

BVS

Commercial

Occupancy Reference Guide



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California

350 South Grand Avenue
Suite 3400
Los Angeles, CA 90071
800.421.8042
213.683.9000
Fax: 213.683.9010

Canada

9445 Airport Road
Brampton, ON L6S 4J3
800.661.3619
905.790.4481
Fax: 905.790.4483

New Jersey

MSB Plaza
505 Lawrence Square Bld South
Lawrenceville, NJ 08648
800.420.9666
609.689.9366
Fax 609.689.6700

Texas

2301 S. Broadway, Suite C
Tyler, TX 75701
888.337.9665
903.596.7018
Fax: 903.596.7670

Wisconsin

2885 South Calhoun Rd.
P.O. Box 510291
New Berlin, WI 53151-0291
800.285.1288
262.780.2800
Fax: 262.780.0306

Table of Contents

Chapter 1: Commercial Occupancies.....	1
Lodging.....	1
1100 - Apartment, Low Rise (1 to 4 Stories)	1
1110 - Apartment, Low Rise, Older	2
1200 - Apartment, High Rise (Over 4 Stories)	3
1221 - Apartment, High Rise, Shell	4
1222 - Apartment, High Rise, Interior Space	5
1225 - Luxury Apartment, High Rise	6
1230 - Apartment, 2-4 Units	7
1300 - Condominium	8
1331 - Condominium, Shell	9
1332 - Condominium, Interior Space	10
1335 - Condominium, without Interior Finishes	11
1340 - Deluxe Condominium	12
1350 - Row House	13
1440 - Dormitory	14
1445 - Fraternity House	15
1450 - Convent or Rectory	16
1455 - Mansion	17
1460 - Bed and Breakfast	17
1500 - Hotel, Full Service	18
1550 - Hotel, Limited Service	20
1560 - Hotel, Older	21
1570 - Lodge	22
1600 - Motel	23
1610 - Motel, Double Row	24
1620 - Motel, Single Row	25
1630 - Motel, Extended Stay	26
1640 - Rooming House	27
1645 - Office - Apartment (Motel)	28
Offices	29
2100 - Office, Low Rise (1 to 4 Stories)	29
2121 - Office, Low Rise, Shell	30
2122 - Office, Low Rise, Interior Space	30
2124 - Office, Low Rise, Older	31
2200 - Office, Mid Rise (5 to 12 Stories)	32
2300 - Office, High Rise (12 or More Stories)	33
2500 - Bank or Savings and Loan	34
2510 - Bank (Mini or Branch)	34
2600 - City Hall or Courthouse	35
2605 - Government Community Service Building	36
2650 - Radio or TV Broadcasting Center	36
2655 - Mechanical Penthouse	37
2660 - Computer Data Center	37
Mercantile.....	39
3100 - Store or Shop, General	39
3102 - Store or Shop, Older	40
3105 - Barber Shop	40
3110 - Florist Shop	41
3120 - Bookstore	42
3125 - Drugstore	42
3200 - Department Store	43
3215 - Discount Department Store	44

3300 - Shopping Center, Strip Type	45
3301 - Shopping Center, Strip Type, Shell	46
3302 - Shopping Center, Strip Type, Interior Space	47
3310 - Shopping Center, Mall Type	48
3311 - Shopping Center, Mall Type, Shell	49
3312 - Shopping Center, Mall Type, Interior Space	50
3400 - Store with Offices Above	51
3401 - Store with Apartment Above	52
3500 - Convenience Food Store	53
3505 - Supermarket	54
3510 - Warehouse Food Store	55
3600 - Furniture Warehouse/Showroom	56
3700 - Home Improvement Center	56
Restaurant/Recreation	57
4100 - Fast Food without Seating	57
4110 - Fast Food with Seating	57
4115 - Dining	58
4120 - Cafeteria	59
4125 - Bar or Lounge	60
4200 - Bowling Center	60
4205 - Cinema	61
4206 - Theater, Live Stage	62
4210 - Clubhouse/Recreation Building	62
4215 - Country Club	63
4220 - Community Center	64
4225 - Senior Clubhouse Center	64
4230 - Indoor Tennis Club	65
4232 - City Club	66
4235 - Health and Racquetball Club	66
4240 - Health Club	67
4242 - Fitness Center	68
4245 - Indoor Ice or Roller Rink	69
4300 - Park Restroom Building	69
4305 - Dressing and Shower Facility	70
4310 - Enclosed Park Pavilion	70
4315 - Open Park Pavilion	71
4320 - Concession Stand	71
4325 - Concession Stand with Press Box	72
Professional Services	73
5100 - Medical Clinic	73
5110 - Hospital	74
5120 - Outpatient Surgical Center	75
5125 - Dispensary	76
5130 - Dental Office/Clinic	77
5200 - Nursing Home/Convalescent Center	78
5210 - Home for the Elderly	79
5215 - Multiple Residence, Senior Citizen	80
5220 - Multiple Residence, Assisted Living	81
5225 - Group Care Home	82
5230 - Funeral Home	82
5300 - Veterinary Clinic	83
5305 - Dog Kennel	84
Public Buildings	85
6100 - Church, Basic	85
6105 - Church, Average	86
6110 - Church, Elaborate	88
6115 - Church, Traditional	89
6120 - Church, Contemporary	91

6125 - Church, Contemporary, High	92
6130 - Church, Contemporary, Mansard	94
6135 - Church, Modern A-Frame	95
6140 - Church, Auditorium Type	96
6142 - Church, Narthex	98
6145 - Church with Sunday School	99
6148 - Church, Tower	100
6150 - Church Camp Dorms	101
6152 - Church Camp Cabins	102
6155 - Educational Wing	103
6200 - Fellowship Hall	104
6205 - Fraternal Building	105
6300 - Elementary School	106
6310 - Junior High School	107
6314 - High School	108
6318 - School, Older	109
6321 - Fine Arts / Crafts Building (Elementary - High School)	110
6322 - Classroom (Elementary - High School)	111
6324 - Lecture Classroom (Elementary - High School)	112
6325 - Library / Media Center (Elementary - High School)	113
6326 - Manual Arts Building (Elementary - High School)	114
6327 - Multi-Purpose Building (Elementary - High School)	115
6329 - Science Classrooms (Elementary - High School)	116
6330 - Gymnasium (Elementary - High School)	117
6340 - Vocational School	118
6345 - Technical Trades Building (College)	119
6400 - University	120
6402 - Administration Building (University or Trade School)	121
6404 - Classroom (University)	122
6406 - Laboratory (University)	123
6408 - Lecture Hall (University)	124
6410 - Library (University)	125
6412 - Arts and Crafts Building (College)	126
6414 - Commons (College)	127
6420 - Physical Education Building	128
6422 - Field House	129
6424 - Auditorium	130
6426 - Natatorium	131
6500 - Public Library	132
6505 - Fire Station	132
6506 - Fire Station, Volunteer	133
6510 - Police Station or Jail	134
6511 - Jail / Correctional Facility	135
6515 - Post Office	136
6516 - Post Office, Branch	136
6517 - Post Office, Main Processing Facility	137
6520 - Air Terminal (Small Regional)	138
6522 - Air Terminal (Large Commercial)	139
6525 - Armory	140
6530 - Atrium	140
6531 - Dining Atrium	141
6532 - Canopy	141
6540 - Day Care Center	142
6550 - Museum	142
6560 - Visitor Center	143
Services	144
7100 - Service Station	144
7105 - Truck Stop	144
7110 - Auto Repair/Service Center	145

7115 - Quick Oil Change Facility	146
7120 - Car Wash	146
7121 - Car Wash, Self-Serve	147
7122 - Car Wash, Automatic	147
7125 - Showroom with Service Area	148
7126 - Showroom, Automobile	148
7130 - Marina	149
7131 - Boat Storage Building	150
7140 - Service Shop	150
7150 - Aircraft Hangar	151
7151 - Storage Hangar	151
7152 - T-Hangar	152
7160 - Lumber Storage Facility	152
7165 - Bus Terminal	153
7170 - Truck Terminal	153
7175 - Municipal Service Garage	154
7180 - Laundromat	154
7200 - Parking Structure	155
7300 - Self-Storage Facility	155
7310 - Mini-Warehouse	156
7315 - Mini-Warehouse, High Rise	156
Industrial.....	157
8100 - Manufacturing, Light	157
8101 - Manufacturing, Pole Frame	158
8200 - Warehouse, Light	158
8201 - Warehouse, Pole Frame	159
8210 - Warehouse, Heavy	160
8215 - Warehouse, Mega	160
8220 - Warehouse, Cold Storage	161
8221 - Cold Storage	162
8300 - Industrial Mall Building	162
8301 - Industrial Mall Building, Interior Space	163
8302 - Industrial Mall Building, Shell	164
8400 - Utility Building	164
8402 - Utility Building, Light Commercial	165
8410 - Boiler House	165
8500 - Wholesale	166
8510 - Industrial Park Building	166
8515 - Manufacturing, Heavy	167
8516 - Industrial Manufacturing, Heavy	168
8520 - Office Service Center Building	169
8525 - Production Laboratory	169
8530 - High Tech Production Facility	170
8535 - Industrial Flex Building	170
Processes.....	171
9000 - Bakery	171
9010 - Bottling Plant	171
9020 - Cannery	172
9030 - Dairy	173
9040 - Laundry or Dry Cleaning Plant	173
9050 - Commercial Greenhouse	174
9060 - Meat Packing Plant	174
Basements/Miscellaneous	176
1000 - Additional Equipment Only	176
1001 - Basement, Unfinished	176
1002 - Basement, Partially Finished	176
1003 - Basement, Finished	178
1004 - Basement, Underground Parking	179

1005 - Parking on First Level 179

Chapter 1: Commercial Occupancies

Lodging

1100 - Apartment, Low Rise (1 to 4 Stories)

Description: Low rise apartments typically have one common exterior entrance, with individual apartment entrances located along interior hallways. This occupancy represents apartment buildings of four stories or less, containing more than four dwelling units. Each apartment includes its own kitchen and bathroom, as well as bedroom(s) and living area.

Included:

- Hallways
- Laundry Room
- Storage Areas
- Intercom System
- Telephone Wiring
- Cable TV Wiring
- Stairs
- Space for the Dwelling Units
- Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Sheet Vinyl Flooring

Not Included:

- Elevators
- Window Treatments
- Appliances
- Balconies and Decks

Related Topics:

- [1110 - Apartment, Low Rise, Older](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1225 - Luxury Apartment, High Rise](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1110 - Apartment, Low Rise, Older

Description: Older low rise apartments are based upon assumptions typical for dwellings built prior to 1950. These assumptions not only affect the materials that the building is based upon, but the room size, number of plumbing fixtures per unit, and the number of windows and doors are also affected. Low rise apartments typically have few or one common exterior entrance, a lobby area, and individual apartment entrances located along interior hallways. Compared to the newer apartment occupancies ([1100 - Apartment, Low Rise \(1 to 4 Stories\)](#) or [1200 - Apartment, High Rise \(Over 4 Stories\)](#)), older apartments typically have higher quality finishes but fewer building services. This occupancy represents older apartment buildings of four stories or less, containing more than four dwelling units. Each apartment includes its own kitchen and bathroom as well as bedroom(s) and living area.

Included:

- Hallways
- Hardwood Flooring
- Vinyl Tile Flooring
- Lobby Mailboxes
- Stairs
- Space for the Dwelling Units
- Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Plaster on Lath for the Ceiling and Partition Wall Finish

Not Included:

- Elevators
- Window Treatments
- Appliances
- Balconies and Decks

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1225 - Luxury Apartment, High Rise](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1200 - Apartment, High Rise (Over 4 Stories)

Description: High rise apartments typically have one exterior entrance, a central lobby area, and individual apartment entrances that are located along interior hallways. This occupancy represents apartment buildings that are five or more stories in height. Each apartment includes its own kitchen and bathroom, as well as bedroom(s) and living area.

Note: To complete a valuation for the shell only of a high-rise apartment, use [1221 - Apartment, High Rise, Shell](#) instead of this occupancy. Likewise, to complete a valuation for the interior space only of a high-rise apartment, use [1222 - Apartment, High Rise, Interior Space](#).

Included:

- Hallways
- Laundry Room
- Storage Areas
- Intercom System
- Telephone Wiring
- Cable TV Wiring
- Space for the Dwelling Units
- Stairs
- Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Painted Drywall for the Ceiling and Partition Wall Finish
- Marble Flooring
- Ceramic Tile Flooring
- Carpeting
- Sheet Vinyl Flooring

Not Included:

- Elevators
- Window Treatments
- Appliances
- Balconies and Decks

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1225 - Luxury Apartment, High Rise](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1221 - Apartment, High Rise, Shell

Description: This occupancy represents the shell only for [1200 - Apartment, High Rise \(Over 4 Stories\)](#). If common areas or public restrooms are to be included in the valuation, make the appropriate interior finish adjustments in the program.

Included:

- Foundation
- Structural Framing
- Stairs
- Roof
- Exterior Wall Finish
- Load Bearing Walls
- Sub-Grade Plumbing

Not Included:

- Elevators
- Balconies and Decks
- Swimming Pools
- Non-Load Bearing Walls
- Floor, Ceiling, Partition Wall Finishes
- Electrical
- Heating and Cooling
- Above Grade Plumbing

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1225 - Luxury Apartment, High Rise](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1222 - Apartment, High Rise, Interior Space

Description: This occupancy represents only the interior space for [1200 - Apartment, High Rise \(Over 4 Stories\)](#).

Included:

- Non-Load Bearing Walls
- Heating and Cooling
- Intercom System
- Telephone Wiring
- Security System
- Floor, Ceiling, Partition Wall Finishes
- Kitchen and Bathroom Cabinets
- Electrical
- Above Grade Plumbing
- Stairs

Not Included:

- Foundation
- Structural Framing
- Roof
- Exterior Wall Finish
- Load Bearing Walls
- Elevators
- Sub-Grade Plumbing
- Balconies and Decks
- Swimming Pools
- Appliances

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1225 - Luxury Apartment, High Rise](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1225 - Luxury Apartment, High Rise

Description: Luxury high-rise apartments typically have one exterior entrance, a central lobby area, and individual apartment entrances that are located along interior hallways. This occupancy represents apartment buildings that are five or more stories in height. Similar [1200 - Apartment, High Rise \(Over 4 Stories\)](#), luxury apartments feature a higher level of finish in the living areas, lobby, and hallways. Often, the residence rooms are larger and have a higher ceiling height than ordinary apartments. The exterior finish is typically of an ornate quality. Each apartment includes its own kitchen and bathroom(s), as well as bedroom(s) and living area.

Included:

- Hallways
- Laundry Room
- Storage Areas
- Intercom System
- Security System
- Telephone Wiring
- Cable TV Wiring
- Lobby Mailboxes
- Stairs
- Space for the Dwelling Units
- Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Painted Drywall and Plaster for the Ceiling and Partition Wall Finish
- Hardwood Flooring
- Carpeting
- Vinyl Tile Flooring
- Ceramic Tile Flooring

Not Included:

- Elevators
- Window Treatments
- Appliances
- Balconies and Decks
- Swimming Pools

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1230 - Apartment, 2-4 Units

Description: 2-4 unit apartments are normally rental type properties. They typically have one common exterior entrance, although private entrances are also common. Each apartment includes its own kitchen, bathroom, living area, and bedroom(s). This occupancy represents apartment buildings that are generally two or less stories in height and have two to four dwelling units.

Included:

- Hallways
- Laundry Room
- Storage Areas
- Intercom System
- Telephone Wiring
- TV Wiring
- Space for the Dwelling Units
- Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Painted Drywall and Plaster for the Ceiling and Partition Wall Finish
- Carpeting
- Vinyl Tile Flooring
- Stairs

Not Included:

- Furniture
- Window Treatments
- Appliances
- Elevators
- Balconies

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1225 - Luxury Apartment, High Rise](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1300 - Condominium

Description: Condominiums are similar to apartments (1100 - Apartment, Low Rise (1 to 4 Stories), 1200 - Apartment, High Rise (Over 4 Stories)) in their function and design. The condominium occupancy differs slightly from the apartment occupancies in that the condominium has higher quality finishes, and a higher plumbing density (more fixtures per unit). Each condominium unit contains its own kitchen, bathroom(s), bedrooms, and living space. Costs are intended for buildings with more than four dwelling units.

Note: To complete a valuation for the shell only of the condominium, use [1331 - Condominium, Shell](#) instead of this occupancy. Likewise, to complete a valuation for the interior space only of a condominium, use [1332 - Condominium, Interior Space](#).

Included:

- Hallways
- Storage Areas
- Ceramic Tile Flooring
- Carpeting
- Sheet Vinyl Flooring
- Plumbing Fixtures
- Space for the Dwelling Units
- Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Painted Drywall for the Ceiling and Partition Wall Finish
- Stairs

Not Included:

- Elevators
- Window Treatments
- Appliances
- Furniture
- Balconies and Decks
- Swimming Pools

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1331 - Condominium, Shell

Description: This occupancy represents the shell only for [1300 - Condominium](#). If common areas or public restrooms are to be included in the valuation, make the appropriate interior finish adjustments in the program.

Included:

- Foundation
- Structural Framing
- Roof
- Exterior Wall Finish
- Load Bearing Walls
- Sub-Grade Plumbing
- Stairs

Not Included:

- Elevators
- Balconies and Decks
- Swimming Pools
- Non-Load Bearing Walls
- Floor, Ceiling, Partition Wall Finishes
- Electrical
- Heating and Cooling
- Above Grade Plumbing

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1300 - Condominium](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1332 - Condominium, Interior Space

Description: This occupancy represents only the interior space for [1300 - Condominium](#).

Included:

- Non-Load Bearing Walls
- Heating and Cooling
- Intercom System
- Telephone Wiring
- Security System
- Floor, Ceiling, Partition Wall Finishes
- Kitchen and Bathroom Cabinets
- Electrical
- Above Grade Plumbing

Not Included:

- Foundation
- Structural Framing
- Roof
- Exterior Wall Finish
- Load Bearing Walls
- Elevators
- Sub-Grade Plumbing
- Balconies and Decks
- Swimming Pools
- Appliances

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1335 - Condominium, without Interior Finishes

Description: This occupancy should be used when states or insurance policies require the condominium association to be responsible for many of the interior components that have been included in [1332 - Condominium, Interior Space](#).

For the electrical, all the wiring run within the walls is included, but fixtures are not. The same is true for plumbing. Hot and cold water pipes run within the walls or below the slab, along with sewer and ventilation stacks are included. However, no water heaters, sinks, showers, or toilets are included. All interior partition walls are framed, dry walled, and primed, but they lack any paint or other coverings offered within the program. The same is true for the floor and ceiling finishes. This occupancy does include heat, but air conditioning is not included. Also omitted from this occupancy are any cabinets or appliances.

NOTE: If interior finishes are included with the coverage, you can add them to the valuation using the appropriate interior finish adjustments within the program.

Included:

- Foundation
- Structural Foundation
- Roof
- Exterior Wall Finish
- Doors and Windows
- Heating System
- Partition Walls
- Plumbing
- Electrical Wiring
- Structured Wiring (communication)
- Stairs when appropriate

Not Included:

- Elevators
- Balconies and Decks
- Swimming Pools
- Electrical Fixtures
- Plumbing Fixtures
- Interior Floor, Ceiling, and Wall Finishes
- Air Conditioning
- Window Treatments
- Appliances

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)
- [1340 - Deluxe Condominium](#)

Lodging, continued

1340 - Deluxe Condominium

Description: Deluxe condominiums are similar to [1300 - Condominium](#) in their function and design. The deluxe condominium occupancy differs from the condominium occupancy in that the design is more complex and the finishes, inside and out, are high quality. Deluxe condominiums also have more window and door areas, and higher quality mechanical systems. Each condominium unit contains its own kitchen, bathroom(s), bedrooms, and living space. Costs are intended for buildings with more than four dwelling units.

Note: To complete a valuation for the shell only of the condominium, use [1331 - Condominium, Shell](#) instead of this occupancy. Likewise, to complete a valuation for the interior space only of a condominium, use [1332 - Condominium, Interior Space](#).

Included:

- Hallways
- Storage Areas
- Ceramic Tile Flooring
- Carpeting
- Sheet Vinyl Flooring
- Hardwood Flooring
- Security System
- Space for the Dwelling Units
- High Quality Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Thin Coat Plaster on Drywall for the Ceiling and Partition Wall Finish
- Stairs
- Telephone Wiring

Not Included:

- Elevators
- Window Treatments
- Appliances
- Furniture
- Balconies and Decks
- Swimming Pools

Related Topics:

- [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)
- [1110 - Apartment, Low Rise, Older](#)
- [1221 - Apartment, High Rise, Shell](#)
- [1200 - Apartment, High Rise \(Over 4 Stories\)](#)
- [1222 - Apartment, High Rise, Interior Space](#)
- [1300 - Condominium](#)
- [1331 - Condominium, Shell](#)
- [1332 - Condominium, Interior Space](#)

Lodging, continued

1350 - Row House

Description: This building is a series of attached individual dwelling units located side by side. Row house units are completely self-contained with their own kitchen, bath, individual entrance, and separate utilities. Individual units are separated from one another by a common wall. This occupancy represents row houses containing more than four dwelling units. For buildings with four units or less, use MS/B's Residential products.

Included:

- Hallways
- Carpeting
- Sheet Vinyl Flooring
- Ceramic Tile Flooring
- Telephone Wiring
- Cable TV Wiring
- Space for the Dwelling Units
- Kitchen and Bathroom Cabinets
- Closets with Poles and Shelving
- Painted Drywall for the Ceiling and Partition Wall Finish
- Stairs

Not Included:

- Elevators
- Window Treatments
- Appliances
- Balconies and Decks

Related Topics:

- [1440 - Dormitory](#)
- [1445 - Fraternity House](#)
- [1450 - Convent or Rectory](#)

Lodging, continued

1440 - Dormitory

Description: A multi-story building designed for housing students. Dormitories are commonly found on college campuses, at boarding schools, and at military installations. They typically have a central entrance and lobby area with several secondary entrances.

Included:

- Hallways
- Study Rooms
- Lounge Areas
- Laundry Rooms
- Service Areas
- Telephone Wiring
- Stairs
- Space for Student Rooms
- Central Kitchen and Bathroom
- Painted Drywall for the Ceilings
- Partition Wall Finish**
- Carpeting
- Ceramic Tile Flooring
- Vinyl Tile Flooring

** Depending upon the building construction type, partitions are either painted concrete block or painted drywall and studs.

Not Included:

- Elevators
- Window Treatments
- Appliances
- Furniture
- Balconies
- Swimming Pools
- Student rooms do not include kitchens and bathrooms (these are centrally located, not in the student rooms)

Related Topics:

[1350 - Row House](#)

[1445 - Fraternity House](#)

[1450 - Convent or Rectory](#)

Lodging, continued

1445 - Fraternity House

Description: Fraternity Houses are common to college communities. They typically have individual sleeping quarters, shared bathrooms, a family style kitchen, dining area, and a lounge area.

Included:

- Hallways
- Study Rooms
- Lounge Areas
- Laundry Rooms
- Service Areas
- Telephone Wiring
- Stairs
- Space for Student Rooms
- Central Kitchen and Bathroom
- Painted Drywall or Plaster for the Ceiling and Partition Wall Finish
- Carpeting
- Hardwood Flooring
- Vinyl Tile Flooring

Not Included:

- Kitchen Equipment
- Window Treatments
- Appliances
- Furniture
- Balconies
- Swimming Pools
- Recreational Equipment
- Elevators
- Student rooms do not include kitchens and bathrooms (these are centrally located, not in the student rooms)

Related Topics:

[1350 - Row House](#)

[1440 - Dormitory](#)

[1450 - Convent or Rectory](#)

Lodging, continued

1450 - Convent or Rectory

Description: Convents or rectories are structures built in order to provide group living and working spaces for people who have devoted their lives to a religious organization. It is not uncommon to find other religious occupancies on the premises such as churches or schools. The convent or rectory will typically have small individual living quarters with a private bathroom, large family style kitchen and dining area.

