finish	0.6	2.4	1.4	2.2	1.8	1.0	0.5	3.7	3.0
Ceiling Finish	0.0	1.3	1.8	0.0	0.0	0.9	0.7	0.1	0.0
Windows	0.7	3.3	2.3	1.8	1.7	2.3	1.8	1.6	1.5
Doors	0.9	2.1	1.2	1.8	1.3	1.6	0.9	0.9	0.7
Baseboards	0.2	0.4	0.2	0.6	0.5	0.0	0.0	0.0	0.0
Cabinets	1.2	3.1	2.2	1.1	1.0	2.1	1.6	3.5	2.9
Electrical	1.7	2.8	1.8	3.2	2.4	2.6	1.8	2.0	1.6
Built-in Features	0.2	3.6	2.2	0.5	0.3	3.0	1.7	1.0	0.8
Construction	0.0	7.2	3.2	1.0	0.3	1.7	1.0	0.0	0.0
Design	2.3	5.4	3.6	3.3	2.5	5.9	4.1	1.3	0.9
<b>Total</b>	<b>-10.9</b>	<b>+40.6</b>	<b>-25.8</b>	<b>+22.2</b>	<b>-17.5</b>	<b>+31.6</b>	<b>-21.7</b>	<b>+20.5</b>	<b>-16.5</b>
Stairs–Upper	0.2	2.1	1.2	0.4	0.2	1.2	0.6	0.9	0.6



RESIDENTIAL BASE COST DIFFERENCE TABLE—MODEL TYPE 005

Description	QU 05	QU 06
	005- 06	005- 05
	+%	-%
Ext. Components		
Wall Finish	1.9	1.4
Windows	1.2	1.1
Doors	0.0	0.0
<b>Subtotal</b>	<b>3.1</b>	<b>2.5</b>
Int. Components		
Wall Finish	0.7	0.5
Ceiling Finish	0.4	0.3
Doors	0.7	0.4
Baseboards	0.3	0.2
<b>Subtotal</b>	<b>2.1</b>	<b>1.4</b>
Floor Finish	2.3	2.0
Cabinets	1.1	1.0
Mechanical		
Electrical	0.9	0.8
Built-in	1.9	1.4
Features		
<b>Subtotal</b>	<b>2.8</b>	<b>2.2</b>
Construction & Design	3.7	2.1
<b>TOTAL</b>	<b>+15.1</b>	<b>-11.2</b>
Stairs	0.0	0.0

(Expressed as a percentage)

**RESIDENTIAL QUALITY ADJUSTMENT TABLE—MODEL TYPE 005**

Description	QU 05		QU 06		QU 07		QU 08		QU 09
	QU 04	QU 06	QU 05	QU 07	QU 06	QU 08	QU 07	QU 09	QU 08
	-%	+%	-%	+%	-%	+%	-%	+%	-%
Floor Finish	2.4	2.3	2.0	4.3	3.8	6.4	5.0	4.1	3.5
Ext. Wall Finish	2.7	1.9	1.4	2.2	1.6	3.5	2.2	1.9	1.5
Int. Wall Finish	1.7	0.7	0.5	2.2	1.6	1.0	0.5	3.4	2.8
Ceiling Finish	0.1	0.4	0.3	0.7	0.6	1.1	0.8	0.1	0.0
Windows	2.6	1.2	1.1	2.1	1.9	2.6	2.0	1.8	1.6
Doors Exterior	0.8	0.0	0.0	0.9	0.5	0.9	0.5	0.2	0.2
Doors Interior	0.5	0.7	0.4	0.9	0.7	0.6	0.4	0.6	0.5
Baseboards	0.2	0.3	0.2	0.5	0.4	0.0	0.0	0.0	0.1
Cabinets	2.2	1.1	1.0	1.0	0.9	2.0	1.5	3.3	2.8
Electrical	2.5	0.9	0.8	3.0	2.3	2.4	1.8	1.8	1.5
Built-in Features	1.0	1.9	1.4	0.4	0.3	2.9	1.6	0.9	0.7
Construction	6.0	1.0	1.0	3.5	1.5	1.0	0.5	0.0	0.0
Design	3.8	3.7	3.1	3.4	2.6	6.0	4.1	2.0	1.6
<b>Total</b>	-26.5	+16.1	-13.2	+25.1	-18.9	+30.4	-20.9	+20.1	-17.5
Stairs—Upper	1.8	0.0	0.0	0.3	0.2	1.2	0.6	0.9	0.7

(Expressed as a percentage)

