

SECTION	COMMERCIAL CODE	NAME
		Ag / Elevators
17	554	Ag Related - Shed Office Structure Apartment
17	102	Arenas
15	304	Banks, Branch, and Central Offices
13	384	Barber Shop / Beauty Shop
17	102	Barn
13	442	Bars or Taverns
16	306	Bowling Alley
15	427	Bus Barns
16	309	Church
16	308	Church with Sunday School
17	471	Communications Buildings
15	491	Community Service Building
15	313	Convalescent hospitals
18	426	Day Care Centers
15	444	Dental Clinics
13	353	Drugstores
17	470	Equipment Buildings
17	566	Farm Sun Shade Shelter
15	427	Fire Stations, Volunteer Stations
17	493	Flathouse

15	331 General hospital
	Governmental
15	327 Buildings
11	424 Group Care Homes
	Hanger,
	Maintenance
14	329 w/Office
14	328 Hanger, Storage
14	Industrial, Heavy
	495 Mfg.
	490 KENNEL
	Jails, Correctional
15	335 Facilities
	Large Animal
	Operations
13	336 Laundromat
17	560 Lean-To's
15	Library or Media
	337 Resource Center
	Light Commercial
17	471 Utility Buildings
14	494 Light Industrial
16	379 Livestage, Theater
17	Lumber Storage
	339 Buildings and Sheds
13	340 Market
17	473 Material Shelter
	Material Storage
17	468 Shed
	Material Storage
17	468 Shed, 3-Sided
	Medical office
15	341 buildings
13	531 Mini-Mart
14	386 Mini-warehouses
MCA	Mobile Home Court
	Average
	Mortuaries or
11	342 Funeral Homes
12	343 Motel
12	352 Multiple residences

16	481 Museum
15	344 Office Buildings
12	544 Office-apartment
14	346 Post Office
13	350 Restaurant
	Restaurant - Fast
13	349 Food
18	432 Restroom buildings
13	353 Retail Stores
	School,
17	468 Abandonment
	Service Repair,
14	528 Garages
18	403 Shower Building
14	326 Storage Garage
	Storage Garage, 3
14	326 Sided
15	381 Veterinary hospitals
	Veterinary hospitals -
15	381 3 Sided Open
16	574 Visitor Center
	Warehouse,
14	407 Distribution
14	406 Warehouse Storage
	Wellhouse or Pump
17	468 Shed

DESCRIPTION

Are small rural office rooms, typically servicing bulk oil plants, grain elevator facilities, cement plants, etc. Above retail space.

Incorporate large simple clear span riding or exercise arena, with the better qualities have some stabling facilities. The good show, exhibit or auction/sale facility will include spectator viewing and lounge commensurate with the quality level, but does not include any fixtures or equipment such as seating, lockers, food preparation or training equipment. (Use Barn, it is the closest in description and cost).

Include savings and loan and credit union occupancies where the design is of a bank type. Where such uses are made of ordinary store or office buildings, the store or office costs should be used, adding for any extra features. While a branch bank tends to be a single-purpose, low-rise neighborhood facility, the central or main bank facility may be more office building in character, where high-rise administrative office floors should be priced as such.

Costs include sinks, plumbing and electrical fixtures necessary for operation but do not include the mirrors, chairs and barber cabinets, which are usually tenant-owned. The good quality includes more plumbing associated with numerous work stations found in better beauty parlors or shops.

Barns, are special purpose buildings having dairy facilities, or general-purpose used for livestock with stalls, hay and grain storage and other uses. Costs are averages of several types of one- or two-story bank-barn buildings. (Sale Barn should actually be an "Arena", not an option in Terra-Scan

Are designed primarily for the service and consumption of beverages, with the better qualities having limited food preparation areas and service. It may include restaurant, bar, billiard and miscellaneous rooms necessary plumbing and electrical connections, but do not include any equipment or fixtures such as the alleys, ball returns, kitchen and bar equipment, or other trade fixtures and chattels.

Fire Stations, Volunteer Stations, are primarily for vehicular/apparatus storage only, with minimum office and meeting room facilities commensurate with the quality. The good quality may also include restroom and kitchenette facilities. If part of a station has some other occupancy, such as a library or social hall, that portion should be priced using its appropriate base cost, with each portion modified by its are/perimeter multiplier, considering the common wall as belonging to half of each of the portions, or see community service buildings.