Included:

- Bedrooms
- Lounge Areas
- Study Rooms
- Offices
- Small Chapel
- Stairs
- Central Kitchen and Dining Area
- Painted Plaster for the Ceiling and Partition Wall Finish
- Vinyl Tile Flooring
- Carpeting
- Hardwood Flooring

Not Included:

- Window Treatments
- Appliances
- Furniture
- Balconies
- Altars
- Artwork

Related Topics:

- [1350 - Row House](#)
- [1440 - Dormitory](#)
- [1445 - Fraternity House](#)

Lodging, continued

1455 - Mansion

Description: A mansion is a large impressive looking single family residence. It is being offered in BVS for those times when this type of occupancy may be part of a larger valuation, like a university or religious complex.

Note: If your intentions are to regularly value residential properties, whether they are mansions or standard main street homes, contact your MS/B sales representative for the tool that would best fit your needs.

Included:

- Built-in Cabinets
- Built-in Shelves
- Custom Woodwork
- Telephone Wiring
- Security System
- Stairs
- Plaster on Lath for the Ceiling and Partition Wall Finish
- Kitchen and Bathroom Cabinets
- Vinyl Wallcovering
- Marble, Terrazzo, and Ceramic Tile Flooring
- Hardwood Flooring
- Carpeting

Not Included:

- Window Treatments
- Appliances
- Furniture
- Balconies
- Objects that may be classified as works of art, even though they are built-in (i.e.: stained glass)
- Swimming Pools

1460 - Bed and Breakfast

Description: A Bed and Breakfast generally has five or less guest rooms. The manager or owner lives on the premise and the only meal that is prepared for the guests is breakfast. Bed and Breakfasts rarely are built as a bed and breakfast, rather they are usually converted old farm houses, barns, mansions or other buildings with historic interests.

Included:

- Hallways
- Lounge Areas
- Laundry Rooms
- Service Areas
- Telephone Wiring
- Stairs
- Space for Guest Rooms
- Painted Drywall or Plaster for the Ceiling and Partition Wall Finish
- Vinyl Tile Flooring
- Carpeting
- Hardwood Flooring

Lodging, continued

1460 - Bed and Breakfast, continued

Not Included:

- Kitchen Equipment
- Window Treatments
- Appliances
- Furniture
- Elevators
- Swimming Pools
- Guestrooms do not include kitchens or bathrooms
- Recreational Equipment
- Balconies (exterior)

Related Topics:

- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

1500 - Hotel, Full Service

Description: There are several occupancies offered for both Motel and Hotel. Although there are always exceptions, BVS distinguishes between the two in that generally hotels are found in a city and are more than 5 stories in height and motels are found along the highway or small towns and are less than 5 stories in height. This occupancy differs from [1550 - Hotel, Limited Service](#) in the size and number of common areas. The full service hotel generally has a large reception area, meeting rooms, and a large banquet or ball room. It also includes a restaurant and bar as part of the hotel and may even have a beauty or barber shop along with a small convenience store. The sleeping areas of both the full and limited service hotels are the same.

Lodging, continued

1500 - Hotel, Full Service, continued

Included:

- Offices
- Reception Areas
- Small Shops
- Security System
- Telephone Wiring
- Cable TV Wiring
- Ceramic Tile (bathroom)
- Terrazzo Flooring
- Space for Guest Rooms
- Common Areas (i.e.: Meeting rooms, service areas, and recreations rooms)
- Bathrooms in the Guest Rooms
- Bathroom Cabinets
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Stairs

Not Included:

- Elevators
- Window Treatments
- Kitchen Equipment
- Furniture
- Bar Equipment
- Recreation Equipment
- Swimming Pools
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1550 - Hotel, Limited Service

Description: There are several occupancies offered for both Motel and Hotel. Although there are always exceptions, BVS distinguishes between the two in that generally hotels are found in a city and are more than 5 stories in height and motels are found along the highway or small towns and are less than 5 stories in height. This occupancy differs from [1500 - Hotel, Full Service](#) in that it is primarily devoted to short term living quarters with the only common area being a lobby area and a restaurant or bar. The limited service hotel consists of lobby area, guest rooms, and a bar/restaurant.

Included:

- Offices
- Reception Areas
- Space for Guest Rooms
- Small Shops
- Security System
- Telephone Wiring
- Cable TV Wiring
- Stairs
- Common Areas (i.e.: Laundry rooms and recreations rooms)
- Bathrooms in the Guest Rooms
- Bathroom Cabinets
- Painted Drywall for the Ceiling and Partition Wall Finish
- Vinyl Tile Flooring
- Carpeting

Not Included:

- Elevators
- Window Treatments
- Kitchen Equipment
- Furniture
- Bar Equipment
- Recreation Equipment
- Swimming Pools
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1560 - Hotel, Older

Description: There are several occupancies offered for both Motel and Hotel. Although there are always exceptions, BVS distinguishes between the two in that generally hotels are found in a city and are more than 5 stories in height and motels are found along the highway or small towns and are less than 5 stories in height. This occupancy is based on assumptions typical for dwellings built prior to 1950. These assumptions affect the materials that the building is constructed with, room sizes, number of stories, plumbing fixtures, electrical allowance, and the number of windows and doors. Compared to [1500 - Hotel, Full Service](#), older hotels have higher quality, and more ornate, finishes.

Included:

- Offices
- Reception Areas
- Small Shops
- Carpeting
- Ceramic Tile Flooring
- Marble Flooring
- Hardwood Flooring
- Telephone Wiring
- Cable TV Wiring
- Space for Guest Rooms
- Common Area (i.e.: Meeting rooms and service rooms)
- Guest rooms include bathrooms
- Plaster on Lath for the Ceiling and Partition Wall Finish
- Bathroom Cabinets
- Security System
- Stairs

Not Included:

- Elevators
- Window Treatment
- Kitchen Equipment
- Furniture
- Balconies (ext)
- Bar
- Bar Equipment
- Exercise Equipment
- Swimming Pools

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1570 - Lodge

Description: Lodges are common to rural communities. They are very basic structures, typically have individual sleeping quarters, shared bathrooms, large dining area, and a lounge area.

Included:

- Hallways
- Space for Guest Rooms
- Lounge Areas
- Laundry Rooms
- Service Areas
- Telephone Wiring
- Central Kitchen and Bathroom
- Painted Drywall or Plaster Ceiling and Partition Wall Finish
- Carpeting
- Hardwood Flooring
- Quarry Tile Flooring
- Stairs

Not Included:

- Elevators
- Window Treatments
- Appliances
- Kitchen Equipment
- Furniture
- Recreational Equipment
- Swimming Pools
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1600 - Motel

Description: There are several occupancies offered for both Motel and Hotel. Although there are always exceptions, BVS distinguishes between the two in that generally hotels are found in a city and are more than 5 stories in height and motels are found along the highway or small towns and are less than 5 stories in height. The motel occupancy has a small lobby or check-in area along with an office and storage room. Entrance to the rooms is through the use of a single hallway generally running down the middle of the building. Each room consists of a bathroom and general sleeping area. If entrance to the rooms is directly from the outside, without the use of an enclosed hallway, consider using [1610 - Motel, Double Row](#) or [1620 - Motel, Single Row](#).

Included:

- Office
- Service Areas
- Storage Room
- Carpeting
- Vinyl Sheet Flooring
- Telephone Wiring
- Space for Guest Rooms
- Painted Drywall for the Ceilings
- Bathroom Cabinets
- Stairs
- Painted Drywall and Painted Block for the Partition Wall Finish

Not Included:

- Elevators
- Reception Desk
- Window Treatments
- Appliances
- Furniture
- Laundry Equipment
- Swimming Pools
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1610 - Motel, Double Row

Description: There are several occupancies offered for both Motel and Hotel. Although there are always exceptions, BVS distinguishes between the two in that generally hotels are found in a city and are more than 5 stories in height and motels are found along the highway or small towns and are less than 5 stories in height. The double row motel occupancy is a long narrow building with two rows of guest rooms that are found back to back and share a common wall. Entrance to the rooms is directly from the outside. If the entrance to the rooms is through a covered central hallway, consider using [1600 - Motel](#). If only one row of guest rooms exists, consider using [1620 - Motel, Single Row](#).

Included:

- Office
- Storage Room
- Service Areas
- Carpeting
- Vinyl Sheet Flooring
- Stairs
- Space for Guest Rooms
- Bathroom Cabinets
- Cable TV Wiring
- Telephone Wiring
- Painted Drywall for the Ceiling and Partition Wall Finish

Not Included:

- Elevators
- Reception Desk
- Restaurants
- Appliances
- Window Treatments
- Furniture
- Laundry Equipment
- Swimming Pools
- Meeting Rooms
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1620 - Motel, Single Row

Description: There are several occupancies offered for both Motel and Hotel. Although there are always exceptions, BVS distinguishes between the two in that generally hotels are found in a city and are more than 5 stories in height and motels are found along the highway or small towns and are less than 5 stories in height. The single row motel occupancy is a long narrow building with a single row of guest rooms that are entered directly from the outside. If the entrance to the rooms is through a covered central hallway, consider using [1600 - Motel](#). If there are double rows of guest rooms, consider using [1610 - Motel, Double Row](#).

Included:

- Office
- Vinyl Sheet Flooring
- Storage Room
- Service Areas
- Carpeting
- Stairs
- Space for Guest Rooms
- Painted Drywall for the Ceiling and Partition Wall Finish
- Bathroom Cabinets
- Cable TV Wiring
- Telephone Wiring

Not Included:

- Elevators
- Reception Desk
- Restaurants
- Appliances
- Window Treatments
- Furniture
- Laundry Equipment
- Swimming Pools
- Meeting Rooms
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1630 - Motel, Extended Stay

Description: There are several occupancies offered for both Motel and Hotel. Although there are always exceptions, BVS distinguishes between the two in that generally hotels are found in a city and are more than 5 stories in height and motels are found along the highway or small towns and are less than 5 stories in height. This occupancy is similar to [1610 - Motel, Double Row](#) and [1620 - Motel, Single Row](#) in that it is a long narrow building with the guest room entrances available directly from the outside. The difference is that the extended stay motel includes a small kitchen area equipped with cabinets and a sink.

Included:

- Office
- Storage Room
- Service Areas
- Carpeting
- Vinyl Sheet Flooring
- Kitchenette
- Space for Guest Rooms
- Bathroom Cabinets
- Cable TV Wiring
- Telephone Wiring
- Painted Drywall for the Ceiling and Partition Wall Finish
- Stairs

Not Included:

- Elevators
- Window Treatments
- Furniture
- Laundry Equipment
- Refrigerators
- Ovens
- Kitchen Equipment (i.e.: Plates and frying pans)
- Swimming Pools
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1640 - Rooming House](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1640 - Rooming House

Description: A rooming house is a single family home that rents out no more than 5 guest rooms to non-family members. Although dining for tenants or guest may be provided, there is no restaurant. They feature individual sleeping quarters, shared bathrooms, a family style kitchen, and dining area.

Included:

- Living Space
- Service Areas
- Telephone Wiring
- Stairs
- Central Kitchen
- Central Bathroom
- Hardwood Flooring
- Carpeting
- Vinyl Sheet Flooring
- Painted Drywall for the Ceiling and Partition Wall Finish

Not Included:

- Elevators
- Appliances
- Furniture
- Window Treatments
- Kitchen Equipment
- Recreational Equipment
- Swimming Pools
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1645 - Office - Apartment \(Motel\)](#)

Lodging, continued

1645 - Office - Apartment (Motel)

Description: An Office - Apartment (Motel) can be used in conjunction with a motel or independently as seen in mobile home parks, real estate developments, or mini-warehouses. This occupancy is typically 600 to 1,000 square feet in size. It provides living quarters and a basic office or lobby.

Included:

- Living Space (Includes: sleeping quarters, kitchen, dining space, bathrooms, and other spaces typical to a home)
- Office Areas (Typically a simple, single room with suspended ceiling panels)
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Vinyl Flooring
- Telephone and Cable TV Wiring

Not Included:

- Appliances
- Furniture
- Kitchen Equipment
- Swimming Pools
- Window Treatments
- Recreational Equipment
- Balconies (exterior)

Related Topics:

- [1460 - Bed and Breakfast](#)
- [1500 - Hotel, Full Service](#)
- [1550 - Hotel, Limited Service](#)
- [1560 - Hotel, Older](#)
- [1600 - Motel](#)
- [1610 - Motel, Double Row](#)
- [1620 - Motel, Single Row](#)
- [1630 - Motel, Extended Stay](#)
- [1640 - Rooming House](#)

Offices

2100 - Office, Low Rise (1 to 4 Stories)

Description: Office buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This occupancy is intended for office buildings of four stories or less in height.

Note: To complete a valuation for the shell only of a low-rise office, use [2121 - Office, Low Rise, Shell](#) instead of this occupancy. Likewise, to complete a valuation for the interior space only of a low-rise office, use [2122 - Office, Low Rise, Interior Space, continued](#).

Included:

- Lobby
- Reception Areas
- Private Offices
- Work Areas
- Conference Rooms
- Lounge
- Restrooms
- Storage Areas
- Structural Floor
- Telephone Wiring
- Resource Center or Library
- Painted Drywall and Ceramic Wall Tile for the Partition Wall Finish
- Built-In Cabinetry
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Public Address System
- Security System
- Stairs
- Suspended Acoustical Tiles for the Ceiling

Not Included:

- Elevators
- Window Treatments
- Furniture
- Canopies
- Movable Partitions

Related Topics:

[2121 - Office, Low Rise, Shell](#)

[2122 - Office, Low Rise, Interior Space](#)

[2124 - Office, Low Rise, Older](#)

[2200 - Office, Mid Rise \(5 to 12 Stories\)](#)

[2300 - Office, High Rise \(12 or More Stories\)](#)

Offices, continued

2121 - Office, Low Rise, Shell

Description: This occupancy represents the shell only for [2100 - Office, Low Rise \(1 to 4 Stories\)](#).

Included:

- Foundation
- Load Bearing Walls
- Structural Framing
- Roof Covering
- Stairs
- Exterior Wall Finish
- Sub-Grade Plumbing
- Structural Floors
- Exterior Doors and Windows
-

Not Included:

- Floor Finishes
- Ceilings
- Electrical
- Non-Supporting Walls
- Heating and Cooling
- Above Grade Plumbing
- Swimming Pools
- Balconies and Decks
- Interior Wall Finishes

Related Topics:

[2100 - Office, Low Rise \(1 to 4 Stories\)](#)

[2122 - Office, Low Rise, Interior Space](#)

[2124 - Office, Low Rise, Older](#)

[2200 - Office, Mid Rise \(5 to 12 Stories\)](#)

[2300 - Office, High Rise \(12 or More Stories\)](#)

2122 - Office, Low Rise, Interior Space

Description: This occupancy represents only the interior space for [2100 - Office, Low Rise \(1 to 4 Stories\)](#).

Included:

- Ceiling Finishes
- Electrical
- Telephone Wiring
- Security System
- Public Address System
- Heating and Cooling
- Above Grade Plumbing
- Kitchen and Bathroom Cabinets
- Ceramic and Vinyl Tile Flooring
- Carpeting
- Painted Drywall and Ceramic Wall Tile for the Partition Wall Finish

Offices, continued

2122 - Office, Low Rise, Interior Space, continued

Not Included:

- Elevators
- Foundation
- Structural Framing
- Roof Covering
- Load Bearing Walls
- Exterior Wall Finish
- Exterior Windows and Doors
- Sub-Grade Plumbing
- Swimming Pools
- Balconies and Decks

Related Topics:

[2100 - Office, Low Rise \(1 to 4 Stories\)](#)

[2121 - Office, Low Rise, Shell](#)

[2124 - Office, Low Rise, Older](#)

[2200 - Office, Mid Rise \(5 to 12 Stories\)](#)

[2300 - Office, High Rise \(12 or More Stories\)](#)

2124 - Office, Low Rise, Older

Description: These buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This occupancy is intended for older office buildings of four stories or less in height, built prior to 1950. The older low rise office is distinguished from [2100 - Office, Low Rise \(1 to 4 Stories\)](#), by its age, type of finishes, lower partition and plumbing densities (less partitions, and less plumbing fixtures), and higher percentage of window openings.

Included:

- Lobby
- Reception Areas
- Private Offices
- Work Areas
- Conference Rooms
- Lounge
- Telephone Wiring
- Restrooms
- Storage Areas
- Resource Center or Library
- Painted Drywall and Suspended Acoustical Tiles for the Ceiling
- Painted Plaster and Lath and Ceramic Wall Tile for the Partition Wall Finish
- Carpeting
- Linoleum Flooring
- Ceramic Tile Flooring
- Stairs

Offices, continued

2124 - Office, Low Rise, Older, continued

Not Included:

- Elevators
- Canopies
- Movable Partitions
- Furniture
- Window Treatments

Related Topics:

- [2100 - Office, Low Rise \(1 to 4 Stories\)](#)
- [2121 - Office, Low Rise, Shell](#)
- [2122 - Office, Low Rise, Interior Space](#)
- [2200 - Office, Mid Rise \(5 to 12 Stories\)](#)
- [2300 - Office, High Rise \(12 or More Stories\)](#)

2200 - Office, Mid Rise (5 to 12 Stories)

Description: Mid rise office buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This occupancy is intended for office buildings of 5 to 12 stories in height. Mid rise buildings are commonly constructed with steel frame, protected steel frame, or reinforced concrete frame.

Included:

- Large Lobby
- Reception Areas
- Private Offices
- Work Areas
- Conference Rooms
- Lounge
- Telephone Wiring
- Restrooms
- Storage Areas
- Security System
- Stairs
- Resource Center or Library
- Built-In Cabinetry
- Plaster and Suspended Acoustical Tiles for the Ceiling
- Painted Drywall and Marble for the Partition Wall Finish
- Carpeting
- Vinyl Tile Flooring
- Ceramic Tile Flooring
- Terrazzo Flooring
- Public Address System

Not Included:

- Movable Partitions
- Canopies
- Furniture
- Window Treatments
- Passenger and Freight Elevators

Offices, continued

2200 - Office, Mid Rise (5 to 12 Stories), continued

Related Topics:

- [2100 - Office, Low Rise \(1 to 4 Stories\)](#)
- [2121 - Office, Low Rise, Shell](#)
- [2122 - Office, Low Rise, Interior Space](#)
- [2124 - Office, Low Rise, Older](#)
- [2300 - Office, High Rise \(12 or More Stories\)](#)

2300 - Office, High Rise (12 or More Stories)

Description: High rise office buildings are commonly subdivided into smaller tenant units, but can also be occupied by a single tenant. This occupancy is intended for office buildings of 12 or more stories in height. High rise buildings are commonly constructed with steel frame/masonry non-combustible, protected steel frame/modified fire resistive, or reinforced concrete frame/fire resistive.

Included:

- Large Lobby
- Reception Areas
- Private Offices
- Work Areas
- Conference Rooms
- Lounge
- Restrooms
- Storage Areas
- Telephone Wiring
- Public Address System
- Security System
- Built-In Cabinetry
- Plaster and Suspended Acoustical Tiles for the Ceiling
- Painted Drywall and Marble for the Partition Wall Finish
- Carpeting
- Ceramic and Vinyl Tile Flooring
- Terrazzo Flooring
- Stairs

Not Included:

- Movable Partitions
- Canopies
- Furniture
- Window Treatments
- Passenger and Freight Elevators

Related Topics:

- [2100 - Office, Low Rise \(1 to 4 Stories\)](#)
- [2121 - Office, Low Rise, Shell](#)
- [2122 - Office, Low Rise, Interior Space](#)
- [2124 - Office, Low Rise, Older](#)
- [2200 - Office, Mid Rise \(5 to 12 Stories\)](#)

Offices, continued

2500 - Bank or Savings and Loan

Description: A Bank or Savings and Loan building is typically larger than 2000 square feet. These are full service banks with setups for 5 or more tellers, large lobbies, several offices (many devoted to the banking needs not the customers), conference rooms and safety deposit boxes.

Included:

- Lobby Area
- Offices
- Restrooms
- Vault Space
- Telephone Wiring
- Master Clock System
- Security System
- Teller and Transaction Area
- Carpeting
- Ceramic and Vinyl Tile Flooring
- Suspended Acoustical Tile or Painted Drywall for the Ceiling
- Paneling, Ceramic and Marble Tile, Painted Drywall, and Vinyl Wall Covering for the Partition Wall Finish

Not Included:

- Vaults
- Vault Doors
- Safes
- Teller Stations
- Window Treatments
- Movable Partitions
- Canopies

Related Topics:

[2510 - Bank \(Mini or Branch\)](#)

2510 - Bank (Mini or Branch)

Description: Branch or mini banks are small walk-up or drive-up facilities, typically between 500 and 2,000 square feet in size. There is a large open area with a counter setup for 1 to 5 tellers for normal banking transactions. There is room for safety deposit boxes and several offices that are typically used for loan or other banking transactions.

Included:

- Lobby Area
- Offices
- Restrooms
- Vault Space
- Master Clock System
- Telephone Wiring
- Security System
- Teller and Transaction Area
- Suspended Acoustical Tile or Painted Drywall for the Ceiling
- Paneling, Ceramic and Marble Tile, Painted Drywall, and Vinyl Wall Covering for the Partition Wall Finish
- Ceramic and Vinyl Tile Flooring
- Carpeting

Offices, continued

2510 - Bank (Mini or Branch), continued

Not Included:

- Vaults
- Vault Doors
- Safes
- Teller Stations
- Window Treatments
- Movable Partitions
- Canopies

Related Topics:

[2500 - Bank or Savings and Loan](#)

2600 - City Hall or Courthouse

Description: The city hall or courthouse serves as the central government building for municipalities of all sizes. The building can house several government departments ranging from the city planner and city or town clerk, to the court rooms and the park department.

Included:

- Lobby Area
- Restroom
- Courtrooms
- Meeting Rooms
- Lounge
- Cafeteria
- Terrazzo Flooring
- Telephone Wiring
- Security System
- Stairs
- Administrative Offices
- Record Storage Areas
- Carpeting
- Ceramic and Vinyl Tile Flooring
- Public Address System
- Suspended Acoustical Tile or Painted Drywall for the Ceiling
- Paneling, Ceramic and Marble Tile, Painted Drywall, and Vinyl Wall Covering for the Partition Wall Finish

Not Included:

- Movable Partitions
- Kitchen Equipment
- Video Equipment
- Judge's Bench
- Window Treatments
- Furniture
- Canopies

Related Topics:

[2605 - Government Community Service Building](#)

Offices, continued

2605 - Government Community Service Building

Description: The government community service building serves as the town hall, meeting area, and public safety facility for rural communities. Typically these structures are utilitarian in scope, with a large general assembly area.

Included:

- Lobby Area
- Carpeting
- Meeting Rooms
- Restrooms
- Storage Area
- Public Address System
- Security System
- Stairs
- Kitchen and Bathroom Cabinetry
- Administrative Offices
- Vinyl Tile Flooring
- Terrazzo Flooring
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Ceramic Tile for the Partition Walls
- Telephone Wiring

Not Included:

- Furniture
- Movable Partitions
- Window Treatments
- Canopies

Related Topics:

[2600 - City Hall or Courthouse](#)

2650 - Radio or TV Broadcasting Center

Description: Radio or TV broadcasting centers are designed for taping and broadcasting radio and/or television shows. They typically have a reception area with several offices, separate recording studios, and the broadcasting room and/or stage.

Included:

- Lobby Area
- Control Rooms
- Studios
- Offices
- Meeting Rooms
- Lounge
- Library
- Storage Area
- Workshop Areas
- Stairs
- Restrooms
- Public Address System
- Telephone Wiring
- Carpeting
- Ceramic and Vinyl Tile Flooring
- Terrazzo Flooring
- Pedestal Flooring
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall, Wood Paneling, and Acoustic Tiles for the Partition Wall Finish

Offices, continued

2650 - Radio or TV Broadcasting Center, continued

Not Included:

- Elevators
- Raised Flooring
- Movable Partitions
- Radio or TV Broadcasting Equipment
- Window Treatments
- Back-Up Generators

2655 - Mechanical Penthouse

Description: Mechanical penthouses shelter the building's elevator and other mechanical equipment that is generally located on the roof. This occupancy should be used as a section of a much larger occupancy like a hospital or office building.

Included:

- General Storage
- Minimal Heating

Not Included:

- Ceiling Finishes
- Floor Finishes
- Cooling
- Painted Drywall Partition Walls
- Floor
- Elevator**

**Although the elevator motor controls are located in this occupancy, the cost of an elevator would not be included unless the doors open at that level.