4.4

**SUMMER COTTAGE QUALITY ADJUSTMENT TABLE**

Description	QU 00		QU 01		QU 02		QU 03	
	QU 01	QU 00	QU 02	QU 01	QU 03	QU 02	QU 04	
	+%	-%	+%	-%	+%	-%	+%	
Floor Finish	8.8	5.2	2.4	1.8	2.6	2.1	1.9	
Ext. Wall Finish	2.8	1.6	3.1	2.1	7.6	5.0	3.9	
Int. Wall Finish	10.8	6.4	4.6	3.2	4.7	3.4	2.2	
Ceiling Finish	0.2	0.2	2.3	1.7	1.9	1.5	0.7	
Windows	4.7	2.8	3.0	2.3	0.7	0.6	3.0	
Doors	8.8	4.7	5.9	3.1	2.6	1.9	2.0	
Baseboards	0.0	0.0	1.9	1.3	0.4	0.3	0.4	
Cabinets	0.0	0.0	3.1	2.3	2.1	1.7	1.2	
Electrical	34.3	18.0	4.1	2.3	2.8	2.1	2.1	
Built-in Features	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Construction	4.1	3.8	21.3	13.8	7.7	4.6	13.5	
Design	0.0	0.0	0.0	0.0	1.0	0.8	1.0	
<b>Total</b>	<b>+74.5</b>	<b>-42.7</b>	<b>+51.7</b>	<b>-33.4</b>	<b>+34.1</b>	<b>-24.0</b>	<b>+31.9</b>	
Stairs–Upper	0.0	0.0	0.0	0.0	1.1	0.7	0.6	

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

(Expressed as a percentage)

4.5

**RESIDENTIAL ENERGY EFFICIENT TABLE**

**Energy Efficient Model Type Comparison**

<p><b>Model Type 004</b>                  Quality 03 Equates to                  Quality 04 Equates to                  Quality 05 Equates to                  Quality 06 Equates to                  Quality 07 Equates to                  Quality 08 Equates to                  Quality 09 Equates to</p>	<p><b>Model Type 003</b>                  Quality 03 + 8.5% of Base Cost                  Quality 04 + 5.0% of Base Cost                  Quality 05 + 5.5% of Base Cost                  Quality 06 + 5.0% of Base Cost                  Quality 07 + 5.0% of Base Cost                  Quality 08 + 6.0% of Base Cost                  Quality 09 + 3.6% of Base Cost</p>
<p><b>Model Type 004 Includes:(Compared With Model 300)</b>                  Basement Walls Insulated                  38 x 140 @ 400 o.c. Wall                  R.S.I. 3.5 Wall Insulation                  R.S.I. 6.2 Ceiling Insulation</p>	
<p><b>Model Type 004 Includes:(Compared With Model 300)</b>                  Better Quality Exterior Doors                  Better Quality Windows                  Better Quality Heating System</p>	
<p><b>Note:</b>the R.2000 energy efficient package is made up of the following:</p>	
<p>Foundation Walls (fully insulated with vapour barrier)                  Wall Framing (38 x 140 @ 400 o.c. or greater)                  High Heel Truss Rafter System Insulation–Walls &amp; Ceilings (RSI 3.5 &amp; RSI 6.2 or greater)                  - Vapour Barrier (6 mil sealed envelope)                  - Exterior Doors (insulated slab)</p>	<p>Windows (triple, low E or heat mirror glazing)                  Heating Systems (High Efficiency)                  Air exchanger system                  Extra caulking and gaskets                  Hot Water Tank (energy efficient)                  Fireplace Doors                  Electrical System (outlets capped and caulked)</p>

**FRAMING AND INSULATION COMPARISON**

**38 x 140 @ 400 o.c. framing and extra insulation (walls & ceiling) compared to standard framing and insulation**

<p><b>Model Type 003</b>                  Quality 03 + 4.0% of Base Cost                  Quality 04 + 2.0% of Base Cost                  Quality 05 + 2.0% of Base Cost                  Quality 06 + 1.5% of Base Cost                  Quality 07 + 1.5% of Base Cost                  Quality 08 + 1.5% of Base Cost                  Quality 09 + 1.0% of Base Cost</p>	<p><b>Model Type 060 and 070</b>                  Quality 03 + 1.6% of Base Cost                  Quality 04 + 1.4% of Base Cost                  Quality 05 + 1.3% of Base Cost                  Quality 06 + 1.6% of Base Cost                  Quality 07 + 1.2% of Base Cost</p>
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