Are buildings designed primarily for worship, but in many churches, costs will include some kind of kitchen, social, meeting and office facilities. The costs include special lighting and stained glass consistent with the overall quality of structure, but do not include seating, alters, pews, organs or bells, which may be priced from Section 65.

Are complete facilities including educational classroom, recreation and social facilities. Because of the wide range in mix of facilities and qualities, it may be best to price each area individually. Complete religious or private schools are priced from Section 18.

Light Commercial Utility Buildings are multipurpose structures generally equipped with minimal electrical and / or water service for general storage use, garages, etc. The better farm qualities may be lined and used specifically for feed, seed, or grain storage.

Are mixed structures, typically found in rural communities, and are generally smaller and utilitarian in scope. The lower qualities are generally composed of public safety facilities, volunteer fire, limited office and council meeting rooms and / or small libraries, etc. The better qualities will have a large proportion of well-finished, full-service facilities and will merge into the government occupancy. (Schools, gyms, shops, concession stands, announcer booths, country club, etc.)

Lack facilities for surgical care and treatment, and include so-called skilled nursing homes, rest homes, sanitariums and like buildings of hospital-type construction, giving nursing care. Treatment and therapy rooms commensurate with the quality, are included.

Are early childhood, handicapped and adult or senior care or development centers and include so called kindergartens, nurseries or children's preschools. They have light kitchen facilities, activity rooms and multiple restrooms, and are more residential style in character than schools. Generally, the better centers may have reception, office, conference, lunch, shower and changing facilities, as well as general activity or classroom.

Are small, standalone facilities and will generally have a greater amount of plumbing and partitions.

Include both the small neighborhood pharmacy and the large chain discount type store with a variety of merchandise departments including convenience foods. Costs include built-in refrigerators, but do not include display freezers and coolers or other trade fixtures. (Use Retail, pricing is a couple dollars a square foot cheaper, but as close as we can come without going over the dollar amount.)

Sheds or shops are designed for the maintenance and storage of equipment. Those with extensive shop areas or offices should be priced from Section 14, Service / Repair Garages. For farm implement sales buildings see Showrooms in Section 14.

Are shelters, whether urban or rural, have many uses. These material and farm shelters are open (unwalled) sheds used as weather shades for commodities, equipment, livestock, etc.

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Are large grain or rice storage structures. Aeration, loading and unloading systems are not included in costs.

Costs include fixed equipment (Group 1) but not Groups II and III equipment, whether installed or classed as personal property. Include major city halls or town centers, courthouses, etc., but do not include typical office or service buildings, which should be priced under the property category in this or other sections of the manual.

Are small congregate care or special needs buildings that are more family or residential style in character than convalescent hospitals, and include intermediate-care facilities for the physically challenged or mentally handicapped, substance abusers, battering victims, emergency homeless and other like groups. Therapy rooms or lounges and administrative rooms commensurate with the quality are included.

Buildings designed for aircraft storage, and repair maintenance, and normally will have offices and storage space commensurate with the quality and type of services they perform.
Will have limited facilities for light line maintenance and repair servicing only.

Are characterized by their heavy frames, walls and floors typical of specialized manufacturing processes and power or utility service plants. The industrial building costs will include power leads to the building and industrial sewer and drainage lines, but do not include the power panel, power wiring or industrial piping to the fixtures and equipment used in the manufacturing processes.

VET CLINIC KENNEL

Or detention centers include the jail hardware; i.e., cell blocks and locking equipment, for which average costs are given. The full range of facilities, for minimum to maximum security, is included, commensurate with the quality of the entire prison plant.

Large Cattle / Hog operations

Constructed to hold automatic self-service washing machines, dryers, and dry cleaning machines, and the costs include the plumbing and electrical fixtures necessary for operation but not the laundry or cleaning equipment, which is usually tenant-owned.
Are shed building side extensions.

Includes the basic construction of the building, including most items found in the general contract, but not furnishings and fixtures such as counters, kitchenette, seating or book stacks which are not considered built-in and permanently attached under building contract.

Are multipurpose structures generally equipped with minimal electrical and / or water service for general storage use, garages, etc. The better farm qualities may be lined and used specifically for feed, seed, or grain storage.

Industrial buildings are designed for manufacturing processes. An average amount of office space commensurate with the quality of the building is included.