2660 - Computer Data Center

Description: Computer data centers are designed as centralized storage facilities for computer processing equipment. The majority of the building is devoted to processing equipment with pedestal flooring that provides easy access for running cables and lines. The building also contains space for a reception area as well as office space. The building includes general phone service but does not include any lines that would be associated with feeding any computer servers.

Note: Backup generators and waterless fire suppression systems such as halon or FM 2000 are common in these types of buildings, but not included in the base cost. You can add costs for these items by going to the Building Items section and selecting the appropriate size and type of system. For fire suppression it is common to have both types of systems (wet and waterless) present in the building.

Offices, continued

2660 - Computer Data Center, continued

Included:

- Lobby Area
- Offices
- Restrooms
- Telephone Wiring
- Carpeting
- Ceramic and Vinyl Tile Flooring
- Pedestal Flooring
- Suspended Acoustical Tile for the Ceiling
- Partition walls are a mix of Concrete Block and Studs, and finished with Epoxy or Drywall and Painted

Not Included:

- Elevators
- Window Treatments
- Movable Partitions
- Dehumidifiers
- Surveillance system
- Computer racks
- Metal cages
- Back-Up Generators
- Fiber Optics or CAT 5 Phone Lines run throughout the building

Mercantile

3100 - Store or Shop, General

Description: Typically small in size, this building may carry a varied product line (hardware), or a single product line (camera shop).

Included:

- General Sales Area
- Display Areas
- Stockroom
- Small Office
- Restroom
- Workshop
- Acoustical Tile for the Ceiling
- Vinyl Tile Flooring
- Ceramic Tile Flooring
- Telephone Wiring
- Security System
- Painted Drywall for the Partition Wall Finish

Not Included:

- Movable Partitions
- Display Cases
- Shelving
- Equipment Costs (i.e.: Cash register or other equipment associated with the product line)
- Canopies

Related Topics:

- [3102 - Store or Shop, Older](#)
- [3401 - Store with Apartment Above](#)
- [3500 - Convenience Food Store](#)

Mercantile, continued

3102 - Store or Shop, Older

Description: Typically small in size, this building may carry a varied product line (hardware), or a single product line (camera shop). This occupancy differs from [3100 - Store or Shop, General](#), in that the older stores or shops are based upon assumptions typical for dwellings built prior to 1950. These assumptions affect the materials that the building is constructed with, room sizes, number of stories, plumbing fixtures, electrical allowance, and the number of windows and doors.

Included:

- General Sales Area
- Display Areas
- Stockroom
- Small Office
- Restroom
- Workshop
- Asphalt Tile Flooring
- Plaster on Lath for the Ceiling and Partition Wall Finish

Not Included:

- Movable Partitions
- Display Cases
- Shelving
- Security System
- Equipment Costs (i.e.: Cash register or other equipment associated with the product line)
- Canopies

Related Topics:

[3100 - Store or Shop, General](#)

[3500 - Convenience Food Store](#)

3105 - Barber Shop

Description: The barber shop is a free-standing building, often small in size and boasts an open floor plan. This occupancy has a very basic level of finish.

Included:

- Telephone Wiring
- Small Display Area
- Stockroom
- Small Office
- Restrooms
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Asphalt Tile Flooring
- Barber/Stylist Chairs
- Security System

Mercantile, continued

3105 - Barber Shop, continued

Not Included:

- Chairs
- Mirrors
- Movable Partitions
- Display Cases
- Air Conditioning
- Shelving
- Equipment Costs (i.e.: Cash register or other equipment associated with a barber shop)

3110 - Florist Shop

Description: A florist shop is a freestanding building, often small in size and has an open floor plan. This occupancy has a very basic level of finish.

Included:

- Display Area
- Sales Area
- Stockroom
- Small Office
- Security System
- Telephone Wiring
- Cutting and Arrangement Area
- Restroom
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Asphalt Tile Flooring

Not Included:

- Walk-In Coolers
- Movable Partitions
- Display Cases
- Shelving
- Air Conditioning
- Equipment Costs (i.e.: Cash register or other equipment associated with a florist shop)

Mercantile, continued

3120 - Bookstore

Description: A bookstore is a freestanding building, often small in size and has an open floor plan. This occupancy has a very basic level of finish.

Included:

- Display Area
- Sales Area
- Stockroom
- Small Office
- Security System
- Restroom
- Telephone Wiring
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Ceramic Tile Flooring
- Built-in Bookcases

Not Included:

- Movable Partitions
- Display Cases
- Shelving
- Equipment Costs (i.e.: Cash register or other equipment associated with a bookstore)

3125 - Drugstore

Description: A drugstore is a freestanding building, often small in size and has an open floor plan. The story height is higher than most other stores or shops. This occupancy has a very basic level of finish.

Included:

- Display Area
- Sales Area
- Stockroom
- Small Office
- Restroom
- Security System
- Pharmacists Work Area
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Ceramic and Vinyl Tile Flooring
- Telephone Wiring

Not Included:

- Movable Partitions
- Display Cases
- Coolers
- Shelving
- Equipment Costs (i.e.: Cash register or other equipment associated with a drugstore)

Mercantile, continued

3200 - Department Store

Description: Department stores are generally large buildings that display and sell multiple lines of products that are organized into different groups or departments.

Included:

- Carpeting
- Display Areas
- Offices
- Stockroom
- Snack Bar
- Restrooms
- Security System
- Stairs
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Merchandising Space
- Vinyl Tile Flooring
- Terrazzo Flooring
- Telephone Wiring
- Public Address System

Not Included:

- Elevators
- Movable Partitions
- Display Cases
- Shelving
- Canopies

Related Topics:

- [3215 - Discount Department Store](#)
- [3300 - Shopping Center, Strip Type](#)
- [3301 - Shopping Center, Strip Type, Shell](#)
- [3302 - Shopping Center, Strip Type, Interior Space](#)
- [3310 - Shopping Center, Mall Type](#)
- [3401 - Store with Apartment Above](#)
- [3500 - Convenience Food Store](#)
- [3505 - Supermarket](#)
- [3510 - Warehouse Food Store](#)

Mercantile, continued

3215 - Discount Department Store

Description: This store displays and sells multiple lines of products that are organized into different groups or departments. Interior construction contains minimal partitioning between departments. Compared to [3200 - Department Store](#), the discount department store has generally lower quality finishes, lower quality lighting, and less interior partitions.

Included:

- Carpeting
- Display Areas
- Offices
- Stockroom
- Snack Bar
- Restrooms
- Security System
- Central Checkout Area
- Suspended Acoustical Tile for the Ceiling
- Vinyl and Ceramic Tile Flooring
- Merchandising Space
- Telephone Wiring
- Public Address System
- Painted Drywall for the Partition Wall Finish

Not Included:

- Movable Partitions
- Display Cases
- Elevators
- Escalators
- Checkout Tables
- Equipment Costs (i.e.: Cash register)
- Shelving
- Canopies

Related Topics:

[3200 - Department Store](#)

[3300 - Shopping Center, Strip Type](#)

[3301 - Shopping Center, Strip Type, Shell](#)

[3302 - Shopping Center, Strip Type, Interior Space](#)

[3310 - Shopping Center, Mall Type](#)

[3401 - Store with Apartment Above](#)

[3500 - Convenience Food Store](#)

[3505 - Supermarket](#)

[3510 - Warehouse Food Store](#)

Mercantile, continued

3300 - Shopping Center, Strip Type

Description: This building is typically a long, narrow, single-story structure that is subdivided into several different stores or shops. Each store has its own front and rear service entrance and circulation between the stores is accomplished outside of the building. This occupancy is intended for the entire strip type shopping center and not an individual store or shop. Often, a strip mall features a large name anchor store. To address the most common anchor store occupancies, see [3200 - Department Store](#), [3215 - Discount Department Store](#), or [3505 - Supermarket](#).

Note: To complete a valuation for the shell only of a strip type shopping center, use [3301 - Shopping Center, Strip Type, Shell](#) instead of this occupancy. Likewise, to complete a valuation for the interior space only of a strip type shopping center (where the policy holder would not be responsible for the structure), use [3302 - Shopping Center, Strip Type, Interior Space](#).

Included:

- Vinyl Tile Flooring
- Display Areas
- Small Offices
- Stockroom
- Restrooms
- Suspended Acoustical Tile for the Ceiling
- Telephone Wiring
- Merchandising Space
- Security System
- Painted Drywall for the Partition Wall Finish

Not Included:

- Movable Partitions
- Display Cases
- Shelving
- Canopies
- Costs associated with a covered walkway

Related Topics:

[3200 - Department Store](#)

[3215 - Discount Department Store](#)

[3301 - Shopping Center, Strip Type, Shell](#)

[3302 - Shopping Center, Strip Type, Interior Space](#)

[3310 - Shopping Center, Mall Type](#)

[3401 - Store with Apartment Above](#)

[3500 - Convenience Food Store](#)

[3505 - Supermarket](#)

[3510 - Warehouse Food Store](#)

Mercantile, continued

3301 - Shopping Center, Strip Type, Shell

Description: This occupancy represents the shell only for [3300 - Shopping Center, Strip Type](#).

Included:

- Foundation
- Exterior Wall Finish
- Structural Framing
- Roof Covering
- Sub-Grade Plumbing
- Non-Load Bearing Walls
- Exterior Doors and Windows

Not Included:

- Balconies and Decks
- Swimming Pools
- Non-Load Bearing Walls
- Electrical
- Floor, Ceiling, Partition Wall Finishes
- Heating and Cooling
- Above Grade Plumbing

Related Topics:

[3200 - Department Store](#)

[3215 - Discount Department Store](#)

[3300 - Shopping Center, Strip Type](#)

[3302 - Shopping Center, Strip Type, Interior Space](#)

[3310 - Shopping Center, Mall Type](#)

[3401 - Store with Apartment Above](#)

[3500 - Convenience Food Store](#)

[3505 - Supermarket](#)

[3510 - Warehouse Food Store](#)

Mercantile, continued

3302 - Shopping Center, Strip Type, Interior Space

Description: This occupancy represents only the interior space for [3300 - Shopping Center, Strip Type](#).

Included:

- Electrical
- Intercom System
- Telephone Wiring
- Security System
- Heating and Cooling
- Floor, Ceiling, and Partition Wall Finishes
- Kitchen and Bathroom Cabinets
- Non-Load Bearing Walls
- Above Grade Plumbing

Not Included:

- Foundation
- Structural Framing
- Roof
- Exterior Wall Finish
- Load Bearing Walls
- Sub-Grade Plumbing
- Appliances
- Equipment Costs (i.e.: Store equipment or contents)
- Exterior Doors and Windows

Related Topics:

- [3200 - Department Store](#)
- [3215 - Discount Department Store](#)
- [3300 - Shopping Center, Strip Type](#)
- [3301 - Shopping Center, Strip Type, Shell](#)
- [3310 - Shopping Center, Mall Type](#)
- [3401 - Store with Apartment Above](#)
- [3500 - Convenience Food Store](#)
- [3505 - Supermarket](#)
- [3510 - Warehouse Food Store](#)

Mercantile, continued

3310 - Shopping Center, Mall Type

Description: This building is typically a large, sprawling, multi-story structure that is subdivided into many different stores and shops. Circulation space between stores is enclosed within the structure. Often, shopping malls feature one or more large name anchor stores. To address the most common anchor store, see [3200 - Department Store](#).

Note: To complete a valuation for the shell only of a mall type shopping center, use [Mercantile, continued](#) instead of this occupancy. Likewise, to complete a valuation for the interior space only of a mall type shopping center, use [Mercantile, continued](#).

Included:

- Display Areas
- Merchandising Space
- Small Offices
- Stockroom
- Restrooms
- Security System
- Stairs
- Escalator
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring
- Terrazzo Flooring
- Carpeting
- Telephone Wiring
- Public Address System

Not Included:

- Elevators
- Fountains
- Stages
- Tenant Improvement
- Movable Partitions
- Display Cases
- Shelving
- Common Area Points of Interest

Related Topics:

- [3200 - Department Store](#)
- [3215 - Discount Department Store](#)
- [3300 - Shopping Center, Strip Type](#)
- [3301 - Shopping Center, Strip Type, Shell](#)
- [3302 - Shopping Center, Strip Type, Interior Space](#)
- [3401 - Store with Apartment Above](#)
- [3500 - Convenience Food Store](#)
- [3505 - Supermarket](#)
- [3510 - Warehouse Food Store](#)

Mercantile, continued

3311 - Shopping Center, Mall Type, Shell

Description: This occupancy represents the shell only for [3300 - Shopping Center, Strip Type](#).

Included:

- Foundation
- Floors Above Grade
- Structural Framing
- Roof Covering
- Stairs
- Exterior Wall Finish
- Load Bearing Walls
- Sub-Grade Plumbing
- Exterior Doors and Windows

Not Included:

- Elevators
- Decks
- Electrical
- Heating and Cooling
- Floor, Ceiling, Partition Wall Finishes
- Above Grade Plumbing
- Non-Load Bearing Walls

Related Topics:

[3200 - Department Store](#)

[3215 - Discount Department Store](#)

[3300 - Shopping Center, Strip Type](#)

[3301 - Shopping Center, Strip Type, Shell](#)

[3302 - Shopping Center, Strip Type, Interior Space](#)

[3310 - Shopping Center, Mall Type](#)

[3401 - Store with Apartment Above](#)

[3500 - Convenience Food Store](#)

[3505 - Supermarket](#)

[3510 - Warehouse Food Store](#)

Mercantile, continued

3312 - Shopping Center, Mall Type, Interior Space

Description: This occupancy represents only the interior space for [3300 - Shopping Center, Strip Type](#).

Included:

- Vinyl Tile Flooring
- Terrazzo Flooring
- Telephone Wiring
- Security System
- Carpeting
- Stairs
- Escalator
- Ceiling and Partition Wall Finishes
- Non-Load Bearing Walls
- Heating and Cooling
- Public Address System
- Kitchen and Bathroom Cabinets
- Electrical
- Above Grade Plumbing

Not Included:

- Foundation
- Structural Framing
- Roof
- Exterior Wall Finish
- Load Bearing Walls
- Sub-Grade Plumbing
- Elevators
- Equipment Costs (i.e.: Store equipment or contents)
- Exterior Doors and Windows
- Decks

Related Topics:

- [3200 - Department Store](#)
- [3215 - Discount Department Store](#)
- [3300 - Shopping Center, Strip Type](#)
- [3301 - Shopping Center, Strip Type, Shell](#)
- [3302 - Shopping Center, Strip Type, Interior Space](#)
- [3310 - Shopping Center, Mall Type](#)
- [3401 - Store with Apartment Above](#)
- [3500 - Convenience Food Store](#)
- [3505 - Supermarket](#)
- [3510 - Warehouse Food Store](#)

Mercantile, continued

3400 - Store with Offices Above

Description: Similar to [3100 - Store or Shop, General](#) on the first floor, with apartments or offices on the floors above. This occupancy is also appropriate for mixed occupancies where the first level is not a store, but is still mercantile in nature (restaurant, bakery, supermarket, bar, etc.). This occupancy is intended for buildings of three stories or less in height.

Included:

- General Sales Area
- Display Area
- Stockroom
- Small Offices
- Hallways
- Restrooms
- Security System
- Stairs
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Ceiling and Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Carpeting
- Workshop
- Telephone Wiring
- Kitchen and Bathroom Cabinets

Not Included:

- Elevators
- Reception Stations
- Movable Partitions
- Display Cases
- Shelving
- Window Treatments
- Equipment Costs (i.e.: Cash register)
- Canopies

Related Topics:

[3100 - Store or Shop, General](#)

[3102 - Store or Shop, Older](#)

[3500 - Convenience Food Store](#)

Mercantile, continued

3401 - Store with Apartment Above

Description: Similar to [3100 - Store or Shop, General](#) on the first floor, with apartments on the floors above. This occupancy is also appropriate for mixed occupancies where the first level is not a store, but is still mercantile in nature (restaurant, bakery, supermarket, bar, etc.). The upper floors are finished similar to [1100 - Apartment, Low Rise \(1 to 4 Stories\)](#). This occupancy is intended for buildings of three stories or less in height.

Included:

- Hallways
- Bedrooms
- Living Space
- Restrooms
- Telephone Wiring
- Security System
- Stairs
- Apartments with Kitchens
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Ceramic and Vinyl Tile Flooring
- Kitchen and Bathroom Cabinets

Not Included:

- Furniture
- Movable Partitions
- Window Treatments
- Display Cases
- Shelving
- Canopies

Related Topics:

[1100 - Apartment, Low Rise \(1 to 4 Stories\)](#)

[3100 - Store or Shop, General](#)

[3102 - Store or Shop, Older](#)

Mercantile, continued

3500 - Convenience Food Store

Description: This food store is typically a small, single-story structure, carrying a limited selection of items.

Included:

- Retail Areas
- Storage Areas
- Restroom
- Small Office
- Security System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring
- Telephone Wiring

Not Included:

- Walk-In Coolers
- Freezers
- Display Cases
- Equipment Costs (i.e.: Cash register)
- Shelving
- Canopies

Related Topics:

[3200 - Department Store](#)

[3215 - Discount Department Store](#)

[3300 - Shopping Center, Strip Type](#)

[3301 - Shopping Center, Strip Type, Shell](#)

[3302 - Shopping Center, Strip Type, Interior Space](#)

[3310 - Shopping Center, Mall Type](#)

[3401 - Store with Apartment Above](#)

[3505 - Supermarket](#)

[3510 - Warehouse Food Store](#)

Mercantile, continued

3505 - Supermarket

Description: Supermarkets are single-story structures that carry a wide selection of food items and are much larger than [3500 - Convenience Food Store](#). Interior construction contains minimal partitioning as the majority of space is designed for product display.

Included:

- Restrooms
- Display Areas
- Checkout Area
- Bakery
- Delicatessen
- Storage
- Employee Locker Room
- Public Address System
- Meat Processing and Packaging
- General Merchandising
- Office
- Suspended Acoustical Tile for the Ceiling
- Vinyl Tile Flooring
- Telephone Wiring
- Painted Drywall for the Partition Wall Finish
- Security System

Not Included:

- Walk-In Coolers
- Freezers
- Display Cases
- Checkout Lanes
- Equipment Costs (i.e.: Cash register, meat packing, or bakery equipment)
- Shelving
- Canopies

Related Topics:

- [3200 - Department Store](#)
- [3215 - Discount Department Store](#)
- [3300 - Shopping Center, Strip Type](#)
- [3301 - Shopping Center, Strip Type, Shell](#)
- [3302 - Shopping Center, Strip Type, Interior Space](#)
- [3310 - Shopping Center, Mall Type](#)
- [3401 - Store with Apartment Above](#)
- [3500 - Convenience Food Store](#)
- [3510 - Warehouse Food Store](#)

Mercantile, continued

3510 - Warehouse Food Store

Description: Generally much larger than [3500 - Convenience Food Store](#), warehouse food stores are single-story structures that carry a wide selection of food items. Costs include space for an open floor plan utilizing racks for general merchandising and display areas, a checkout area. Interior construction contains minimal partitioning as the majority of space is designed for warehouse style product display.

Included:

- Partitions for Storage
- Office Areas
- Public Address System
- Restrooms
- Telephone Wiring
- Open Rafter and Suspended Acoustical Tile for the Ceilings
- Employee Locker Room
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring
- Security System

Not Included:

- Walk-In Coolers
- Freezers
- Display Cases
- Shelving
- Canopies

Related Topics:

[3200 - Department Store](#)

[3215 - Discount Department Store](#)

[3300 - Shopping Center, Strip Type](#)

[3301 - Shopping Center, Strip Type, Shell](#)

[3302 - Shopping Center, Strip Type, Interior Space](#)

[3310 - Shopping Center, Mall Type](#)

[3401 - Store with Apartment Above](#)

[3500 - Convenience Food Store](#)

[3505 - Supermarket](#)

Mercantile, continued

3600 - Furniture Warehouse/Showroom

Description: The Furniture Warehouse/Showroom occupancy is designed with minimal partitioning and a large show floor area that is well lit and carpeted. Areas of this occupancy are not finished to the same quality as other mercantile occupancies.

Included:

- General Merchandising
- Display Areas
- Storage
- Restroom
- Office Area
- Security System
- Painted Drywall for the Partition Wall Finish
- Painted Rafters and Unfinished Ceilings
- Carpeting
- Vinyl Tile Flooring
- Telephone Wiring
- Public Address System

Not Included:

- Movable Partitions
- Display Cases
- Shelving
- Canopies

3700 - Home Improvement Center

Description: This building is usually a large, single-story structure that carries a wide variety of building products. Interior construction contains minimal partitioning as the of space is designed for product display.

Included:

- General Merchandising
- Display Areas
- Storage
- Checkout Area
- Office Areas
- Restrooms
- Public Address System
- Loading Dock / Shipping and Receiving Area
- Unfinished Ceilings
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring
- Telephone Wiring
- Security System

Not Included:

- Movable Partitions
- Display Cases
- Shelving
- Racks
- Cages
- Canopies

Restaurant/Recreation

4100 - Fast Food without Seating

Description: A small, one-story building, in which the majority of floor space is used for food preparation. Food is received in a small waiting area or through a drive-up window.

Included:

- Food Preparation Area
- Storage
- Small Office
- Restroom
-
- Painted Drywall and Ceramic Tile for the Partition Wall Finish
- Painted Drywall for the Ceiling
- Vinyl Tile Flooring
- Small Waiting Area
-

Not Included:

- Appliances
- Walk-In Freezers
- Coolers
- Service Counters
- Equipment Costs (i.e.: Kitchen equipment and cash registers)
- Canopies

Related Topics:

[4110 - Fast Food with Seating, continued](#)

[4115 - Dining](#)

[4120 - Cafeteria](#)

4110 - Fast Food with Seating

Description: Somewhat larger than [4100 - Fast Food without Seating](#), but still a relatively small building, the Fast Food With Seating occupancy includes a customer seating area that is approximately half of the building area. This occupancy should be used for most national chain restaurants.

Included:

- Food Preparation Area
- Serving Area
- Storage
- Small Office
- Restroom
- Security System
- Public Address System
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall, Vinyl Wall Covering, and Ceramic Tile for the Partition Wall Finish
- Carpeting
- Vinyl and Quarry Tile Flooring
- Customer Seating Area

Restaurant/Recreation, continued

4110 - Fast Food with Seating, continued

Not Included:

- Appliances
- Walk-In Freezers
- Coolers
- Service Counters
- Equipment Costs (i.e.: Kitchen equipment and cash registers)
- Customer Seating
- Canopies

Related Topics:

- [4100 - Fast Food without Seating](#)
- [4115 - Dining](#)
- [4120 - Cafeteria](#)

4115 - Dining

Description: The dining occupancy covers all non-fast food restaurants from cafeteria style to formal dining. Since this occupancy represents average quality design and finish, adjustments to wall, floor, and ceilings may be necessary. Also considering making quality adjustments when appropriate.

Included:

- Kitchen Facilities
- Dining Areas
- Banquet Rooms
- Lounge or Bar
- Restrooms
- Office Areas
- Security System
- Suspended Acoustical Tile and Vinyl Covered Gypsum for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Quarry Tile Flooring
- Public Address System

Not Included:

- Counters or Bars
- Booths
- Appliances
- Walk-In Freezers
- Coolers
- Fire Suppressant Systems over the Grill
- Raised Floors
- Canopies
- Equipment Costs (i.e.: Kitchen equipment, exhaust hoods)

Related Topics:

- [4100 - Fast Food without Seating](#)
- [4110 - Fast Food with Seating, continued](#)
- [4120 - Cafeteria](#)

Restaurant/Recreation, continued

4120 - Cafeteria

Description: This occupancy features a large, open dining area and food serving lines that may or may not separate the general public from the employee work space. Cafeterias are common on university campuses, high schools, hospitals and large office complexes like an insurance company. The cafeteria occupancy should not be used for restaurants that specialize in buffet type serving. Other than the actual preparation of the food, all other functions are self-serve.

Included:

- Reception Area
- Checkout
- Kitchen Facilities
- Dining Areas
- Restrooms
- Office Areas
- Security System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Vinyl Tile Flooring
- Brick Flooring
- Public Address System

Not Included:

- Counters or Bars
- Appliances
- Walk-In Freezers
- Coolers
- Canopies
- Equipment Costs (i.e.: Kitchen equipment)

Related Topics:

[4100 - Fast Food without Seating](#)

[4110 - Fast Food with Seating, continued](#)

[4115 - Dining](#)

Restaurant/Recreation, continued

4125 - Bar or Lounge

Description: A bar or lounge can vary greatly in size, shape, and number of stories.

Included:

- Serving Space
- Seating Areas
- Dance Floor
- Billiard or Games Area
- Office
- Restrooms
- Security System
- Storage Area
- Painted Drywall for the Ceiling
- Painted Drywall and Ceramic Tile for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Hardwood Flooring

Not Included:

- Counters or Bars
- Appliances
- Raised Floors
- Unique Light Fixtures
- Built-in Booths
- Walk-In Freezers
- Coolers
- Canopies
- Equipment Costs (i.e.: Kitchen equipment)

4200 - Bowling Center

Description: Bowling centers are typically large, single-story buildings in which approximately half of the total floor area is the bowling lanes. The other half consists of a variety of public space and offices.

Included:

- Control Area
- Lane Area
- Bar or Lounge
- Game Room
- Locker Area
- Restrooms
- Pro-Shop
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Unfinished Concrete Area (for the lanes)
- Carpeting
- Vinyl Tile Flooring
- Public Address System
- Security System

Restaurant/Recreation, continued

4200 - Bowling Center, continued

Not Included:

- Bowling Lanes
- Ball Returns
- Seating
- Counters or Bars
- Lockers
- Equipment Costs (i.e.: Kitchen equipment)

4205 - Cinema

Description: This building can vary from a single screen to the more common suburban multiplex with multiple screens.

Included:

- Space for a Lobby
- Auditorium Area
- Concessions
- Projection Room
- Office
- Restrooms
- Telephone System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Acoustical Tile for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Security System

Not Included:

- Service Counter
- Balconies
- Stages
- Seats
- Raised Stadium Seating
- Equipment Costs (i.e.: Projection and Food Service)
- Projection Screens
- Movable Partitions
- Canopies

Restaurant/Recreation, continued

4206 - Theater, Live Stage

Description: This occupancy is designed to host live performances.

Included:

- Space for a Lobby
- Auditorium Area
- Concessions
- Dressing Rooms
- Office
- Restrooms
- Telephone System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Acoustical Tile for the Partition Wall Finish
- Carpeting
- Vinyl Tile Flooring
- Security System
-

Not Included:

- Seating
- Stage Lighting
- Movable Partitions
- Equipment Costs (i.e.: Stage and food service)
- Canopies

4210 - Clubhouse/Recreation Building

Description: This is typically a one-story building that can provide a variety of uses such as locker room facilities for different sports, recreational activities for children and/or senior citizens, or clubhouse facilities for a condominium association.

Included:

- Space for a Lobby
- Meeting Area
- Kitchen
- Exercise Room
- Locker Room
- Office
- Restrooms
- Security System
- General Entertainment Area
- Suspended Acoustical Tile and Vinyl Covered Gypsum for the Ceilings
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Carpeting
- Kitchen and Bathroom Cabinets

Not Included:

- Window Treatments
- Lockers
- Equipment Costs (i.e.: Kitchen equipment)
- Canopies

Restaurant/Recreation, continued

4210 - Clubhouse/Recreation Building, continued

Related Topics:

[6205 - Fraternal Building](#)

[4225 - Senior Clubhouse Center](#)

4215 - Country Club

Description: The country club occupancy is typically associated with golf courses, but may also be found around riding stables, tennis courts, or any privately run organization.

Included:

- Space for a Lobby
- Meeting Area
- Kitchen
- Exercise Room
- Locker Room
- Office
- Restrooms
- Space for a Pro Shop
- Lockers
- General Entertainment Area
- Painted Drywall and Wood Paneling for the Ceilings
- Painted Drywall, Paneling, Vinyl Wall Covering, and Quarry Tile for the Partition Wall Finish
- Carpeting
- Epoxy Flooring
- Hardwood Flooring
- Vinyl and Quarry Tile Flooring
- Security System
- Stairs

Not Included:

- Window Treatments
- Bar
- Walk-In Coolers
- Movable Partitions
- Equipment Costs (i.e.: Kitchen equipment)
- Elevators
- Canopies

Restaurant/Recreation, continued

4220 - Community Center

Description: These buildings are complete municipal multi-sport recreational complexes, distinguished by large gymnasium-auditorium-type structures. These multi-purpose buildings will include gym-basketball, handball-racquetball, bowling and other sport courts, rinks, varied swimming-natorium facilities, running tracks, as well as exercise, craft, game and other social multi-purpose exercise rooms.

Included:

- Carpeting
- Security System
- Vinyl and Ceramic Tile Flooring
- Synthetic Gym Floor
- Public Address System
- Varied Amenities and Support Facilities (locker room, sauna, snack bars, etc.)
- Suspended Acoustical Tile and Vinyl Covered Gypsum for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Kitchen and Bathroom Cabinets

Not Included:

- Furniture
- Movable Partitions
- Equipment Costs (i.e.: Recreational and kitchen)

4225 - Senior Clubhouse Center

Description: This occupancy is typically a municipal type clubhouse for senior citizens. The clubhouses are found in major metropolitan areas, as well as, communities devoted to senior living.

Included:

- Light Kitchen Facilities
- Multiple Restrooms
- Lobby
- Meeting Area
- Kitchen
- Office
- Restrooms
- Security System
- Public Address System
- Large Multi-Purpose General Use Room with Stage
- General Entertainment Areas
- Suspended Acoustical Tile and Vinyl Covered Gypsum for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Hardwood Flooring
- Carpeting
- Kitchen and Bathroom Cabinets

Restaurant/Recreation, continued

4225 - Senior Clubhouse Center, continued

Not Included:

- Furniture
- Movable Partitions
- Kitchen Appliances
- Equipment Costs (i.e.: Recreational)

Related Topics:

[4210 - Clubhouse/Recreation Building](#)

4230 - Indoor Tennis Club

Description: This building is typically a shell-type structure with minimal interior partitioning. Story heights can range from 20 ft. to 30 ft. or more, with higher quality buildings having generally higher story heights.

Included:

- Court Areas
- Lounge Facilities
- Pro Shop
- Snack Bar
- Offices
- Restrooms
- Security System
- Public Address System
- Locker and Shower Areas
- Painted Drywall for the Ceilings
- Painted Drywall and Ceramic Tile for the Partition Wall Finish
- Synthetic Gym Floor
- Carpeting
- Ceramic Tile Flooring

Not Included:

- Service Counters
- Kitchen Appliances
- Lockers
- Equipment Costs (i.e.: Sports equipment, tennis nets, poles, etc..)
- Canopies

Related Topics:

[4245 - Indoor Ice or Roller Rink](#)

Restaurant/Recreation, continued

4232 - City Club

Description: City clubs are private hotels that have dining, gymnasium and library facilities. Average quality city clubs are similar to large YMCA or YWCA buildings.

Included:

- Guest Rooms
- Offices
- Reception Areas
- Small Shops
- Security System
- Telephone Wiring
- TV Wiring
- Stairs
- Hardwood Flooring
- Common Areas (Meeting, Service, and Recreation Rooms)
- Bathrooms in the Guest Rooms
- Kitchen and Bathroom Cabinets
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring

Not Included:

- Elevators
- Office Furniture
- Swimming Pools
- Equipment Costs (i.e.: Kitchen and exercise)

4235 - Health and Racquetball Club

Description: This building is typically a shell type structure with minimal interior partitioning. Story heights can range from 20 ft. to 30 ft. or more, with higher quality buildings generally having higher story heights.

Included:

- Workout Rooms
- Jogging Track
- Locker Rooms
- Shower Facilities
- Snack Bar
- Offices
- Restrooms
- Stairs
- Security System
- Racquetball Court Area
- Suspended Acoustical Tile and Vinyl Covered Gypsum for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Ceramic Tile Flooring
- Public Address System

Restaurant/Recreation, continued

4235 - Health and Racquetball Club

Not Included:

- Elevators
- Service Counters
- Lockers
- Indoor Pools
- Canopies
- Equipment Costs (i.e.: Exercise equipment)

Related Topics:

[4240 - Health Club](#)

[4242 - Fitness Center](#)

4240 - Health Club

Description: Health clubs are designed as physical fitness facilities with varied exercise and conditioning areas.

Included:

- Workout Rooms
- Jogging Track
- Locker Rooms
- Shower Facilities
- Snack Bar
- Offices
- Restrooms
- Lockers
- Security System
- Racquetball Court Area
- Suspended Acoustical Tile and Vinyl Covered Gypsum for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Ceramic, Vinyl, and Asphalt Tile Flooring
- Hardwood Gym Floor
- Public Address System

Not Included:

- Sports Courts
- Spas
- Swimming Pools
- Equipment Costs (i.e.: Kitchen, steam generating, and exercise)

Related Topics:

[4235 - Health and Racquetball Club](#)

[4242 - Fitness Center](#)

Restaurant/Recreation, continued

4242 - Fitness Center

Description: This building is typically a large shell-type structure. Story heights can range from 20 ft. to 30 ft. or more. Fitness centers are a multi-sport complex housing various courts, tracks, natatorium facilities, and exercise stations.

Included:

- Workout Rooms
- Jogging Track
- Pool Rooms
- Locker Rooms
- Shower Facilities
- Snack Bar
- Offices
- Restrooms
- Security System
- Basketball, Tennis, Volleyball, and Racquetball Court Area
- Painted Joists for the Ceiling
- Painted Concrete Block and Vinyl Covered Gypsum for the Partition Wall Finish
- Ceramic Tile Flooring
- Terrazzo Flooring
- Hardwood Gym Floor
- Public Address System

Not Included:

- Lockers
- Indoor Pools
- Canopies
- Equipment Costs (i.e.: Exercise equipment)

Related Topics:

[4235 - Health and Racquetball Club](#)

[4240 - Health Club](#)

Restaurant/Recreation, continued

4245 - Indoor Ice or Roller Rink

Description: Similar in many respects to [4230 - Indoor Tennis Club](#), this building is a large, single-story structure with minimal interior partitions, built on a slab.

Included:

- Skating Area
- Spectator Areas
- Locker Rooms
- Lounge Facilities
- Snack Bar
- Offices
- Restrooms
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Unfinished Concrete (rink area)
- Vinyl Tile Flooring
- Public Address System
- Security System

Not Included:

- Lockers
- Ice Surface
- Canopies
- Equipment Costs (i.e.: Refrigeration equipment)

Related Topics:

[4230 - Indoor Tennis Club](#)

4300 - Park Restroom Building

Description: The park restroom building is very small and generally built of wood frame or concrete block construction.

Included:

- Restrooms
- Service Area
- Heating
- Mirrors
- Soap Dishes
- Painted Drywall for the Ceiling
- Painted Block and Epoxy Coated Drywall for the Partition Wall Finish
- Minimal Interior Lighting
- Unfinished Concrete Flooring

Not Included:

- Trash Receptacles
- Lockers
- Cooling

Related Topics:

[4305 - Dressing and Shower Facility](#)

Restaurant/Recreation, continued

4305 - Dressing and Shower Facility

Description: This building is similar to [4300 - Park Restroom Building](#) in size and construction except there are provisions for shower stalls and general dressing areas..

Included:

- Shower Stall Area
- Built-In Benches
- Storage Racks
- Heating
- General Dressing Area
- Unfinished Ceilings
- Painted Block and Epoxy Coated Drywall for the Partition Wall Finish
- Minimal Interior Lighting
- Unfinished Concrete Flooring

Not Included:

- Trash Receptacles
- Lockers
- Cooling

Related Topics:

[4300 - Park Restroom Building](#)

4310 - Enclosed Park Pavilion

Description: Similar to [4315 - Open Park Pavilion](#), except it is enclosed on all sides and includes doors and windows.

Included:

- Minimal Lighting
- Minimal Electrical

Not Included:

- Plumbing
- Heating and Cooling

Related Topics:

[4315 - Open Park Pavilion](#)

Restaurant/Recreation, continued

4315 - Open Park Pavilion

Description: This building provides only basic shelter (no side walls) from the weather.

Included:

- Minimal Lighting
- Minimal Electrical
- Unfinished Concrete Flooring
- Roof Structure Supported by Posts

Not Included:

- Plumbing
- Heating and Cooling

Related Topics:

[4310 - Enclosed Park Pavilion](#)

4320 - Concession Stand

Description: This small, one-story building is usually made of wood frame or concrete block construction.

Included:

- Food Preparation Area
- Display and Sales Area
- Heating
- Lighting
- Suspended Vinyl Covered Gypsum Tiles for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Unfinished Concrete Flooring
- Electrical

Not Included:

- Cooling
- Plumbing

Related Topics:

[4325 - Concession Stand with Press Box](#)

Restaurant/Recreation, continued

4325 - Concession Stand with Press Box

Description: Similar to [4320 - Concession Stand](#), except the second-story is a press box.

Included:

- Food Preparation Area
- Display and Sales Area
- Media Press Box
- Heating
- Lighting
- Electrical
- Suspended Vinyl Covered Gypsum Tiles for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring
- Unfinished Concrete Flooring
- Stairs
-

Not Included:

- Elevators
- Refrigerators
- Cooling
- Plumbing
- Kitchen Equipment

Related Topics:

[4320 - Concession Stand](#)

Professional Services

5100 - Medical Clinic

Description: This building is designed for examination (medical doctors or dentists) and treatment for outpatient care.

Included:

- Reception Area
- Waiting Areas
- Offices
- Record Storage Area
- Restrooms
- Built-In Cabinets
- Shelving
- Telephone Wiring
- Public Address System
- Examination and Treatment Rooms
- Suspended Acoustical Tile and Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Vinyl Sheet Flooring
- Ceramic and Vinyl Tile Flooring
- Stairs
-

Not Included:

- Elevators
- Furniture
- Window Treatments
- Reception Desk
- Canopies
- Equipment Costs (i.e.: Medical and x-ray)

Professional Services, continued

5110 - Hospital

Description: Hospitals are large buildings, often multi-story, and designed for emergency, surgical, and long-term patient care. Because hospitals are often expanded or irregular in shape, it is recommended that you use the total perimeter option in the program.

Included:

- Reception Area
- Record Storage Area
- Administrative Offices
- Waiting Areas
- Restrooms
- Terrazzo Flooring
- Central Kitchen
- Laundry
- Conference Rooms
- Library
- Nurses Call System
- Master Clock System
- Laboratory and Pharmaceutical Units
- Suspended Acoustical Tile and Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Ceramic, and Vinyl Tile Flooring
- Patient Care Facilities
- Built-In Cabinets
- Shelving
- Telephone Wiring
- Public Address System
- Medical Gas Systems
- Emergency Generator
- Stairs

Not Included:

- Elevators
- Furniture
- Window Treatments
- Clean Rooms
- Canopies
- Equipment Costs (i.e.: Medical and x-ray)

Professional Services, continued

5120 - Outpatient Surgical Center

Description: Outpatient surgical centers are designed for outpatient or same-day surgery. A surgical center houses clinical surgery, chemical, and radiation treatment facilities.

Included:

- Reception Area
- Record Storage Area
- Waiting Areas
- Administrative Offices
- Restrooms
- Patient Care Facilities
- Conference Rooms
- Library
- Master Clock System
- Telephone Wiring
- Laboratory and Pharmaceutical Units
- Suspended Acoustical Tile and Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall, Vinyl Wall Covering, and Ceramic Tile for the Partition Wall Finish
- Carpeting
- Vinyl Sheet Flooring
- Ceramic and Vinyl Tile Flooring
- Built-In Cabinets
- Shelving
- Public Address System
- Medical Gas Systems

Not Included:

- Furniture
- Window Treatments
- Clean Rooms
- Examination Lighting
- Equipment Costs (i.e.: Medical, x-ray, and kitchen)
- Canopies

Professional Services, continued

5125 - Dispensary

Description: This building is designed for urgent care or emergency first aid and medical treatment. Dispensaries lack most surgical capabilities and are not equipped for overnight stays.

Included:

- Reception Area
- Record Storage Area
- Administrative Offices
- Waiting Areas
- Restrooms
- Patient Care Facilities
- Conference Rooms
- Library
- Master Clock System
- Laboratory and Pharmaceutical Units
- Suspended Acoustical Tile and Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Vinyl Sheet Flooring
- Ceramic and Vinyl Tile Flooring
- Built-In Cabinets
- Shelving
- Public Address System
- Medical Gas Systems
- Telephone Wiring

Not Included:

- Furniture
- Window Treatments
- Clean Rooms
- Examination Lighting
- Equipment Costs (i.e.: Medical, x-ray, and kitchen)
- Canopies

Professional Services, continued

5130 - Dental Office/Clinic

Description: This building is designed for dental services with examination and outpatient treatment.

Included:

- Reception Area
- Record Storage Area
- Administrative Offices
- Waiting Areas
- Restrooms
- Patient Care Facilities
- Telephone Wiring
- Security System
- Laboratory and Pharmaceutical Units
- Painted Drywall and Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Ceramic and Vinyl Tile Flooring
- Built-In Cabinets
- Shelving
- Public Address System
- Master Clock System
-

Not Included:

- Furniture
- Window Treatments
- Clean Rooms
- Examination Lighting
- Equipment Costs (i.e.: Medical, x-ray, and kitchen)
- Canopies

Professional Services, continued

5200 - Nursing Home/Convalescent Center

Description: This building is designed for the care of ill, senile, or infirm persons, who reside on the premises, but are not in need of hospital care. This occupancy can be used for various nursing home types (assisted, unassisted, and independent) as these differences are due to different levels of services provided - not different types of structures..

Included:

- Reception Area
- Record Storage Area
- Administrative Offices
- Waiting Areas
- Restrooms
- Patient Rooms
- Activity Rooms
- Central Kitchen
- Laundry
- Stairs
- Nurses Call System
- Examination and Treatment Rooms
- Painted Drywall and Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Ceramic and Vinyl Tile Flooring
- Built-In Cabinets
- Shelving
- Telephone Wiring
- Public Address System
- Master Clock System
- Emergency Generator

Not Included:

- Furniture
- Elevators
- Security Systems
- Private Kitchens
- Window Treatments
- Canopies
- Equipment Costs (i.e.: Medical)

Related Topics:

[5210 - Home for the Elderly](#)

Professional Services, continued

5210 - Home for the Elderly

Description: This building is designed for the congregated housing of the elderly. Typically they feature one or two room suites with limited individual or common kitchen and dining areas.

Included:

- Living Areas
- Kitchen Area
- Dining Area
- Therapy Room
- Lounge
- Activity Rooms
- Telephone Wiring
- Stairs
- Cable Television
- Painted Drywall for the Ceiling and Partition Wall Finish
- Kitchen and Bathroom Cabinets
- Carpeting
- Vinyl Sheet Flooring
- Ceramic Tile Flooring
- Built-In Cabinets
- Shelving

Not Included:

- Furniture
- Elevators
- Canopies
- Window Treatments
- Equipment Costs (i.e.: Therapy or Kitchen)

Related Topics:

[Professional Services, continued](#)

Professional Services, continued

5215 - Multiple Residence, Senior Citizen

Description: This is a low-rise apartment like complex that caters to senior citizens. It differs from occupancy [5220 - Multiple Residence, Assisted Living](#) in that the individual living quarters are larger, representing a full apartment unit rather than an efficiency apartment. Typically it features individual living quarters with individual kitchen and dining areas. Often, shared laundry, lounge, and recreation areas are provided.

Included:

- Living Area
- Kitchen Area
- Dining Area
- Lounge
- Recreation Rooms
- Cable Television
- Telephone Wiring
- Stairs
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Vinyl Sheet Flooring
- Ceramic Tile Flooring
- Built-in Cabinets
- Shelving

Not Included:

- Window Treatments
- Appliances
- Furniture
- Elevators
- Equipment Costs (i.e.: Recreation and exercise)
- Swimming Pools
- Canopies

Related Topics:

[5220 - Multiple Residence, Assisted Living](#)

Professional Services, continued

5220 - Multiple Residence, Assisted Living

Description: This is a low-rise apartment like complex designed to house the elderly. It differs from [5215 - Multiple Residence, Senior Citizen](#) in that the individual living quarters are smaller, representing an efficiency apartment rather than a full apartment unit. Typically it features individual studios with limited individual kitchen and dining areas. Shared laundry, a lounge, and recreation areas are provided.

Included:

- Living Area
- Kitchen Area
- Dining Area
- Lounge
- Recreation Rooms
- Cable Television
- Telephone Wiring
- Stairs
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Vinyl Sheet Flooring
- Ceramic Tile Flooring
- Built-in Cabinets
- Shelving

Not Included:

- Appliances
- Furniture
- Window Treatments
- Canopies
- Elevators
- Equipment Costs (i.e.: Recreation and exercise)

Related Topics:

[5215 - Multiple Residence, Senior Citizen](#)

Professional Services, continued

5225 - Group Care Home

Description: This building is designed to house the physically or mentally handicapped, substance abusers, battered, homeless, or other special needs groups. Typically these structures are residential or family style.

Included:

- Living Areas
- Kitchen Area
- Dining Area
- Therapy Room
- Lounge
- Activity Rooms
- Shelving
- Stairs
- Painted Plaster for the Ceiling and Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Built-in Cabinets
- Cable Television
- Telephone Wiring

Not Included:

- Elevators
- Window Treatments
- Furniture
- Canopies
- Equipment Costs (i.e.: Therapy and kitchen)

5230 - Funeral Home

Description: Also known as a mortuary, this building is designed for preparation of the deceased and visitation services. Reception and visitation areas often have high quality finishes.

Included:

- Reception Area
- Waiting Areas
- Preparation Rooms
- Sales and Display Area
- Office
- Restrooms
- Storage Facilities
- Shelving
- Social Hall or Chapel Area
- Painted Drywall and Thin Coat Gypsum Plaster for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Terrazzo Flooring
- Built-in Cabinets

Professional Services, continued

5230 - Funeral Home, continued

Not Included:

- Stained Glass
- Furniture
- Window Treatments
- Canopies
- Equipment Costs (i.e.: Embalming)

5300 - Veterinary Clinic

Description: This building is designed for the examination, treatment (including surgical procedures), and boarding of animals.

Included:

- Waiting Room
- Administrative Offices
- Public Address System
- Reception Area
- Restrooms
- Boarding Areas
- Examination and Treatment Rooms
- Suspended Acoustical Tile and Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring
- Built-in Cabinetry
- Shelving
-

Not Included:

- Animal Cages
- Reception Desk
- Furniture
- Window Treatments
- Equipment Costs (i.e.: Medical)
- Examination and Operation Tables
- Canopies

Professional Services, continued

5305 - Dog Kennel

Description: This building is designed for raising dogs, grooming dogs, and the temporary boarding of dogs.

Included:

- Waiting Room
- Reception Area
- Administrative Offices
- Restrooms
- Boarding Areas
- Food Preparation Area
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Concrete Block for the Partition Wall Finish
- Vinyl Tile Flooring
- Built-in Cabinetry
- Shelving
- Heating and Cooling

Not Included:

- Animal Cages
- Furniture
- Canopies
- Equipment Costs (i.e.: Medical)
- Outdoor Runs and Fencing
- Window Treatments

Public Buildings

6100 - Church, Basic

Description: The basic church building is typically less than 2,000 square feet, but it may be larger, and has a box-like, simple square or rectangular shape. Occasionally there are some minor offsets or protrusions. This occupancy is representative of the plain, simple churches often utilized by smaller congregations and/or those in rural locations. Finishes are of modest quality.

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 90% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.9.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.9 (Allowance percentage) = 900. Enter **-900** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Included:

- Office or Sacristy
- Restrooms
- Storage Area
- Security System
- Built-in Cabinetry
- Security System
- Church Furniture
- Large, Open Sanctuary Area
- Painted Drywall for the Ceiling and Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Costs for other miscellaneous interior items

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Public Buildings, continued

6100 - Church, Basic, continued

Related Topics:

- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6120 - Church, Contemporary
- 6125 - Church, Contemporary, High
- 6130 - Church, Contemporary, Mansard
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6145 - Church with Sunday School
- 6148 - Church, Tower
- 6155 - Educational Wing

6105 - Church, Average

Description: The average church building is typically between 2,000 and 6,000 square feet, but it may be larger. The shape can vary between an "L", "T", "V", or other geometric shape that a creative architect can come up with and is usually custom designed to fit the needs, tastes, and budget of the congregation. Costs include some ornamentation and finishes are of higher quality. Most churches insured today are average.