Are designed primarily for stage or screen presentations and include a stage commensurate with type and quality of construction but not scenery, curtains or seating.

Costs include storage racks, Retail sales buildings are found in Section 13.

Are retail stores which often handle limited lines of other merchandise. The costs include built-in refrigerators, cold rooms and ancillary cooling equipment which are usually classed as real estate, but do not include display freezers and coolers or other equipment generally classed as personal property or trade fixtures.

Open hay shed.

Are the most weatherproof lumber yard type structures designed for closed storage of such building materials as cement, lime, nails, roofing, etc.

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Are designed for medical and/or dental services with examination and outpatient treatment, and includes private and public clinics.

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

Are warehouses subdivided into a mixture of cubicles of generally small size, designed primarily to be rented for small self storage or noncommercial storage and may include some office-living space.

Average - These are average costs of parks built more or less for permanent occupancy and represent the low-end midpoint for permanent parks. They will have spaces to accommodate the manufactured house up to 55 or 60 feet long, as well as large transient trailers. They will have utility buildings, offices, recreation buildings and other recreational facilities, which may be computed from other sections of the service. Include chapels, stained glass and laboratories commensurate with the general quality. Generally, the better funeral homes may include some living area. Vehicular garages should be priced from Section 12 or 14 as appropriate.

Are multiple sleeping units or three or fewer stories, with or without kitchen facilities, and designed for transient occupancy.

Often referred to as garden apartments, are buildings of three or fewer stories, in which each unit has a kitchen and bath, and which are designed for other than transient occupation. Priced per building, costs include common areas such as lobbies, hallways, laundry, recreation, etc. (In what was a commercial building or part of current commercial operation).

Are designed for long-term display of works of art, crafts, natural history, etc., and include exhibit-gallery, collection storage, vault, workshop, sales, lecture/meeting, theater, food-service areas, etc., commensurate with the quality. Costs include the basic building display structures and necessary permanent lighting, electrical connections and security, but do not include any display cases, food equipment, movable trade fixtures and chattels or works of art.

Are buildings designed for general commercial occupancy, including administrative government and corporate uses, and are normally subdivided into relatively small units. If part of an office building has some other occupancy, such as bank or store on the first floor, that portion should be priced using its appropriate base cost.

Are to be used in conjunction with the guest rooms or independently as typically encountered in mobile home parks, mini-warehouse developments, etc.

Costs are derived from cost of buildings built under lease agreements with the Post Office Department. Branch offices are small facilities, typically under 7,000 square feet.

Are constructed for the purpose of preparation and sale of food and/or beverages, and include cafeterias, bars and taverns where the design of a restaurant type. The costs include all necessary plumbing, built-in refrigerators and electrical connections to provide for these services but do not include the restaurant and bar fixtures or equipment or signs.

Small or limited-menu outlets will contain limited seating in relation to preparation area, including drive-up windows commensurate with the quality. Site costs outside the building are not included.

Are generally of single-purpose design although the better qualities can include some storage and/or limited snack bar sales area. For separate snack bars, see Section 13. Costs do not reflect remote/resort-type locations.

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

These are unique properties, old abandoned schools that are used for storage purposes.

Are buildings designed primarily for vehicular repair and maintenance.

Comfort station, changing room or bath house costs include built-in lockers, with other amenities at the better qualities, such as saunas and/or steam rooms, small office, etc., commensurate with the quality. They may be built into a bleacher or stadium complex.

Are buildings designed for live and dead (warm) storage of automobiles. For municipal storage garages with office and/or meeting space, use the Fire Station, Volunteer Station costs found in Section 15 Code 427.

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Include the low-cost travelers' aid or rest stop structure to the high-cost interpretive center with good orientation, exhibit, meeting, audiovisual theater and limited retail and food service facilities. Costs do not include any display or food service equipment.

Will have larger areas, between 145% to 30% for office/sale and/or other subdivisions designed to accommodate breakdown and transshipment for small lots, as well as increased plumbing, lighting, and compartmentation to accommodate a larger personnel load.

Are designed primarily for storage. An amount of office space commensurate with the quality of the building is included in the costs. Typically, this is between 3% and 12% of the total area. (This is stand alone commercial storage.)

Material Storage: Are the most weatherproof lumber yard type structures designed for closed storage of such building materials as cement, lime, nails, roofing, etc. When it is part of the retail but not used as part of the business.