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 76% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.76.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.76 (Allowance percentage) = 760.
Enter **-760** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Public Buildings, continued

6105 - Church, Average, continued

Included:

- Office
- Sacristy
- Kitchen
- Restrooms
- Storage Area
- Security System
- Built-in Cabinetry
- Public Address System
- Church Furniture
- Large, Open Sanctuary Area with Narthex/Foyer Area
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Vinyl, Quarry, and Ceramic Tile Flooring
- Costs for other miscellaneous interior items

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Related Topics:

- [6100 - Church, Basic](#)
- [6110 - Church, Elaborate](#)
- [6115 - Church, Traditional](#)
- [6120 - Church, Contemporary](#)
- [6125 - Church, Contemporary, High](#)
- [6130 - Church, Contemporary, Mansard](#)
- [6135 - Church, Modern A-Frame](#)
- [6140 - Church, Auditorium Type](#)
- [6142 - Church, Narthex](#)
- [6145 - Church with Sunday School](#)
- [6148 - Church, Tower](#)
- [6155 - Educational Wing](#)

Public Buildings, continued

6110 - Church, Elaborate

Description: The elaborate church building is typically 6,000 square feet or larger, but it may be smaller, and is usually rectangular in shape with angled or curved walls, or cross-shaped (cruciform). This occupancy is used for very unique, one-of-a-kind structures, with much ornamentation and finishes of the highest quality. These churches are usually of cathedral or basilica caliber. Although not included in the base costs, many elaborate churches have balconies or choir lofts.

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 31% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.31.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.31 (Allowance percentage) = 310.
Enter **-310** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Included:

- Offices
- Sacristy
- Kitchen
- Restrooms
- Storage Area
- Security System
- Built-in Cabinetry
- Public Address System
- Church Furniture
- Large, Open Sanctuary Area with a Formal Narthex
- Painted Plaster on Lath for the Ceiling
- Painted Plaster on Lath and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Marble and Ceramic Tile Flooring
- Costs for other miscellaneous interior items

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Public Buildings, continued

6110 - Church, Elaborate, continued

Related Topics:

- [6100 - Church, Basic](#)
- [6105 - Church, Average](#)
- [6115 - Church, Traditional](#)
- [6120 - Church, Contemporary](#)
- [6125 - Church, Contemporary, High](#)
- [6130 - Church, Contemporary, Mansard](#)
- [6135 - Church, Modern A-Frame](#)
- [6140 - Church, Auditorium Type](#)
- [6142 - Church, Narthex](#)
- [6145 - Church with Sunday School](#)
- [6148 - Church, Tower](#)
- [6155 - Educational Wing](#)

6115 - Church, Traditional

Description: The building is similar to [6105 - Church, Average](#), but the quality of finishes are better. They are usually built prior to the Great Depression (early – 1930's).

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 76% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.76.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.76 (Allowance percentage) = 760.
Enter **-760** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Public Buildings, continued

6115 - Church, Traditional, continued

Included:

- Offices
- Sacristy
- Kitchen
- Restrooms
- Storage Area
- Security System
- Built-in Cabinetry
- Public Address System
- Church Furniture
- Large, Open Sanctuary Area with a Narthex/Foyer Area
- Suspended Acoustical Tile and Painted Plaster on Lath for the Ceiling
- Painted Plaster on Drywall for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Costs for other miscellaneous interior items

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Related Topics:

- [6100 - Church, Basic](#)
- [6105 - Church, Average](#)
- [6110 - Church, Elaborate](#)
- [6120 - Church, Contemporary](#)
- [6125 - Church, Contemporary, High](#)
- [6130 - Church, Contemporary, Mansard](#)
- [6135 - Church, Modern A-Frame](#)
- [6140 - Church, Auditorium Type](#)
- [6142 - Church, Narthex](#)
- [6145 - Church with Sunday School](#)
- [6148 - Church, Tower](#)
- [6155 - Educational Wing](#)

Public Buildings, continued

6120 - Church, Contemporary

Description: The contemporary church is similar to [6105 - Church, Average](#) in that it is generally between 2,000 and 6,000 square feet and the shape can vary between an "L", "T", "V", or other geometric shape that a creative architect can come up with. The difference however, is that the contemporary church has a wide open concept with few partition walls and a lot of windows. Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 58% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.58.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.58 (Allowance percentage) = 580.
Enter **-580** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Included:

- Offices
- Preparation Rooms
- Kitchen
- Restrooms
- Storage Areas
- Security System
- Built-in Cabinetry
- Church Furniture
- Public Address System
- Auditorium or Gathering Area
- Suspended Acoustical Tile for the Ceiling
- Carpeting
- Hardwood Flooring
- Asphalt Tile Flooring
- Textured Drywall for the Partition Wall Finish

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Public Buildings, continued

6120 - Church, Contemporary, continued

Related Topics:

- 6100 - Church, Basic
- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6125 - Church, Contemporary, High
- 6130 - Church, Contemporary, Mansard
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6145 - Church with Sunday School
- 6148 - Church, Tower
- 6155 - Educational Wing

6125 - Church, Contemporary, High

Description: The contemporary high church is similar to [6120 - Church, Contemporary](#) in that the shape can vary between an "L", "T", "V", or other shape that a creative architect can come up with. The difference however, is that this occupancy includes a higher level of structural ornamentation on the exterior and interior of the building, it is generally larger than 6,000 square feet and the story height is usually greater.

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 76% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.76.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.76 (Allowance percentage) = 760.
Enter **-760** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Public Buildings, continued

6125 - Church, Contemporary, High, continued

Included:

- Offices
- Preparation Rooms
- Kitchen
- Restrooms
- Storage Areas
- Security System
- Built-in Cabinetry
- Church Furniture
- Public Address System
- Auditorium or Gathering Area
- Suspended Acoustical Tile for the Ceiling
- Carpeting
- Hardwood Flooring
- Asphalt Tile Flooring
- Textured Drywall for the Partition Wall Finish

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Related Topics:

- [6100 - Church, Basic](#)
- [6105 - Church, Average](#)
- [6110 - Church, Elaborate](#)
- [6115 - Church, Traditional](#)
- [6120 - Church, Contemporary](#)
- [6130 - Church, Contemporary, Mansard](#)
- [6135 - Church, Modern A-Frame](#)
- [6140 - Church, Auditorium Type](#)
- [6142 - Church, Narthex](#)
- [6145 - Church with Sunday School](#)
- [6148 - Church, Tower](#)
- [6155 - Educational Wing](#)

Public Buildings, continued

6130 - Church, Contemporary, Mansard

Description: The first noticeable feature of the contemporary mansard church is the roof. A mansard roof consists of two dramatically different pitches. The top of the roof is flat with the second pitch being much steeper. The mansard roof is often mistaken for a flat roof with an exterior wall that has been shingled. The building is similar in design and quality to [6120 - Church, Contemporary](#), except that the design includes a mansard roof structure.

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 76% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.76.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.76 (Allowance percentage) = 760.
Enter **-760** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Included:

- Offices
- Preparation Rooms
- Kitchen
- Restrooms
- Storage Areas
- Security System
- Built-in Cabinetry
- Church Furniture
- Public Address System
- Auditorium or Gathering Area
- Suspended Acoustical Tile for the Ceiling
- Carpeting
- Hardwood Flooring
- Asphalt Tile Flooring
- Textured Drywall for the Partition Wall Finish

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeple and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Public Buildings, continued

6130 - Church, Contemporary, Mansard, continued

Related Topics:

- 6100 - Church, Basic
- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6120 - Church, Contemporary
- 6125 - Church, Contemporary, High
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6145 - Church with Sunday School
- 6148 - Church, Tower
- 6155 - Educational Wing

6135 - Church, Modern A-Frame

Description: The modern A-frame church building includes a steeply pitched, A-frame style roof, and finishes of modest quality.

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 76% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.76.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.76 (Allowance percentage) = 760.
Enter **-760** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Included:

- Offices
- Preparation Rooms
- Kitchen
- Restrooms
- Storage Areas
- Security System
- Built-in Cabinetry
- Church Furniture
- Public Address System
- Auditorium or Gathering Area
- Painted Drywall for the Ceiling
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Costs for other miscellaneous interior items
- Textured Drywall for the Partition Wall Finish

Public Buildings, continued

6135 - Church, Modern A-Frame, continued

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Related Topics:

- [6100 - Church, Basic](#)
- [6105 - Church, Average](#)
- [6110 - Church, Elaborate](#)
- [6115 - Church, Traditional](#)
- [6120 - Church, Contemporary](#)
- [6125 - Church, Contemporary, High](#)
- [6130 - Church, Contemporary, Mansard](#)
- [6140 - Church, Auditorium Type](#)
- [6142 - Church, Narthex](#)
- [6145 - Church with Sunday School](#)
- [6148 - Church, Tower](#)
- [6155 - Educational Wing](#)

6140 - Church, Auditorium Type

Description: The auditorium type church building is typically 6,000 square feet or larger, is normally unique in its design, and is usually built after 1940. The finishes in this building are simple with little ornamentation.

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 76% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.76.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.76 (Allowance percentage) = 760.
Enter **-760** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Public Buildings, continued

6140 - Church, Auditorium Type, continued

Included:

- Offices
- Preparation Rooms
- Kitchen
- Restrooms
- Storage Areas
- Security System
- Public Address System
- Church Furniture
- Large, Open Sanctuary/Auditorium Area
- Large, Open Narthex
- Painted Drywall for the Ceiling and Partition Wall Finish
- Built-in Kitchen and Bathroom Cabinetry
- Carpeting
- Vinyl and Ceramic Tile Flooring

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Related Topics:

- [6100 - Church, Basic](#)
- [6105 - Church, Average](#)
- [6110 - Church, Elaborate](#)
- [6115 - Church, Traditional](#)
- [6120 - Church, Contemporary](#)
- [6125 - Church, Contemporary, High](#)
- [6130 - Church, Contemporary, Mansard](#)
- [6135 - Church, Modern A-Frame](#)
- [6142 - Church, Narthex](#)
- [6145 - Church with Sunday School](#)
- [6148 - Church, Tower](#)
- [6155 - Educational Wing](#)

Public Buildings, continued

6142 - Church, Narthex

Description: The narthex generally makes up a small percentage of the church. It is the greeting area that usually lies between the church sanctuary and the main door or the fellowship facilities. This occupancy is typically used when the narthex was added as part of a renovation project to an existing church.

Included:

- Restrooms
- Storage Areas
- Security System
- Public Address System Speakers
- Carpeting
- Large, Open Fellowship/Gathering Area
- Small Rooms that can be used for offices, storage, or cloakrooms
- Painted Drywall for the Ceiling and Partition Wall Finish
- Vinyl Tile Flooring

Not Included:

- Towers
- Steeples and Spires
- Equipment Costs (i.e.: Bells and stained glass windows)

Related Topics:

- [6100 - Church, Basic](#)
- [6105 - Church, Average](#)
- [6110 - Church, Elaborate](#)
- [6115 - Church, Traditional](#)
- [6120 - Church, Contemporary](#)
- [6125 - Church, Contemporary, High](#)
- [6130 - Church, Contemporary, Mansard](#)
- [6135 - Church, Modern A-Frame](#)
- [6140 - Church, Auditorium Type](#)
- [6145 - Church with Sunday School](#)
- [6148 - Church, Tower](#)
- [6155 - Educational Wing](#)

Public Buildings, continued

6145 - Church with Sunday School

Description: This occupancy should be used when the design of the building makes it difficult to section the Sunday school from the church. Compared to [6100 - Church, Basic](#), the design of the building is more complex (not box like), and the exterior and interior finishes are higher in quality. The educational classroom space is finished with the same finishes as [6155 - Educational Wing](#).

Allowances for church furniture, such as altars, lecterns, pulpits, and seating, are included in the valuation cost. These items make up 76% of the built-in cost.

To remove this cost and offset the allowance:

1. Multiply the total built-in cost by 0.76.
2. Then enter the negative value of that total in the Miscellaneous Additional Feature field.

Example: 1,000 (Total built-in cost) * 0.76 (Allowance percentage) = 760.
Enter **-760** in the Miscellaneous Additional Feature field.

Note: Different church occupancy types may have different allowance percentages. Refer to each occupancy for the specific percentage.

Included:

- Offices
- Preparation Rooms
- Kitchen
- Restrooms
- Storage Areas
- Security System
- Built-in Cabinetry
- Church Furniture
- Public Address System
- Auditorium or Gathering Area
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Ceramic and Vinyl Tile Flooring
- Hardwood Flooring
- Carpeting

Not Included:

- Kitchen Appliances
- Balcony
- Choir Lofts
- Steeples and Spires
- Equipment Costs (i.e.: Organs, bell towers, canopies, and stained glass windows)

Public Buildings, continued

6145 - Church with Sunday School, continued

Related Topics:

- 6100 - Church, Basic
- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6120 - Church, Contemporary
- 6125 - Church, Contemporary, High
- 6130 - Church, Contemporary, Mansard
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6148 - Church, Tower
- 6155 - Educational Wing

6148 - Church, Tower

Description: As the title of this occupancy indicates, this is a tower that is built within the square footage of the church itself. A church tower should be estimated as an additional section of a church and not priced as a separate building. The square footage taken-up by the tower should not be included in the square footage of the church. Since towers vary dramatically in height, it is recommended that number of stories and the story height be entered when using the church occupancy.

Included:

- Stairs
- Security System
- Stairs
- Tile Flooring
- Painted Drywall for the Ceiling and Partition Wall Finish
- Heating and Cooling

Not Included:

- Plumbing
- Bells
- Stained Glass

Public Buildings, continued

6148 - Church Tower, continued

Related Topics:

- 6100 - Church, Basic
- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6120 - Church, Contemporary
- 6125 - Church, Contemporary, High
- 6130 - Church, Contemporary, Mansard
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6145 - Church with Sunday School
- 6155 - Educational Wing

6150 - Church Camp Dorms

Description: The camp buildings are intended for year round use with a modern heating system and insulation built into the walls and ceiling. Camp dorms consist of a common bathroom that is to be shared between several rooms. The bathroom contains showers, sinks, and toilets. Each room in the dorm is intended to house between 2 and 6 campers.

Included:

- Heating
- Bathroom
- Hallways
- Acoustical Ceiling Tile for the Ceiling
- Vinyl Tile Flooring
- Painted Drywall for the Partition Wall Finish

Not Included:

- Built-In Bed Units
- Appliances
- Decks
- Window Treatments

Public Buildings, continued

6150 - Church CAmp Dorms, continued

Related Topics:

- 6100 - Church, Basic
- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6120 - Church, Contemporary
- 6125 - Church, Contemporary, High
- 6130 - Church, Contemporary, Mansard
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6145 - Church with Sunday School
- 6148 - Church, Tower
- 6152 - Church Camp Cabins
- 6155 - Educational Wing
- 6532 - Canopy

6152 - Church Camp Cabins

Description: The camp buildings are intended for year round use with a modern heating system and insulation built into the walls and ceiling. Camp cabins are basic structures with large open spaces and minimal partitioning. Each cabin includes a bathroom consisting of a sink, shower, and toilet.

Included:

- Heating
- Bathroom
- Vinyl Tile Flooring
- Acoustical Ceiling Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish

Not Included:

- Built-In Bed Units
- Appliances
- Decks
- Window Treatments

Public Buildings, continued

6152 - Church Camp Cabins, continued

Related Topics:

- 6100 - Church, Basic
- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6120 - Church, Contemporary
- 6125 - Church, Contemporary, High
- 6130 - Church, Contemporary, Mansard
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6145 - Church with Sunday School
- 6148 - Church, Tower
- 6150 - Church Camp Dorms
- 6155 - Educational Wing
- 6532 - Canopy

6155 - Educational Wing

Description: Usually accompanying a church, this occupancy may be used as a Sunday school, or for other types of religious instruction. It can also be used in conjunction with any other occupancy that has a wing of this nature.

Included:

- Classrooms
- Meeting Rooms
- Kitchen
- Restrooms
- Office
- Built-in Cabinetry
- Shelving
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Chalk and Tack Boards

Not Included:

- Furniture
- Movable Partitions
- Kitchen Appliances

Public Buildings, continued

6155 - Educational Wing, continued

Related Topics:

- 6100 - Church, Basic
- 6105 - Church, Average
- 6110 - Church, Elaborate
- 6115 - Church, Traditional
- 6120 - Church, Contemporary
- 6125 - Church, Contemporary, High
- 6130 - Church, Contemporary, Mansard
- 6135 - Church, Modern A-Frame
- 6140 - Church, Auditorium Type
- 6142 - Church, Narthex
- 6145 - Church with Sunday School
- 6148 - Church, Tower

6200 - Fellowship Hall

Description: Typically, this building is part of a church or would serve as the clubhouse of a fraternal organization.

Included:

- Lobby
- Activity Hall
- Meetings Rooms
- Kitchen
- Dining Facilities
- Restrooms
- Office
- Security System
- Stairs
- Suspended Acoustical Tile and Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Built-in Cabinets
- Public Address System

Not Included:

- Elevators
- Furniture
- Movable Partitions
- Kitchen Appliances

Public Buildings, continued

6205 - Fraternal Building

Description: The fraternal building is typically a large, multi-purpose building that serves as the clubhouse of a fraternal organization or other group. This building is often rented out for weddings, dances, or other gatherings.

Note: If the building is primarily a small auditorium with a few additional rooms, use [4210 - Clubhouse/Recreation Building](#).

Included:

- Lobby
- Activity Hall
- Auditorium
- Meeting Rooms
- Offices
- Game Room
- Security System
- Public Address System
- Kitchen
- Dining Facilities
- Restrooms
- Built-in Cabinetry
- Ceramic and Vinyl Tile Flooring
- Hardwood Flooring
- Carpeting

Not Included:

- Furniture
- Kitchen Appliances
- Movable Partitions
- Equipment Costs (i.e.: Recreational equipment)

Related Topics:

[4210 - Clubhouse/Recreation Building](#)

Public Buildings, continued

6300 - Elementary School

Description: The elementary school occupancy is designed to handle the learning requirements of children from kindergarten to sixth grade. There are small classrooms, a media center, and a library serving as the central workspace for group or individual studies.

Included:

- Classrooms
- Circulation
- Administrative Offices
- Music and Art Rooms
- Restrooms
- Master Clock System
- Library
- Chalk Boards
- Tack Boards
- Cafeteria and Food Service Area
- Carpeting
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)
- Stairs
- Public Address System

Not Included:

- Elevators
- Kitchen Appliances
- Movable Partitions
- Furniture
- Gymnasiums
- Auditoriums
- Indoor Pools

Related Topics:

[6310 - Junior High School](#)

[6314 - High School](#)

[6318 - School, Older](#)

Public Buildings, continued

6310 - Junior High School

Description: The junior high school occupancy is designed as a primary and a secondary learning institution. There are small classrooms, a library, cafeteria, administrative offices, restrooms, and specialty rooms for music, industrial arts, and computers.

Included:

- Classrooms
- Administrative Offices
- Circulation
- Music Rooms
- Carpeting
- Restrooms
- Library
- Chalk Boards
- Master Clock System
- Stairs
- Tack Boards
- Cafeteria and Food Service Area
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Industrial Art Rooms
- Science Laboratories
- Hardwood Gym Flooring
- Vinyl and Ceramic Tile Flooring
- Built-in Items (i.e.: Student lockers, cabinets, and shelving)
- Public Address System

Not Included:

- Elevators
- Kitchen Appliances
- Movable Partitions
- Furniture
- Gymnasium Equipment
- Auditoriums
- Indoor Pools

Related Topics:

[6300 - Elementary School](#)

[6314 - High School](#)

[6318 - School, Older](#)

Public Buildings, continued

6314 - High School

Description: High schools are considered secondary learning institutions primarily designed for children in grades nine through twelve. There are classrooms, lecture halls, work areas for specialized education and vocational studies, recreational areas for athletics, performing arts, visual arts, dining areas, and an administration area.

Included:

- Classrooms
- Administrative Offices
- Circulation
- Music Rooms
- Carpeting
- Terrazzo Flooring
- Computer Rooms
- Restrooms
- Home Economics Room
- Library
- Telephone System
- Chalk Boards
- Tack Boards
- Cafeteria and Food Service Area
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Industrial Art Rooms
- Vinyl and Ceramic Tile Flooring
- Science Laboratories
- Synthetic Gym Flooring
- Built-in Items (i.e.: Student lockers, cabinets, and shelving)
- Security System
- Master Clock System
- Public Address System
- Stairs

Not Included:

- Elevators
- Kitchen Appliances
- Movable Partitions
- Office Furniture
- Classroom Furniture
- Auditoriums
- Indoor Pools
- Equipment Costs (i.e.: Computers and gymnasium equipment)

Related Topics:

[6300 - Elementary School](#)

[6310 - Junior High School](#)

[6318 - School, Older](#)

Public Buildings, continued

6318 - School, Older

Description: Compared to [6310 - Junior High School](#), the older school generally has higher quality finishes, a higher percentage of window openings, and a higher density of plumbing fixtures (more fixtures).

Included:

- Classrooms
- Administrative Offices
- Circulation
- Music Rooms
- Industrial Art Rooms
- Tack Boards
- Restrooms
- Library
- Master Clock System
- Cafeteria and Food Service Area
- Plaster on Lath for the Ceiling and Partition Wall Finish
- Terrazzo Flooring
- Vinyl and Ceramic Tile Flooring
- Built-in Items (i.e.: Student lockers, cabinets, and shelving)
- Science Laboratories
- Chalk Boards
- Stairs
- Public Address System

Not Included:

- Kitchen Appliances
- Movable Partitions
- Furniture
- Gymnasiums
- Auditoriums
- Indoor Pools

Related Topics:

[6300 - Elementary School](#)
[6310 - Junior High School](#)
[6314 - High School](#)

Public Buildings, continued

6321 - Fine Arts / Crafts Building (Elementary - High School)

Description: The fine arts / crafts building is designed primarily for rehearsals and work centers. It has large open areas with large window and door openings. Portions of the building are designated for display and storage. This occupancy will most likely be used when sectioning a much larger complex.

Included:

- Work Areas
- Stages
- Offices
- Restrooms
- Carpeting
- Tack Boards
- Chalk Boards
- Large Rehearsal Areas
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)
- Vinyl and Ceramic Tile Flooring
- Master Clock System
- Public Address System

Not Included:

- Stage Lighting
- Sound Systems
- Kitchen Appliances
- Movable Partitions
- Gymnasiums
- Auditoriums
- Indoor Pools
- Furniture

Related Topics:

[6322 - Classroom \(Elementary - High School\)](#)

[6324 - Lecture Classroom \(Elementary - High School\)](#)

[6325 - Library / Media Center \(Elementary - High School\)](#)

[6326 - Manual Arts Building \(Elementary - High School\)](#)

[6327 - Multi-Purpose Building \(Elementary - High School\)](#)

[6329 - Science Classrooms \(Elementary - High School\)](#)

[6330 - Gymnasium \(Elementary - High School\)](#)

Public Buildings, continued

6322 - Classroom (Elementary - High School)

Description: The classroom occupancy will most likely be used when sectioning a much larger complex. This structure is subdivided into teaching units and is designed primarily for academic work.

Included:

- Classrooms
- Offices
- Master Clock System
- Restrooms
- Carpeting
- Chalk Boards
- Large Rehearsal Areas
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)
- Vinyl and Ceramic Tile Flooring
- Public Address System
- Tack Boards

Not Included:

- Kitchen Appliances
- Movable Partitions
- Furniture
- Gymnasiums
- Auditoriums
- Indoor Pools

Related Topics:

[6321 - Fine Arts / Crafts Building \(Elementary - High School\)](#)

[6324 - Lecture Classroom \(Elementary - High School\)](#)

[6325 - Library / Media Center \(Elementary - High School\)](#)

[6326 - Manual Arts Building \(Elementary - High School\)](#)

[6327 - Multi-Purpose Building \(Elementary - High School\)](#)

[6329 - Science Classrooms \(Elementary - High School\)](#)

[6330 - Gymnasium \(Elementary - High School\)](#)

Public Buildings, continued

6324 - Lecture Classroom (Elementary - High School)

Description: The lecture classroom occupancy will most likely be used when sectioning a much larger complex. This structure is subdivided into large classrooms that appear to be very similar to small auditoriums. .

Included:

- Classrooms
- Offices
- Restrooms
- Carpeting
- Tack Boards
- Chalk Boards
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)
- Vinyl and Ceramic Tile Flooring
- Master Clock System
- Public Address System

Not Included:

- Kitchen Appliances
- Movable Partitions
- Furniture
- Gymnasiums
- Auditoriums
- Indoor Pools

Related Topics:

[6321 - Fine Arts / Crafts Building \(Elementary - High School\)](#)

[6322 - Classroom \(Elementary - High School\)](#)

[6325 - Library / Media Center \(Elementary - High School\)](#)

[6326 - Manual Arts Building \(Elementary - High School\)](#)

[6327 - Multi-Purpose Building \(Elementary - High School\)](#)

[6329 - Science Classrooms \(Elementary - High School\)](#)

[6330 - Gymnasium \(Elementary - High School\)](#)

Public Buildings, continued

6325 - Library / Media Center (Elementary - High School)

Description: The library / media center will most likely be used when sectioning a much larger complex. This occupancy refers to structures used to provide books and services to meet the reading and media resource needs of elementary and secondary schools. Variations can be found in the design due primarily to the amount of service programs and the amount of students serviced by the center. Typically, the school libraries can be subdivided into a number of different sections. Each resource center may not have all segments due to its design characteristics and services offered. Commonly, there are control, staff work, reading, and collection areas.

Included:

- Reading Rooms
- Circulation
- Administrative Offices
- Restrooms
- Carpeting
- Chalk Boards
- Tack Boards
- Hardwood Flooring
- Painted Drywall for the Ceiling and Partition Wall Finish
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)
- Master Clock System
- Public Address System
- Vinyl and Ceramic Tile Flooring

Not Included:

- Movable Partitions
- Furniture

Related Topics:

- [6321 - Fine Arts / Crafts Building \(Elementary - High School\)](#)
- [6322 - Classroom \(Elementary - High School\)](#)
- [6324 - Lecture Classroom \(Elementary - High School\)](#)
- [6326 - Manual Arts Building \(Elementary - High School\)](#)
- [6327 - Multi-Purpose Building \(Elementary - High School\)](#)
- [6329 - Science Classrooms \(Elementary - High School\)](#)
- [6330 - Gymnasium \(Elementary - High School\)](#)

Public Buildings, continued

6326 - Manual Arts Building (Elementary - High School)

Description: The manual arts building generally houses such classes as auto mechanic, woodworking, basic electronics, and home economics. This building can stand on its own, but it is typically part of a much larger complex. This structure has large classrooms and is primarily used for specialized education and vocational training.

Included:

- Large Work Areas
- Storage Areas
- Offices
- Restrooms
- Chalk Boards
- Public Address System
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)
- Vinyl Tile Flooring
- Tack Boards
- Master Clock System

Not Included:

- Gymnasiums
- Appliances
- Movable Partitions
- Furniture
- Computers
- Specialized Lighting
- Auditoriums
- Indoor Pools
- Machines and Equipment

Related Topics:

- [6321 - Fine Arts / Crafts Building \(Elementary - High School\)](#)
- [6322 - Classroom \(Elementary - High School\)](#)
- [6324 - Lecture Classroom \(Elementary - High School\)](#)
- [6325 - Library / Media Center \(Elementary - High School\)](#)
- [6327 - Multi-Purpose Building \(Elementary - High School\)](#)
- [6329 - Science Classrooms \(Elementary - High School\)](#)
- [6330 - Gymnasium \(Elementary - High School\)](#)

Public Buildings, continued

6327 - Multi-Purpose Building (Elementary - High School)

Description: The multi-purpose building is designed for a large audience and participation groups. They may include combinations of uses within the same building, i.e.: gymnasium and auditorium or cafeteria, plus offices and other rooms. They can be designed to accommodate two or more group activities at the same time.

Included:

- Reading Rooms
- Administrative Offices
- Circulation
- Restrooms
- Master Clock System
- Public Address System
- Vinyl and Ceramic Tile Flooring
- Painted Drywall for the Ceiling and Partition Wall Finish
- Hardwood Flooring
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)
- Tack Boards
- Chalk Boards

Not Included:

- Fixed Seating
- Equipment Costs (i.e.: Cafeteria or kitchen)

Related Topics:

- [6321 - Fine Arts / Crafts Building \(Elementary - High School\)](#)
- [6322 - Classroom \(Elementary - High School\)](#)
- [6324 - Lecture Classroom \(Elementary - High School\)](#)
- [6325 - Library / Media Center \(Elementary - High School\)](#)
- [6326 - Manual Arts Building \(Elementary - High School\)](#)
- [6329 - Science Classrooms \(Elementary - High School\)](#)
- [6330 - Gymnasium \(Elementary - High School\)](#)

Public Buildings, continued

6329 - Science Classrooms (Elementary - High School)

Description: The science classroom occupancy will most likely be used when sectioning a much larger complex. These buildings include areas for lectures, demonstrations, audiovisual presentations, laboratory work, and study. Typically, there is also an area designated for storage of materials and equipment. The laboratories have both AC and DC variable voltage and plumbing in the work areas.

Included:

- Classrooms
- Offices
- Restrooms
- Carpeting
- Hardwood Flooring
- Public Address System
- Tack Boards
- Chalk Boards
- Preparation and Storage Areas
- Painted Drywall for the Ceiling and Partition Wall Finish
- Master Clock System
- Vinyl and Ceramic Tile Flooring
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets, and shelving)

Not Included:

- Movable Partitions
- Exhaust Hoods
- Lab Tables
- Equipment Costs (i.e.: Lab equipment)

Related Topics:

- [6321 - Fine Arts / Crafts Building \(Elementary - High School\)](#)
- [6322 - Classroom \(Elementary - High School\)](#)
- [6324 - Lecture Classroom \(Elementary - High School\)](#)
- [6325 - Library / Media Center \(Elementary - High School\)](#)
- [6326 - Manual Arts Building \(Elementary - High School\)](#)
- [6327 - Multi-Purpose Building \(Elementary - High School\)](#)
- [6330 - Gymnasium \(Elementary - High School\)](#)

Public Buildings, continued

6330 - Gymnasium (Elementary - High School)

Description: The gymnasium occupancy can be used for a separate gym building, or as a section of a much larger complex. This building is designed for indoor athletic events such as basketball. Interior partitions are minimal, window openings are minimal (3%), and story heights are 20 feet and up.

Included:

- Small Lobby Area
- Locker Room
- Shower Facilities
- Offices
- Restrooms
- Storage Areas
- Public Address System
- Gymnasium Area
- Painted Drywall for the Ceiling
- Painted Block for the Partition Wall Finish
- Hardwood Gym Flooring
- Ceramic Tile Flooring
- Terrazzo Flooring

Not Included:

- Lockers
- Bleachers
- Movable Partitions
- Mezzanines
- Equipment Costs (i.e.: Built-in athletic equipment)

Related Topics:

[6321 - Fine Arts / Crafts Building \(Elementary - High School\)](#)

[6322 - Classroom \(Elementary - High School\)](#)

[6324 - Lecture Classroom \(Elementary - High School\)](#)

[6325 - Library / Media Center \(Elementary - High School\)](#)

[6326 - Manual Arts Building \(Elementary - High School\)](#)

[6327 - Multi-Purpose Building \(Elementary - High School\)](#)

[6329 - Science Classrooms \(Elementary - High School\)](#)

Public Buildings, continued

6340 - Vocational School

Description: The vocational school occupancy includes the entire school facility that includes a mixture of classrooms, multi-purpose building, administrative offices, etc. The schools may consist of one building or several separate buildings. This occupancy's emphasis is on trade and technical skills with a greater proportion of shops and laboratories.

Included:

- Classrooms
- Lecture Halls
- Administrative Offices
- Circulation
- Work Areas
- Restrooms
- Master Clock System
- Security System
- Chalk Boards
- Telephone System
- Cafeteria and Food Service Area
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Hardwood Flooring
- Built-in Items (i.e.: Cabinets and shelving)
- Public Address System
- Tack Boards
- Stairs

Not Included:

- Kitchen Appliances
- Movable Partitions
- Furniture
- Gymnasiums
- Auditoriums
- Indoor Pools

Related Topics:

[6345 - Technical Trades Building \(College\)](#)

[6400 - University](#)

Public Buildings, continued

6345 - Technical Trades Building (College)

Description: Although this may be a free standing building, it is often a section of a trade school or a college. Depending upon the schools specialty, you may find printing presses, automotive repair equipment, machine shop equipment, and a wide variety of different types of equipment used for hands on training. These buildings have large rooms used primarily for specialized education and vocational training. The buildings, when divided, have some classroom/lecture stations and work areas.

Included:

- Good Lighting
- Master Clock System
- Electrical Outlets
- Telephone System
- Carpeting
- Stairs
- Backup Generator
- Suspended Acoustical Tile for the Ceiling
- Concrete Block and Drywall for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Terrazzo Flooring
- Public Address System
- Built-in Items (i.e.: Cabinets and shelving)

Not Included:

- Elevators
- Overhead Cranes
- Plumbing
- Power Feed Wiring
- Office and School Furnishings
- Special site work associated with the equipment
- Equipment Costs

Related Topics:

[6340 - Vocational School](#)

[6400 - University](#)

Public Buildings, continued

6400 - University

Description: The university occupancy applies to the colleges with all departments and administrative offices under one roof. Included would be administration and faculty offices, classrooms, laboratories, lecture halls, library, gymnasium, art, and commons areas.

Included:

- Large Work Areas
- Storage Areas
- Offices
- Restrooms
- Seamless Flooring
- Tack Boards
- Chalk Boards
- Public Address System
- Telephone System
- Backup Generator
- Stairs
- Suspended Acoustical Tile and Drywall for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Master Clock System
- Ceramic Tile Flooring
- Terrazzo Flooring
- Carpeting
- Synthetic Gym Flooring
- Built-in Items (i.e.: Cabinets and shelving)

Not Included:

- Elevators
- Movable Partitions
- Furniture
- Raised Floors
- Gymnasiums
- Auditoriums
- Indoor Pools
- Kitchen Equipment

Related Topics:

- [6340 - Vocational School](#)
- [6345 - Technical Trades Building \(College\)](#)
- [6402 - Administration Building \(University or Trade School\)](#)
- [6404 - Classroom \(University\)](#)
- [6406 - Laboratory \(University\)](#)
- [6408 - Lecture Hall \(University\)](#)
- [6410 - Library \(University\)](#)
- [6412 - Arts and Crafts Building \(College\)](#)
- [6414 - Commons \(College\)](#)
- [6420 - Physical Education Building](#)
- [6422 - Field House](#)
- [6424 - Auditorium](#)
- [6426 - Natatorium](#)

Public Buildings, continued

6402 - Administration Building (University or Trade School)

Description: The administration building for a university or trade school differs from the typical office building in that the common hallways and lobbies are much larger and are designed to handle a much larger and constant flow of traffic. The restricted spaces used primarily by the employees of the school consist of wide open areas that will typically have a cubical work environment with some small office spaces.

Included:

- Lobby Area
- Administrative Offices
- Meeting Rooms
- Restrooms
- Storage Areas
- Security System
- Public Address System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Ceramic Tile for the Partition Wall Finish
- Carpeting
- Vinyl Tile Flooring
- Terrazzo Flooring
- Built-in Cabinetry
- Telephone Wiring

Not Included:

- Furniture
- Canopies
- Window Treatments
- Movable Partitions

Related Topics:

- [6404 - Classroom \(University\)](#)
- [6406 - Laboratory \(University\)](#)
- [6408 - Lecture Hall \(University\)](#)
- [6410 - Library \(University\)](#)
- [6412 - Arts and Crafts Building \(College\)](#)
- [6414 - Commons \(College\)](#)
- [6420 - Physical Education Building](#)
- [6422 - Field House](#)
- [6424 - Auditorium](#)
- [6426 - Natatorium](#)

Public Buildings, continued

6404 - Classroom (University)

Description: The university classroom occupancy can be used as a separate classroom building, or as a section or wing of a much larger university. The primary function of this occupancy is to provide lecture space for a large number of students. This building can house one or more academic departments and is subdivided into classrooms (30 students or less), lecture halls, work areas, conference rooms, and specialized areas that are associated with each academic department within the building.

Included:

- Classrooms
- Lecture Halls
- Conference Rooms
- Work Areas
- Restrooms
- Security System
- Carpeting
- Master Clock System
- Telephone System
- Backup Generator
- Stairs
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Terrazzo Flooring
- Vinyl and Ceramic Tile Flooring
- Public Address System
- Built-in Items (i.e.: Cabinets and shelving)
- Chalk Boards
- Tack Boards

Not Included:

- Elevators
- Kitchen Appliances
- Movable Partitions
- Raised Flooring
- Indoor Pools
- Classroom and Office Furniture
- Equipment Costs (i.e.: Audiovisual)
- Gymnasiums
- Auditoriums

Related Topics:

[6402 - Administration Building \(University or Trade School\)](#)

[6406 - Laboratory \(University\)](#)

[6408 - Lecture Hall \(University\)](#)

[6410 - Library \(University\)](#)

[6412 - Arts and Crafts Building \(College\)](#)

[6414 - Commons \(College\)](#)

[6420 - Physical Education Building](#)

[6422 - Field House](#)

[6424 - Auditorium](#)

[6426 - Natatorium](#)

Public Buildings, continued

6406 - Laboratory (University)

Description: The university laboratory occupancy can be used as a separate laboratory building, or as a section or wing of a much larger university. The primary function of this occupancy is to provide a wide variety of laboratory environments. The different environments range from basic laboratories for training undergraduates to more elaborate laboratories devoted to graduate students working on their thesis or special university projects. This building provides a location for laboratory experiments, instruction, and classroom discussion to students on a university campus. Rooms are designed for ample workspace and access to equipment and materials.

Included:

- Classrooms
- Restrooms
- Offices
- Storage Areas
- Security System
- Telephone System
- Backup Generator
- Public Address System
- Work Tables
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Basic Cabinets
- Shelving
- Chalk Boards
- Tack Boards
- Master Clock System

Not Included:

- Elevators
- Shelving
- Hazardous Material Storage
- Specialized Laboratory Cabinets
- Equipment Costs (i.e.: Ventilation, electrical, plumbing, compressed air, and fuel gas)

Related Topics:

[6402 - Administration Building \(University or Trade School\)](#)

[6404 - Classroom \(University\)](#)

[6408 - Lecture Hall \(University\)](#)

[6410 - Library \(University\)](#)

[6412 - Arts and Crafts Building \(College\)](#)

[6414 - Commons \(College\)](#)

[6420 - Physical Education Building](#)

[6422 - Field House](#)

[6424 - Auditorium](#)

[6426 - Natatorium](#)

Public Buildings, continued

6408 - Lecture Hall (University)

Description: The university lecture hall occupancy can be used as a separate lecture hall building, or as a section or wing of a much larger university. The primary function of this occupancy is to provide a lecture space for a large number of students. Often found on larger campuses, this building can be utilized by any number of scholastic departments. Although similar to [6404 - Classroom \(University\)](#), the finishes may be considered "upscale", and the rooms are larger with higher ceilings to accommodate terraced seating. Typically, rooms seat in excess of 100 students and often will seat 400 or more.

Included:

- Classrooms
- Lecture Halls
- Conference Rooms
- Offices
- Restrooms
- Security System
- Public Address System
- Master Clock System
- Telephone System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Backup Generator
- Built-in Items (i.e.: Cabinets and shelving)
- Chalk Boards
- Tack Boards
- Stairs

Not Included:

- Elevators
- Movable Partitions
- Gymnasiums
- Auditoriums
- Classroom and Office Furniture
- Equipment Costs (i.e.: Audiovisual)
- Indoor Pools

Related Topics:

- [6402 - Administration Building \(University or Trade School\)](#)
- [6404 - Classroom \(University\)](#)
- [6406 - Laboratory \(University\)](#)
- [6410 - Library \(University\)](#)
- [6412 - Arts and Crafts Building \(College\)](#)
- [6414 - Commons \(College\)](#)
- [6420 - Physical Education Building](#)
- [6422 - Field House](#)
- [6424 - Auditorium](#)
- [6426 - Natatorium](#)

Public Buildings, continued

6410 - Library (University)

Description: The university library occupancy can be used as a separate library building, or as a section or wing of a much larger university. The primary function of this occupancy is to provide storage space for periodicals and books, and study space for students. The modern library will provide the students access to computers, conference rooms, audiovisual equipment and quiet study spaces. This building provides books, magazines, and study areas for students and faculty and is located on a university campus.

Included:

- Classrooms
- Conference Rooms
- Administrative Offices
- Master Clock System
- Restrooms
- Work Rooms
- Stack Areas
- Security System
- Stairs
- Circulation or Main Desk Area
- Vinyl and Ceramic Tile Flooring
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Built-in Items (i.e.: Cabinets and shelving)
- Public Address System

Not Included:

- Elevators
- Computers
- Furniture
- Free-Standing Book Shelving
- Equipment Costs (i.e.: Anti-theft)
- Reception Desk

Related Topics:

- [6402 - Administration Building \(University or Trade School\)](#)
- [6404 - Classroom \(University\)](#)
- [6406 - Laboratory \(University\)](#)
- [6408 - Lecture Hall \(University\)](#)
- [6412 - Arts and Crafts Building \(College\)](#)
- [6414 - Commons \(College\)](#)
- [6420 - Physical Education Building](#)
- [6422 - Field House](#)
- [6424 - Auditorium](#)
- [6426 - Natatorium](#)

Public Buildings, continued

6412 - Arts and Crafts Building (College)

Description: The university arts and crafts occupancy can be used as a separate building, or as a section or wing of a much larger university. The primary function of this occupancy is to provide classrooms and work space for students learning the arts. Classes that may be found in this building are pottery, sculpturing, painting and drawing, dance, ballet, etc. These buildings are designed primarily as work and rehearsal centers with large, open areas and large window and door openings.

Included:

- Offices
- Restrooms
- Large Work Areas
- Storage
- Master Clock System
- Lighting
- Plumbing
- Chalk Boards
- Tack Boards
- Telephone System
- Hardwood Flooring
- Carpeting
- Vinyl Tile Flooring
- Terrazzo Flooring
- Raised Stage Area
- Built-in Items (i.e.: Wall hooks, individual storage cubicles, cabinets and shelving)
- Public Address System
- Extensive Electrical Outlets

Not Included:

- Furniture
- Movable Equipment

Related Topics:

[6402 - Administration Building \(University or Trade School\)](#)

[6404 - Classroom \(University\)](#)

[6406 - Laboratory \(University\)](#)

[6408 - Lecture Hall \(University\)](#)

[6410 - Library \(University\)](#)

[6414 - Commons \(College\)](#)

[6420 - Physical Education Building](#)

[6422 - Field House](#)

[6424 - Auditorium](#)

[6426 - Natatorium](#)

Public Buildings, continued

6414 - Commons (College)

Description: A commons has a diversity of uses. Although each commons varies depending upon the number of students and the space available, there are some common elements found in these occupancies (administrative areas, food areas, study/quiet areas, and hobby/game areas).

Included:

- Security System
- Telephone System
- Master Clock System
- Public Address System
- Stairs
- Vinyl Tile Flooring
- Suspended Acoustical Tile for the Ceiling
- Terrazzo Flooring
- Painted Drywall and Vinyl Wall Covering for the Partition Wall Finish
- Built-in Items (i.e.: Cabinets and shelving)
- Carpeting

Not Included:

- Elevators
- Equipment Costs (i.e.: Kitchen or recreational)

Related Topics:

[6402 - Administration Building \(University or Trade School\)](#)

[6404 - Classroom \(University\)](#)

[6406 - Laboratory \(University\)](#)

[6408 - Lecture Hall \(University\)](#)

[6410 - Library \(University\)](#)

[6412 - Arts and Crafts Building \(College\)](#)

[6420 - Physical Education Building](#)

[6422 - Field House](#)

[6424 - Auditorium](#)

[6426 - Natatorium](#)

Public Buildings, continued

6420 - Physical Education Building

Description: The physical education building supplements the use of the gymnasium and includes classrooms that serve as instructional areas for athletic activities. There are also large areas that can be utilized for other uses such as intramural sports, demonstrations, exhibitions, and informal recreation.

Included:

- Various Courts
- Workout Rooms
- Jogging Track
- Locker Rooms
- Shower Facilities
- Restrooms
- Offices
- Security System
- Public Address System
- Vending Machine Area
- Suspended Acoustical Tile and Painted Gypsum for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Terrazzo Flooring
- Synthetic Gym Flooring
- Lockers

Not Included:

- Furniture
- Equipment Costs

Related Topics:

- [6402 - Administration Building \(University or Trade School\)](#)
- [6404 - Classroom \(University\)](#)
- [6406 - Laboratory \(University\)](#)
- [6408 - Lecture Hall \(University\)](#)
- [6410 - Library \(University\)](#)
- [6412 - Arts and Crafts Building \(College\)](#)
- [6414 - Commons \(College\)](#)
- [6422 - Field House](#)
- [6424 - Auditorium](#)
- [6426 - Natatorium](#)

Public Buildings, continued

6422 - Field House

Description: Field houses are large gymnasium type structures designed for indoor and outdoor sports and practice facilities.

Included:

- Various Courts
- Workout Rooms
- Jogging Track
- Locker Rooms
- Shower Facilities
- Snack Bar
- Restrooms
- Offices
- Lockers
- Suspended Acoustical Tile and Painted Open Rafters for the Ceiling
- Painted Drywall, Ceramic Tile, and Epoxy Wall Covering for the Partition Wall Finish
- Ceramic Tile Flooring
- Terrazzo Flooring
- Synthetic Gym Flooring
- Public Address System
- Security System

Not Included:

- Furniture
- Bleachers
- Equipment Costs (i.e.: Athletic equipment)

Related Topics:

[6402 - Administration Building \(University or Trade School\)](#)

[6404 - Classroom \(University\)](#)

[6406 - Laboratory \(University\)](#)

[6408 - Lecture Hall \(University\)](#)

[6410 - Library \(University\)](#)

[6412 - Arts and Crafts Building \(College\)](#)

[6414 - Commons \(College\)](#)

[6420 - Physical Education Building](#)

[6424 - Auditorium](#)

[6426 - Natatorium](#)

Public Buildings, continued

6424 - Auditorium

Description: The auditorium occupancy can be used for a separate auditorium building, or as a section of another building. It is designed for public speaking events, lectures, and musical engagements. Window openings are minimal (5%), and story heights are commonly 25 feet and up. .

Included:

- Small Lobby Space
- Auditorium Area
- Stage
- Dressing Rooms
- Workshop Area
- Storage Area
- Restrooms
- Security System
- Public Address System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Block for the Partition Wall Finish
- Unfinished Concrete Flooring
- Carpeting
- Terrazzo Flooring
- Ceramic Tile Flooring
- Carpeting

Not Included:

- Seating
- Stage Curtain
- Equipment Costs
- Movable Partitions

Related Topics:

[6300 - Elementary School](#)

[6310 - Junior High School](#)

[6314 - High School](#)

[6318 - School, Older](#)

[6402 - Administration Building \(University or Trade School\)](#)

[6404 - Classroom \(University\)](#)

[6406 - Laboratory \(University\)](#)

[6408 - Lecture Hall \(University\)](#)

[6410 - Library \(University\)](#)

[6412 - Arts and Crafts Building \(College\)](#)

[6414 - Commons \(College\)](#)

[6420 - Physical Education Building](#)

[6422 - Field House](#)

[6426 - Natatorium](#)

Public Buildings, continued

6426 - Natatorium

Description: The natatorium occupancy can be used as a separate pool building, or as a section of another building. It is designed for swimming events, diving events, and lessons. Interior partitions are minimal, window openings are low (15%), and story heights are 20 feet and up. .

Included:

- Small Lobby Space
- Pool Area
- Locker Room
- Shower Facilities
- Restrooms
- Office Area
- Unfinished and Painted Drywall for the Ceiling
- Painted Block for the Partition Wall Finish
- Ceramic and Quarry Tile Flooring
- Public Address System
- Mechanical Room

Not Included:

- Pool
- Bleachers
- Lockers
- Equipment Costs (i.e.: Built-in athletic)
- Mechanical Systems
- Mezzanines

Related Topics:

- [6300 - Elementary School](#)
- [6310 - Junior High School](#)
- [6314 - High School](#)
- [6318 - School, Older](#)
- [6402 - Administration Building \(University or Trade School\)](#)
- [6404 - Classroom \(University\)](#)
- [6406 - Laboratory \(University\)](#)
- [6408 - Lecture Hall \(University\)](#)
- [6410 - Library \(University\)](#)
- [6412 - Arts and Crafts Building \(College\)](#)
- [6414 - Commons \(College\)](#)
- [6420 - Physical Education Building](#)
- [6422 - Field House](#)
- [6424 - Auditorium](#)

Public Buildings, continued

6500 - Public Library

Description: This occupancy provides books, magazines, and other materials and services for the community.

Included:

- Reading Areas
- Administrative Offices
- Conference Rooms
- Restrooms
- Work Rooms
- Book Stack Areas
- Security System
- Stairs
- Circulation or Main Desk Area
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Vinyl, Quarry, and Ceramic Tile Flooring
- Built-in Items (i.e.: Cabinets and shelving)

Not Included:

- Elevators
- Service Counters
- Furniture
- Book Shelving
- Equipment Costs (i.e.: Anti-theft)
- Books

6505 - Fire Station

Description: The fire station occupancy is designed for the storage and maintenance of fire fighting equipment, including the vehicles. Unlike [6506 - Fire Station, Volunteer](#), this occupancy also provides living quarters for the fire fighters. Fire stations typically have a large garage area with living areas above or adjacent to the garage area, small office area, and classroom or training areas.

Included:

- Garage Area
- Living Quarters
- Locker Room
- Dressing Room
- Offices
- Kitchen Facilities
- Restrooms
- Training Rooms
- Public Address System
- Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Unfinished Concrete Flooring
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Built-in Cabinetry

Public Buildings, continued

6505 - Fire Station, continued

Not Included:

- Lockers
- Furniture
- Equipment Costs (i.e.: Fire fighting)

Related Topics:

[6506 - Fire Station, Volunteer](#)

6506 - Fire Station, Volunteer

Description: The volunteer fire station occupancy is designed for the storage and maintenance of fire fighting equipment, including the vehicles. Unlike [6505 - Fire Station](#), this occupancy does not provide living quarters for the fire fighters. Volunteer fire stations typically have a large garage area, small offices, and a classroom.

Included:

- Garage Area
- Locker Room
- Dressing Room
- Offices
- Classroom
- Restrooms
- Built-in Cabinetry
- Public Address System
- Vinyl Tile Flooring

Not Included:

- Lockers
- Furniture
- Restrooms
- Equipment Costs (i.e.: Fire fighting)

Related Topics:

[6505 - Fire Station](#)

Public Buildings, continued

6510 - Police Station or Jail

Description: Police stations or jails are typically run by a city or town. This occupancy is also good for minimum security jails. If the building's primary function is for the long term incarceration of prisoners, consider using [6511 - Jail / Correctional Facility](#). This building is a place where police officers assemble for orders and where they take arrested persons for detention.

Included:

- Garage Area
- Confinement Areas
- A Day Room
- Dispatching Area
- Locker Room
- Dressing Room
- Offices
- Restrooms
- Conference Rooms
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Block for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Jail Cells
- Sallyport
- Public Address System
- Security System

Not Included:

- Lockers
- Furniture
- Equipment Costs
-

Related Topics:

[6511 - Jail / Correctional Facility](#)

Public Buildings, continued

6511 - Jail / Correctional Facility

Description: The jail or correctional facility is for the detention of people either awaiting trial or for convicted offenders serving sentences for law violations. This occupancy is typically run by the county or state. For occupancies run by a city, or for minimum security only, use [6510 - Police Station or Jail](#).

Included:

- Confinement Areas
- Recreational Area
- Laundry
- Kitchen
- Cafeteria
- Offices
- Restrooms
- Basic Medical and Dental Facilities
- Jail Cells
- Sallyport
- Vinyl and Ceramic Tile Flooring
- Security System
- Public Address System

Not Included:

- Kitchen
- Lockers
- Furniture
- Equipment Costs (i.e.: Recreational)
- Laundry
-

Related Topics:

[6510 - Police Station or Jail](#)

Public Buildings, continued

6515 - Post Office

Description: The post office occupancy is designed for the gathering, sorting, and distributing of local mail. This is a very common occupancy found in most cities and large metropolitan areas. Most likely a post master or assistant will have an office on the premises.

Included:

- Service Counter
- Mail Workroom
- Sorting Areas
- Locker Room
- Restrooms
- Offices
- Security System
- Public Address System
- Lobby and Vestibule Area
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Built-in Cabinets

Not Included:

- Catwalks
- Mezzanines
- Lockers
- Equipment Costs (i.e.: Mail handling or other equipment that is unique to this type of building)

Related Topics:

[6516 - Post Office, Branch](#)

[6517 - Post Office, Main Processing Facility](#)

6516 - Post Office, Branch

Description: The branch post office occupancy is a small building, typically less than 10,000 square feet. It has a service counter for local transactions and minimal sorting capacity. The area associated with each of these segments varies due to the overall size of the building and community served. This occupancy is very common in rural communities or in the outskirts of a city that also has a post office.

Included:

- Workspace
- Restrooms
- Offices
- Directory
- Loading Area
- Public Address System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Epoxy Flooring
- Security System

Public Buildings, continued

6516 - Post Office, Branch, continued

Not Included:

- Dock Levelers
- Signs
- Furnishings
- Equipment Costs (i.e.: Material handling)

Related Topics:

[6515 - Post Office](#)

[6517 - Post Office, Main Processing Facility](#)

6517 - Post Office, Main Processing Facility

Description: These mail and package sorting centers are large, regional operations with major automated sorting lines. Once the mail is sorted, it is distributed to [6515 - Post Office](#) and [6516 - Post Office, Branch, continued](#), then distributed to the local residences or businesses. They are designed with large areas to accommodate the processing and shipment of packages and mail.

Included:

- Plumbing
- Lighting
- Offices
- Security System
- Built-in Cabinetry
- Painted Drywall for the Ceiling and Partition Wall Finish
- Epoxy Flooring
- Carpeting
- Public Address System

Not Included:

- Dock Levelers
- Furnishings
- Equipment Costs (i.e.: Material handling and sorting)

Related Topics:

[6515 - Post Office](#)

[6516 - Post Office, Branch](#)

Public Buildings, continued

6520 - Air Terminal (Small Regional)

Description: The small regional air terminal is designed to handle commercial traffic with designated areas for the general public. It may include two different wings (concourse) along with a general gathering area, luggage claims and ticketing area.

Included:

- Ticketing Area
- Baggage Claim
- Baggage Handling
- Waiting Areas
- Gate Areas
- Concourses
- Restaurants
- Lounges
- Small Shops
- Terrazzo Flooring
- Restrooms
- Service Areas
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Quarry and Ceramic Tile Flooring
- Public Address System
- Master Clock System

Not Included:

- Lockers
- Seating
- Equipment Costs (i.e.: Baggage handling, security, and any other equipment that is unique to this type of building)

Related Topics:

[6522 - Air Terminal \(Large Commercial\)](#)

Public Buildings, continued

6522 - Air Terminal (Large Commercial)

Description: The large commercial air terminal is designed to act as a regional hub. This occupancy is a large, sprawling complex that usually includes several different wings (concourses) for passenger arrival and departure. Besides the general gathering area, luggage claims and ticketing areas, there will be a variety of stores, fast food restaurants, and offices. A hotel may be found on the premises, however, it is recommended that it be added as a separate section.

Included:

- Ticketing Area
- Baggage Claim
- Baggage Handling
- Waiting Areas
- Gate Areas
- Concourses
- Restaurants
- Lounges
- Small Shops
- Restrooms
- Service Areas
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall, Glass Block, and Wood Paneling for the Partition Wall Finish
- Carpeting
- Quarry and Ceramic Tile Flooring
- Terrazzo Flooring
- Public Address System
- Master Clock System
- Security System

Not Included:

- Equipment Costs (i.e.: Baggage handling, ticketing, boarding, concession or other food service, and any other equipment that is unique to this type of building)

Related Topics:

[6520 - Air Terminal \(Small Regional\)](#)

Public Buildings, continued

6525 - Armory

Description: The armory is typically used by the National Guard for conducting military training, or for storing military equipment.

Included:

- Offices
- Classrooms
- Drill Hall
- Kitchen
- Locker Room
- Restroom
- Security System
- Built-In Cabinetry
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Chalk Boards
- Tack Boards
- Public Address System

Not Included:

- Lockers
- Equipment Costs (i.e.: Military equipment)

6530 - Atrium

Description: The atrium is usually a part of some other structure. It is an all glass enclosure designed to provide the illusion of being outdoors, while still in a climate-controlled environment. Heating and cooling system costs are much higher than other structures because of the volatile temperature swings that can occur in an atrium due to solar gain, and lack of insulation.

Included:

- Glass Roof
- Glass Exterior Doors
- Glass Curtain Exterior Walls
- Heating and Cooling
- Quarry Tile Flooring

Not Included:

- Partition Walls
- Plumbing
- Seating
- Ceiling and Wall Finishes
- Landscaping Elements
- Fountains

Public Buildings, continued

6531 - Dining Atrium

Description: The dining atrium is an open-shell extension for enclosed extra seating or game/play areas usually added to fast food restaurants. The atrium areas can be playroom shells, or be finished greenhouse seating atriums.

Included:

- Vinyl Tile Flooring
- Drywall and Open to the Rafters for the Ceiling
- Painted Drywall and Glass Block for the Partition Wall Finish

Not Included:

- Restaurant Seating
- Soft Modular Play Systems
- Furnishings
- Fixtures

6532 - Canopy

Description: These buildings are usually found attached/unattached to banks, hotels, and churches. The buildings have high grade exterior finish to match the buildings surrounding it. It also has an exterior grade ceiling and lighting. The canopy structure has few exterior walls to maintain an open and accessible appearance. It includes basic plumbing and electrical.

Included:

- Lighting
- Slab Floor
- Finished Ceiling

Not Included:

- Partitions
- Heating and Cooling
- Any equipment associated with the business

Related Topics:

[6530 - Atrium](#)

[6531 - Dining Atrium](#)

Public Buildings, continued

6540 - Day Care Center

Description: The day care center is designed to provide temporary (generally 4 to 10 hours) care for children while their parents or guardians are at work, or simply as an opportunity for them to interact with other children of the same age. The ages of the children range from infant to teenagers. The bathrooms and furniture in the building is scaled to the age of the children in the center.

Included:

- Separated Care Rooms
- Activity Rooms
- Kitchen Facilities
- Restrooms
- Office Areas
- Built-In Cabinetry
- Security System
- Suspended Acoustical Tile and Vinyl Covered Gypsum Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Master Clock System
- Public Address System

Not Included:

- Furniture
- Movable Partitions
- Kitchen Appliances

6550 - Museum

Description: A museum is designed for long-term display of work of art, crafts, natural history, etc. This occupancy includes exhibit-gallery, collection storage, vault, workshop, sales, lecture-meeting, theater, and food service areas commensurate with the quality.

Included:

- Basic Display Structures
- Permanent Lighting
- Electrical Connections
- Security System
- Telephone System
- Carpeting
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall, Wood Paneling, Marble and Ceramic Tile for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Terrazzo Flooring
- Public Address System

Not Included:

- Display Cases
- Works of Art or Chattels
- Equipment Costs (i.e.: Food equipment)
- Movable Trade Fixtures

Public Buildings, continued

6560 - Visitor Center

Description: The visitor center provides information on the local points of interest. They also provide travelers' aid or act as a temporary rest stop along major thoroughfares. Many of these building centers have people working in them, however, self serve or self guided facilities are very common also. Without any changes, this occupancy will assume 1 story and is built on a slab.

Included:

- Carpeting
- Terrazzo Tile Flooring
- Vinyl Tile Flooring
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Security System

Not Included:

- Equipment Costs (i.e.: Display or food service)

Services

7100 - Service Station

Description: Service stations are commonly referred to as a gas station, this building is designed for retail sales of gasoline, and also provides service and some minor repair for automobiles.

Included:

- Sales Counter Area
- Control Area
- Office
- Restrooms
- Service Bay Area
- Painted Drywall for the Ceiling
- Painted Block for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Security System

Not Included:

- Hydraulic Lifts
- Storage Tanks
- Display Cases
- Reach-in Coolers
- Underground Piping
- Gas Pumps
- Canopies over the Pumps

7105 - Truck Stop

Description: Truck stops are multi-purpose buildings designed to include a convenience store, food service, shower and toilet, game, and restroom facilities for highway travelers and truckers. Some facilities include the typical coffee shop operation, while some include a lower priced fast food franchise operation. Lighting and plumbing, although adequate to service the operation, are not excessive or ornate. .

Included:

- Vinyl Tile Flooring
- Carpeting
- Quarry Tile Flooring
- Security System
- Suspended Acoustical Tile and Painted Drywall for the Ceiling
- Painted Drywall and Ceramic Tile for the Partition Wall Finish
- Public Address System

Services, continued

7105 - Truck Stop, continued

Not Included:

- Display Cases
- Reach-in Coolers
- Hydraulic Lifts
- Gas Pumps
- Storage Tanks
- Underground Piping
- Restaurant or Convenience Store Fixtures
- Furnishings
- Signs
- Canopies over the Pumps

7110 - Auto Repair/Service Center

Description: This building is designed for servicing vehicles and repairing damaged vehicles. The garage/service area takes up the majority of the space of this building (approximately 75%) with the remainder for office/waiting.

Included:

- Sales Counter Area
- Waiting Area
- Office
- Restrooms
- Service Bays
- Suspended Acoustical Tile for the Ceiling
- Painted Block for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Built-in Cabinets
- Security System

Not Included:

- Hydraulic Lifts
- Sales Counter
- Equipment Costs (i.e.: Vehicle repair)
- Waiting Area Seating

Services, continued

7115 - Quick Oil Change Facility

Description: Quick oil change facilities are designed to service vehicles quickly and efficiently. The garage/service area takes up the majority of the building space, and is commonly a drive-through operation with service doors on both sides of the building.

Included:

- Sales Counter Area
- Waiting Area
- Office
- Restrooms
- Service Bays
- Suspended Acoustical Tile for the Ceiling
- Painted Block for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Built-in Cabinets
- Security System

Not Included:

- Sales Counter
- Waiting Area Seating
- Equipment Costs (i.e.: Vehicle repair)

7120 - Car Wash

Description: The car wash differs from occupancy [7122 - Car Wash, Automatic](#) in that the car pulls into a garage type like structure and parks. The washing equipment then rotates around the car and when finished, the car drives out the other side.

Included:

- Small Office
- Restrooms
- Trench Drains
- Security System
- Suspended Acoustical Tile for the Ceiling
- Painted Block for the Partition Wall Finish
- Washing and Drying Area
- Mechanical Equipment Room

Not Included:

- Equipment Costs (i.e.: Car washing and drying)

Related Topics:

[7121 - Car Wash, Self-Serve](#)

[7122 - Car Wash, Automatic](#)

Services, continued

7121 - Car Wash, Self-Serve

Description: A small, coin-operated car wash for self-serve user operation. Usually has an open bay structure with enclosed equipment room.

Included:

- Painted Steel Siding for the Partition Wall Finish

Not Included:

- Signs
- Yard Improvements
- Equipment Costs (i.e.: Car washing)

Related Topics:

[7120 - Car Wash](#)

[7122 - Car Wash, Automatic](#)

7122 - Car Wash, Automatic

Description: Car wash, automatic is a full-service automatic or tunnel car wash, where the cars are shuttled through a series of automatic washing and drying stations.

Included:

- Office and Sales Area
- Built-in Locker
- Restrooms
- Basic Equipment Room
- Painted Steel Siding for the Partition Wall Finish
- Long and Narrow Wash Bay Area
- Vinyl Tile Flooring

Not Included:

- Signs
- No Ceiling Finishes
- Equipment Costs (i.e.: Car washing)
- Yard Improvements

Related Topics:

[7120 - Car Wash](#)

[7121 - Car Wash, Self-Serve](#)

Services, continued

7125 - Showroom with Service Area

Description: This occupancy has two primary functions. The first is to display and sell merchandise (automobiles, boats, etc.), and the second is to service and repair this merchandise. The finishes in the showroom area are generally high quality, while finishes in the service area are minimal.

Included:

- Showroom Area
- Product Display Area
- Sales Offices
- Storage Area
- Restrooms
- Service Bays
-
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Block for the Partition Wall Finish
- Vinyl Tile Flooring
- Trench Drains
- Public Address System
- Security System

Not Included:

- Office Furniture
- Hydraulic Lifts
- Equipment Costs (i.e.: Vehicle repair)

Related Topics:

[7126 - Showroom, Automobile](#)

[7140 - Service Shop](#)

7126 - Showroom, Automobile

Description: The automobile showroom is designed to display and sell automobiles. However, this occupancy could easily be used for other large or expensive items such as boats or farm equipment. The building consists mainly of a large showroom with the front of the building having large storefront type windows. There is an allowance for several offices and areas devoted for sales cubicles.

Included:

- Store and Office Lighting
- Display Spotlights
- Plumbing
- Restrooms
- Security System
- Suspended Acoustical Tile and Painted Rafters for the Ceiling
- Carpeting
- Terrazzo Flooring
- Vinyl Tile Flooring
- Painted Drywall for the Partition Wall Finish

Services, continued

7126 - Showroom, Automobile, continued

Not Included:

- Special Signage
- Furnishings
- Equipment Costs (i.e.: Kitchen and garage)

Related Topics:

[7125 - Showroom with Service Area](#)

7130 - Marina

Description: The marina occupancy is a land based building designed for selling, servicing, and storing boats. It is not a set of docks or piers that boats pull up to. Finishes in the showroom and display area are similar to other mercantile occupancies, but finishes in the service area are minimal.

Included:

- Sales Area
- Display Areas
- Service Bays
- Storage Areas
- Offices
- Restrooms
- Security System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Vinyl Tile Flooring
- Telephone Wiring
- Public Address System

Not Included:

- Docks
- Equipment Costs (i.e.: Boat lifting and boat moving)

Related Topics:

[7131 - Boat Storage Building](#)

Services, continued

7131 - Boat Storage Building

Description: The boat storage building is a large building designed for dry boat storage. The building may contain large racks used to stack the boats for a more efficient use of the space. Many have a large sliding door on the front to allow the boats to be moved into storage. Without changes, this occupancy will assume 1 story and is built on a slab.

Included:

- Small Office
- Small Shop Area
- Electrical
- Security System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring

Not Included:

- Equipment Costs (i.e.: Boat lifting, hoists, and boat moving)
- Ceiling, Wall, or Floor Finishes in the Main Storage Area

Related Topics:

[7130 - Marina](#)

7140 - Service Shop

Description: The service occupancy consists of a small display area open to the general public, a few small offices, and possibly a lunch room. The rest of the building consists of a well lit, open work area. Several businesses that may be found using this type of occupancy would include small engine/lawn mower repair shop, small printing shops, glass shops, engraving services, or plumbing wholesalers.

Included:

- Sales Counter Area
- Product Display Area
- Office
- Storage Area
- Restrooms
- Workshop
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl Tile Flooring
- Public Address System
- Security System

Not Included:

- Counters
- Cabinetry

Related Topics:

[7125 - Showroom with Service Area](#)

Services, continued

7150 - Aircraft Hangar

Description: The aircraft hangar is designed to provide space for the storage and maintenance of airplanes. The airplanes have enough space to park side to side without the wings touching. If a door was present on the back side of the hangar, an airplane could drive directly through the hanger without touching another airplane. This occupancy also assumes an 18' story height so that larger airplanes can be accommodated. If handling any of the super sized aircraft, you should make an adjustment to the story height.

Included:

- Small Office Area
- Restrooms
- Minimal Plumbing
- Public Address System
- Large, Clear Span Open Area
- Large, Overhead Garage Doors
- Painted Block Partition Walls

Not Included:

- Ceiling Finishes
- Equipment Costs (i.e.: Aircraft repair)

Related Topics:

[7151 - Storage Hangar](#)

[7152 - T-Hangar](#)

7151 - Storage Hangar

Description: The storage hangar is primarily designed for airplane storage and light maintenance and repair. Airplanes can either drive in or be towed in, then maneuvered inside the building. Storage hangars have some office area, storage area and restroom and plumbing facilities for small crews of maintenance personnel.

Included:

- Adequate Electrical
- Adequate Plumbing
- Security System
- Suspended Acoustical Tile for the Ceiling
- Vinyl Tile Flooring
- Painted Drywall for the Partition Wall Finish

Not Included:

- Equipment Costs (i.e.: Maintenance and cranes)
- Ceiling, Wall, or Floor Finishes

Related Topics:

[7150 - Aircraft Hangar](#)

[7152 - T-Hangar](#)

Services, continued

7152 - T-Hangar

Description: The T-hangar is designed to hold as many airplanes as possible. It is a long, narrow building with a tarmac (driveway) on either side. The doors are staggered from one side of the building to the other so that the wings of each airplane overlap with the space next to it. T-hangars are generally designed for smaller, private airplanes.

Included:

- Minimal Electrical
- Plumbing
- Vinyl Tile Flooring
- Painted Steel Siding for the Partition Wall Finish

Not Included:

- Heating and Cooling
- Equipment Costs (i.e.: Maintenance and cranes)

Related Topics:

[7150 - Aircraft Hangar](#)

[7151 - Storage Hangar](#)

7160 - Lumber Storage Facility

Description: The lumber storage facility is used for storing lumber and other building products to provide them with protection from the elements.

Note: If larger portions of the perimeter wall are open to the outside without doors and windows, there are two adjustments you should make. First, under the **Wall Finish** section, enter 0% for **Wall Opening**. This will ensure that there are no doors or windows being added to the cost. Second, under the **Exterior Walls** section, enter the appropriate percentage of open exterior wall in the **None** field and the remaining percentage(s) in the appropriate finish fields.

Included:

- Large Overhead Doors
- Large, Open Bays for Bulk Product Storage

Not Included:

- Heating and Cooling
 - Plumbing
 - Equipment Costs (i.e.: Material handling and racks)
 - Interior Finishes
-

Services, continued

7165 - Bus Terminal

Description: A regional bus station designed for the arrival and departure of passengers traveling by bus.

Included:

- Ticket Sales Area
- Offices
- Passenger Loading Area
- Waiting Area
- Lounge
- Concession Area
- Restrooms
- Bus Maintenance Area
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Public Address System
- Master Clock System
- Telephone Wiring

Not Included:

- Seating
- Lockers
- Equipment Costs (i.e.: Bus maintenance)

7170 - Truck Terminal

Description: A regional truck station is designed for the temporary storage and transfer of goods. It is easily recognized by the long rows of loading docks found on the sides of the building.

Included:

- Loading Dock Areas
- Storage Areas
- Office Areas
- Restrooms
- Telephone Wiring
- Painted Drywall for the Partition Wall Finish
- Suspended Acoustical Tile for the Ceiling
- Carpeting
- Ceramic Tile Flooring
- Public Address System

Not Included:

- Dock Levelers
- Storage Racks

Services, continued

7175 - Municipal Service Garage

Description: Municipal service garages or large fleet complexes include subdivisions for offices, stores and shops to support major vehicular maintenance and repair facilities. The area associated with each of these sections varies due to the overall size of the building and community served. Exterior walls will have some office fenestration and numerous openings for overhead doors.

Included:

- Large Workspace
- Office Area
- Restrooms
- Built-in Cabinetry
- Suspended Acoustical Tile Open Rafters for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Epoxy Flooring
- Asphalt Tile Flooring
- Carpeting
- Stairs

Not Included:

- Equipment Costs (i.e.: Service, Office, and Hoists)

7180 - Laundromat

Description: The laundromat is a neighborhood center for washing and drying clothes. The floor plan calls for wide open areas with minimal partitioning. This occupancy may also act as a distribution point for dry-cleaning and other laundered items that would be cleaned at [9040 - Laundry or Dry Cleaning Plant](#).

Included:

- Waiting Area
- Small Office
- Storage Area
- Restrooms
- Security System
- Washing and Drying Areas
- Suspended Acoustical Tile for the Ceiling
- Vinyl and Ceramic Tile Flooring
- Painted Drywall for the Partition Wall Finish

Not Included:

- Seating
- Tables
- Furniture
- Extractors
- Washing Machines
- Dryers
- Commercial Hot Water Boiler for Washing Machines

Related Topics:

[9040 - Laundry or Dry Cleaning Plant](#)

Services, continued

7200 - Parking Structure

Description: This multi-story building provides parking spaces for vehicles. Exterior walls are mostly open (about 70%), and the upper most floor of this occupancy has no roof so consider the parking on the top floor as one of the stories.

Included:

- Space for Parking, Circulation, Access Ramps, and Stairwells
- Minimal Plumbing (floor drains only)

Not Included:

- Automatic Gates
- Heating and Cooling
- Interior Finishes
- Equipment Costs (i.e.: Ticketing)
- Cashier Booths
- Stairs

Related Topics:

[1005 - Parking on First Level](#)

7300 - Self-Storage Facility

Description: This building provides secured storage spaces. The self-storage facility occupancy is distinguished from [7310 - Mini-Warehouse](#) in that the self-storage facility has smaller storage bays or a higher concentration of partitions, more exterior openings, and a lower grade of lighting. The self-storage facility is intended for personal use, while the mini-warehouse is primarily used by contractors or for commercial use.

Included:

- Storage Areas (divided into smaller individual storage units with individual access)
- Painted Steel for the Partition Wall Finish

Not Included:

- Plumbing
- Heating and Cooling
- Storage Racks
- Ceiling and Floor Finishes

Related Topics:

[7310 - Mini-Warehouse](#)

[7315 - Mini-Warehouse, High Rise](#)

Services, continued

7310 - Mini-Warehouse

Description: This building is designed to provide secured storage spaces that are much smaller in size than a warehouse. The mini-warehouse occupancy is distinguished from [7300 - Self-Storage Facility](#), in that the mini-warehouse has larger storage bays or fewer partitions, fewer exterior openings, and better lighting. The mini-warehouse is intended for commercial use while the self-storage facility is primarily used for personal use.

Included:

- Storage Areas (divided into smaller individual storage units with individual access)
- Painted Steel for the Partition Wall Finish

Not Included:

- Plumbing
- Heating and Cooling
- Storage Racks
- Ceiling and Floor Finishes

Related Topics:

[7300 - Self-Storage Facility](#)

[7315 - Mini-Warehouse, High Rise](#)

7315 - Mini-Warehouse, High Rise

Description: High rise mini-warehouses are multi-story warehouses typically found in large cities. They are subdivided into cubicles of generally small size, designed primarily to be rented for small or non-commercial storage and will include some office space.

Included:

- Office Space
- Suspended Acoustical Tile for the Ceiling
- Vinyl Sheet Flooring
- Painted Steel for the Partition Wall Finish

Not Included:

- Elevators
- Dock Levelers
- Site Improvements
- Equipment Costs (i.e.: Material handling)

Related Topics:

[7300 - Self-Storage Facility](#)

[7310 - Mini-Warehouse](#)

Industrial

8100 - Manufacturing, Light

Description: This building is designed for light manufacturing and assembly processes such as electronic assembly (of TVs, radios, computers, etc.), or sheet metal fabrication, etc. This building typically has a small office area (about 10% of the total area) located in the front of the building, with a larger manufacturing area in the rear. This occupancy is distinguished from [Industrial, continued](#), by its smaller size, lower story heights, smaller bay sizes, and more partitioning per square foot.

Included:

- Production Area
- Shipping and Receiving
- Testing Facility
- Offices
- Storage Area
- Lunchroom
- Locker Room
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Unfinished Concrete Flooring
- Vinyl Tile Flooring
- Restroom
- Security System

Not Included:

- Lockers
- Equipment Costs (i.e.: Manufacturing)
- Additional Power, Plumbing, and Foundation requirements installed specifically for the manufacturing processes
- Dock Levelers

Related Topics:

[8101 - Manufacturing, Pole Frame](#)

[8510 - Industrial Park Building](#)

Industrial, continued

8101 - Manufacturing, Pole Frame

Description: This building is designed for manufacturing and assembly processes and is most similar to [8100 - Manufacturing, Light](#). Compared to occupancy 8100, this building generally has lower quality finishes and uses the pole frame structural system. This occupancy is unique in that its building methodology does not fall into one of the construction types offered within the program. For this reason, a few of the more common occupancies that would utilize this type of construction methodology was created. You should only consider the first three options (frame, masonry, and pre-engineered metal) in the construction type option as valid pole type construction.

Included:

- Production Area
- Shipping and Receiving
- Testing Facility
- Offices
- Restroom
- Painted Drywall and Painted Block for the Partition Wall Finish
- Storage Area
- Lunchroom

Not Included:

- Dock Levelers
- Equipment Costs (i.e.: Manufacturing)
- Ceiling Finishes
- Additional Power or Plumbing requirements installed specifically for the manufacturing processes

Related Topics:

[8100 - Manufacturing, Light](#)

8200 - Warehouse, Light

Description: This building typically has a small office area (about 5% of the total area) located in the front of the building, with a larger warehouse area in the rear. This occupancy is distinguished from [8210 - Warehouse, Heavy](#), by its smaller size, lower story heights, smaller bay sizes and more partitioning per square foot.

Included:

- Storage Bay Areas
- Offices
- Restrooms
- Security System
- Receiving and Loading Dock Area
- Suspended Acoustical Tile for the Ceiling
- Painted Block for the Partition Wall Finish
- Vinyl Tile Flooring

Industrial, continued

8200 - Warehouse, Light, continued

Not Included:

- Dock Levelers
- Storage Racks
- Cranes

Related Topics:

[8201 - Warehouse, Pole Frame](#)

[8210 - Warehouse, Heavy](#)

[8215 - Warehouse, Mega](#)

[8220 - Warehouse, Cold Storage](#)

[9000 - Bakery](#)

8201 - Warehouse, Pole Frame

Description: This building is designed for storing goods and is most similar to [8200 - Warehouse, Light](#). Compared to occupancy 8200, this building has generally lower quality finishes, and uses the pole frame structural system.

Included:

- Storage Bay Areas
- Receiving and Loading Dock Area
- Offices
- Unfinished Ceiling
- Restrooms
- Painted Drywall for the Partition Wall Finis

Not Included:

- Dock Levelers
- Storage Racks
- Cranes

Related Topics:

[8200 - Warehouse, Light](#)

[8210 - Warehouse, Heavy](#)

[8215 - Warehouse, Mega](#)

[8220 - Warehouse, Cold Storage](#)

Industrial, continued

8210 - Warehouse, Heavy

Description: The heavy warehouse building typically has a small office area (about 5% of the total area) located in the front of the building, with a larger warehouse area in the rear. This occupancy is distinguished from [8200 - Warehouse, Light](#), by its larger size, higher story heights, larger bay sizes, and less partitioning per square foot.

Included:

- Storage Bay Areas
- Offices
- Restrooms
- Security System
- Receiving and Loading Dock Area
- Suspended Acoustical Tile for the Ceiling
- Painted Block for the Partition Wall Finish
- Vinyl Tile Flooring

Not Included:

- Dock Levelers
- Overhead Cranes
- Storage Racks

Related Topics:

[8200 - Warehouse, Light](#)

[8201 - Warehouse, Pole Frame](#)

[8215 - Warehouse, Mega](#)

[8220 - Warehouse, Cold Storage](#)

8215 - Warehouse, Mega

Description: The mega warehouse is a very large building, typically 200,000 to over a million square feet, are designed for major regional distribution and storage centers. They include office and personnel support space, which have painted drywall interior partitions and have finished ceilings.

Included

- Storage Bay Areas
- Offices
- Restrooms
- Security System
- Receiving and Loading Dock Area
- Suspended Acoustical Tile for the Ceiling
- Painted Block for the Partition Wall Finish
- Vinyl Tile Flooring

Not Included:

- Dock Levelers
- Overhead Cranes
- Storage Racks
- Equipment Costs (i.e.: Material handling)

Industrial, continued

8215 - Warehouse, Mega, continued

Related Topics:

- [8200 - Warehouse, Light](#)
- [8201 - Warehouse, Pole Frame](#)
- [8210 - Warehouse, Heavy](#)
- [8220 - Warehouse, Cold Storage](#)

8220 - Warehouse, Cold Storage

Description: The cold storage warehouse building is similar to a standard warehouse, except the storage areas are refrigerated to protect the perishable contents. The exterior walls and ceilings are insulated, as are the interior partitions that divide areas of different temperature.

Included:

- Processing Areas
- Cold Storage Bays
- Offices
- Locker Room
- Restrooms
- Distribution and Loading Dock Area
- Painted Drywall and Fiberglass Panels for the Ceiling and Partition Wall Finish
- Stairs
- Refrigeration and Temperature Control Equipment

Not Included:

- Dock Levelers
- Lockers
- Storage Racks

Related Topics:

- [8200 - Warehouse, Light](#)
- [8201 - Warehouse, Pole Frame](#)
- [8210 - Warehouse, Heavy](#)
- [8215 - Warehouse, Mega](#)
- [8221 - Cold Storage](#)

Industrial, continued

8221 - Cold Storage

Description: The cold storage building is similar to a standard warehouse, except the storage areas are refrigerated to protect the perishable contents. The exterior walls and ceilings are insulated, as are the interior partitions that divide areas of different temperature. This occupancy is different from [8220 - Warehouse, Cold Storage](#) in the fact that it has fewer partitions and has less refrigeration equipment. Occupancy 8220 should be used for freezer facilities.

Included:

- Processing Areas
- Cold Storage Bays
- Offices
- Locker Room
- Restrooms
- Refrigeration and Temperature Control Equipment
- Distribution and Loading Dock Area
- Painted Drywall and Fiberglass Panels for the Ceiling and Partition Wall Finish
- Vinyl Tile Flooring
- Floor Grating

Not Included:

- Dock Levelers
- Lockers
- Storage Racks

Related Topics:

[8220 - Warehouse, Cold Storage](#)

8300 - Industrial Mall Building

Description: The industrial mall building is a large, multi-tenant building designed for the manufacturing or processing industry. This building is subdivided into several different units that are separated by common walls. Each section typically has 50% processing area and 50% office space.

Note: If your property differs from this, make sure to adjust the **Floor Finish** and **Ceiling Finish** sections.

Included:

- Manufacturing Areas
- Processing Areas
- Office Areas
- Storage Areas
- Restrooms
- Security System
- Electrical
- Heating and Cooling
- Shipping and Receiving Area
- Suspended Acoustical Tile and Vinyl Covered Gypsum for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring

Industrial, continued

8300 - Industrial Mall Building, continued

Not Included:

- Dock Levelers
- Overhead Cranes
- Lockers
- Storage Racks
- Additional Power, Plumbing, or Foundation requirements installed specifically for the industrial processes

Related Topics:

[8301 - Industrial Mall Building, Interior Space](#)

8301 - Industrial Mall Building, Interior Space

Description: This occupancy represents only the interior space for [8300 - Industrial Mall Building](#).

Included:

- Non-Load Bearing Walls
- Heating and Cooling
- Security System
- Electrical
- Floor, Ceiling, and Partition Wall Finishes
- Kitchen and Bathroom Cabinets
- Above Grade Plumbing
-

Not Included:

- Foundation
- Structural Framing
- Roof
- Load Bearing Walls
- Exterior Wall Finish
- Sub-Grade Plumbing
- Equipment Costs
- Exterior Doors and Windows

Related Topics:

[8300 - Industrial Mall Building](#)

Industrial, continued

8302 - Industrial Mall Building, Shell

Description: This occupancy represents the shell only for [8300 - Industrial Mall Building](#).

Included:

- Foundation
- Structural Framing
- Roof Covering
- Exterior Wall Finish
- Load Bearing Walls
- Sub-Grade Plumbing
- Exterior Doors and Windows

Not Included:

- Electrical
- Heating and Cooling
- Above Grade Plumbing
- Non-Load Bearing Walls
- Floor, Ceiling, Partition Wall Finishes

Related Topics:

[8300 - Industrial Mall Building](#)

[8301 - Industrial Mall Building, Interior Space](#)

8400 - Utility Building

Description: The utility building is a small, one-story building with minimal finish that is typically used for storage.

Included:

- Minimal Heating
- Minimal Plumbing
- Maintenance Space
- General Store Space
- Loading Space

Not Included:

- Cooling
- Ceiling, Floor, and Partition Wall Finishes

Related Topics:

[8402 - Utility Building, Light Commercial](#)

Industrial, continued

8402 - Utility Building, Light Commercial

Description: Light commercial utility buildings have many uses, such as general material, commodity or equipment storage and are generally built lighter than typical warehouse buildings. Interior modifications can turn it into any one of several uses.

Included:

- Small Office
- Steel or Wood Roof
- Vinyl Sheet Flooring
- Painted Drywall for the Partition Wall Finish

Not Included:

- Dock Levelers
- Lockers
- Storage Racks

Related Topics:

[8400 - Utility Building](#)

8410 - Boiler House

Description: The boiler house is designed to house the mechanical equipment for a hot water boiler heating system.

Included:

- Engineer's Office
- Switchgear Room
- Storage
- Restroom
- Operating/Firing Floor Area

Not Included:

- Fuel Tanks
- Chimneys or Smoke Stacks
- Heating and Cooling
- Ceiling, Floor, or Partition Wall Finishes
- Equipment Costs (i.e.: Boilers and mechanical equipment)

Industrial, continued

8500 - Wholesale

Description: This building typically has a large display and office area in the front, with a warehouse area in the remainder of the building. This occupancy is differentiated from [8520 - Office Service Center Building](#), by its smaller size, lower story height, and less partitioning per square foot of floor area.

Included:

- Display Area
- Offices
- Warehouse Area
- Restrooms
- Security System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish
- Carpeting
- Vinyl Tile Flooring

Not Included:

- Dock Levelers
- Storage Racks

8510 - Industrial Park Building

Description: The industrial park building occupancy is used for a wide variety of different tenants. This building typically has a small office area (about 20% of the total area) located in the front of the building, with a larger warehouse or manufacturing area in the rear. This occupancy differs from [8100 - Manufacturing, Light](#), in that the office area in this building is a much larger part of the total building area.

Included:

- Processing Area
- Manufacturing Area
- Office Areas
- Storage
- Restrooms
- Security System
- Shipping and Receiving Areas
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Carpeting
- Ceramic Tile Flooring

Not Included:

- Dock Levelers
- Equipment Costs
- Additional Power or Foundation requirements installed specifically for the manufacturing processes

Industrial, continued

8515 - Manufacturing, Heavy

Description: The heavy manufacturing building is designed for heavy industrial manufacturing processes such as steel fabrication or vehicle assembly. This building typically has a small office area (about 10% of the total area) located in the front of the building, with a larger manufacturing area in the rear. This occupancy is distinguished from [8100 - Manufacturing, Light](#), by its generally larger size, higher story heights, larger bay sizes, and less partitioning per square foot. Although the slab is heavy enough to handle heavy loads and most pieces of machinery, any required special foundations have not been taken into account.

Included:

- Production Area
- Testing Facilities
- Offices
- Storage
- Lunchroom
- Locker Room
- Shipping and Receiving Areas
- Restrooms
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Vinyl Tile Floorin

Industrial, continued

8515 - Manufacturing, Heavy, continued

Not Included:

- Lockers
- Dock Levelers
- Overhead Cranes
- Additional Power or Foundation requirements installed specifically for the manufacturing processes

Related Topics:

[8100 - Manufacturing, Light](#)

[8101 - Manufacturing, Pole Frame](#)

8516 - Industrial Manufacturing, Heavy

Description: Buildings designed for heavy specialized manufacturing processes and power or utility service plants. There is an average amount of office or support space commensurate with the quality included, typically for heavy industrials, between 4 and 12 percent. The heavy industrial occupancy is characterized by its heavy structural support frame and small bay size.

Included:

- Production Area
- Testing Facilities
- Offices
- Storage
- Lunchroom
- Locker Room
- Restrooms
- Shipping and Receiving Areas
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Vinyl Tile Flooring
- Epoxy Flooring
- Carpeting

Not Included:

- Hoists
- Overhead Cranes
- Personnel Lifts
- Panels, Power Wiring, or Industrial Piping to the fixtures or equipment used in the manufacturing processes

Industrial, continued

8520 - Office Service Center Building

Description: The office service center building is 30% office or display area and 70% light assembly or open area.

Included:

- Display Areas
- Offices
- Warehouse Area
- Restrooms
- Suspended Acoustical Tile for the Ceiling
- Carpeting
- Vinyl and Ceramic Tile Flooring
- Painted Drywall and Painted Block for the Partition Wall Finish

Not Included:

- Dock Levelers
- Storage Racks
- Equipment Costs (i.e.: Office and service)

Related Topics:

[Industrial, continued](#)

8525 - Production Laboratory

Description: The production laboratory building offers dedicated space for experiments of physical and chemical sciences and areas where occupants of the building can meet to discuss their work.

Included:

- Laboratories
- Offices
- Conference Rooms
- Library
- Storage
- Restrooms
- Security System
- Suspended Acoustical Tile for the Ceiling
- Epoxy Coated and Painted Drywall for the Partition Wall Finish
- Terrazzo Flooring
- Ceramic Tile Flooring
- Carpeting
- Built-in Cabinetry

Not Included:

- Clean Rooms
- Exhaust Hoods
- Elevated Floors
- Equipment Costs (i.e.: Laboratory or any equipment that is unique to this type of building)

Related Topics:

[8530 - High Tech Production Facility](#)

Industrial, continued

8530 - High Tech Production Facility

Description: The high tech production facility is similar to [8525 - Production Laboratory](#), in that it offers dedicated space for experiments of physical and chemical sciences and areas where occupants of the building can meet to discuss their work. However, it is much larger and also provides dedicated space for the manufacturing of such items as drugs or computer chips.

Included:

- Production Area
- Offices
- Conference Rooms
- Library
- Clean Room
- Computer Room
- Storage
- Restrooms
- Suspended Acoustical Tile for the Ceiling
- Epoxy Coated Drywall and Block for the Partition Wall Finish
- Ceramic Tile Flooring
- Carpeting
- Epoxy Coated Concrete Flooring
- Security System
- Public Address System

Not Included:

- Clean Room Finishes
- Equipment Costs (i.e.: Clean room particle filtration equipment or any other equipment that is unique to this type of building)

Related Topics:

[8525 - Production Laboratory](#)

8535 - Industrial Flex Building

Description: Industrial Flex buildings are the modern multi-tenant loft structures, typically of low-rise construction. The buildings will have an office area outfitted with restrooms and display areas in some of the building and the rest of the building will have large open area for light manufacturing or warehousing activities.

Included:

- Vinyl Tile Flooring
- Security System
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall for the Partition Wall Finish

Not Included:

- Dock Levelers
- Storage Racks
- Lockers

Processes

9000 - Bakery

Description: This building is designed for high-volume production of baked goods to be sold in local stores and supermarkets. Similar to [8200 - Warehouse, Light](#), offices and sales areas are located in the front of the building (approximately 5–10%) and the baking areas are in the rear of the building.

Included:

- Small Sales Area
- Display Areas
- Processing Area
- Offices
- Storage
- Security System
- Shipping and Receiving
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring
- Carpeting
- Stairs

Not Included:

- Elevators
- Storage Racks
- Dock Levelers
- Canopies)
- Equipment Costs (i.e.: Baking equipment)

Related Topics:

[8200 - Warehouse, Light](#)

[9010 - Bottling Plant](#)

9010 - Bottling Plant

Description: The bottling plant is similar to [9000 - Bakery](#). This building is designed to house the entire operations of a bottling company, including offices, warehousing, and manufacturing.

Included:

- Processing Areas
- Offices
- Storage Area
- Locker Room
- Restroom
- Stairs
- Public Address System
- Distribution and Loading Dock Areas
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Carpeting
- Vinyl and Ceramic Tile Flooring

Processes, continued

9010 - Bottling Plant, continued

Not Included:

- Elevators
- Storage Racks
- Lockers
- Dock Levelers
- Equipment Costs (i.e.: Bottling equipment)

Related Topics:

[9000 - Bakery](#)

9020 - Cannery

Description: The cannery occupancy is typically a large, sprawling, single-story structure for processing and canning food or other perishable items. Typically the cans are not made in the same building but delivered by trucks or train car.

Included:

- Processing Areas
- Offices
- Storage Area
- Locker Room
- Restroom
- Public Address System
- Distribution and Loading Dock Areas
- Suspended Acoustical Tile for the Ceiling
- Painted Drywall and Painted Block for the Partition Wall Finish
- Vinyl and Ceramic Tile Flooring

Not Included:

- Storage Racks
- Lockers
- Dock Levelers
- Equipment Costs (i.e.: Canning equipment)

Processes, continued

9030 - Dairy

Description: The dairy is designed for processing and packaging of milk and milk products.

Included:

- Processing Areas
- Offices
- Locker Room
- Restroom
- Stairs
- Distribution and Loading Dock Areas
- Painted Drywall for the Ceiling
- Epoxy Coated Drywall and Painted Block for the Partition Wall Finish
- Vinyl and Quarry Tile Flooring

Not Included:

- Storage Racks
- Storage Tanks
- Lockers
- Dock Levelers
- Equipment Costs (i.e.: Processing equipment)

9040 - Laundry or Dry Cleaning Plant

Description: A laundry or dry cleaning plant is a commercial operation designed to handle large volumes. This occupancy will often perform the work for several satellite pick up sights generally found in [7180 - Laundromat](#). It also services large commercial uniform or towel contracts.

Included:

- Processing Areas
- Offices
- Locker Room
- Restroom
- Distribution and Loading Dock Areas
- Suspended Acoustical Tile for the Ceiling
- Vinyl and Ceramic Tile Flooring
- Painted Drywall for the Partition Wall Finish

Not Included:

- Storage Racks
- Lockers
- Dock Levelers
- Equipment Costs (i.e.: Laundry and dry cleaning)

Related Topics:

[7180 - Laundromat](#)

Processes, continued

9050 - Commercial Greenhouse

Description: A commercial greenhouse is a one-story structure designed for growing plants.

Included:

- Structure
- Glazing
- Minimal Partitions
- Heating and Ventilation
- Cooling Pads
- Water Sprinklers
- Drains
- Gravel Flooring with Concrete Walks

Not Included:

- Tables
- Racks
- Ceiling, Partition, and Floor Finishes

9060 - Meat Packing Plant

Description: The meat packing plant is designed to house the operation of butchering and packaging of meat. Very little space is dedicated to warehousing, so if present it should be added as a separate section.

Included:

- Processing Areas
- Cut and Wrap Area
- Kill Room or Alley
- Hide Room
- Offices
- Locker Room
- Public Address System
- Distribution and Loading Dock Areas
- Ceiling finish consists of Suspended Acoustical Tile, Cold Storage Insulation, and Painted Roof Joists and Rafters.
- Interior Wall Framing consist of Concrete Block or Studs and are finished with Drywall, Epoxy, Cold Storage Insulation, and Paint.
- Carpeting
- Epoxy
- Vinyl and Ceramic Tile Flooring

Processes, continued

9060 - Meat Packing Plant, continued

Not Included:

- Elevators
- Storage Racks
- Lockers
- Pen Gates
- Dock Levelers
- Carcass Conveyors or Mono Rails
- Refrigeration Equipment
- Back Up Generators
- Equipment Costs

Related Topics:

[8200 - Warehouse, Light](#)

[8220 - Warehouse, Cold Storage](#)

Basements/Miscellaneous

1000 - Additional Equipment Only

Description: You can use this model to create a policy without a building attached. For example, use this model when entering park and recreation equipment for a city park.

1001 - Basement, Unfinished

Description: All basement occupancies are intended to work with other occupancies offered in BVS and as such, should be considered as a second section rather than chosen as a substructure adjustment in the primary occupancy when it is unique, such as a multi-level basement. Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor).

Included:

- Structural Floor
- Stairs
- Electrical
- Floor Drains

Not Included:

- Slab
- Plumbing
- Heating and Cooling
- Ceiling, Wall, or Floor Finishes
- Interior Partitions
- Elevator

Note: The basement occupancy does not include a slab since the cost is already taken into consideration with the other occupancies offered in BVS. It also takes into consideration the depth of the foundation that will vary depending upon the climate.

Related Topics:

- [1002 - Basement, Partially Finished](#)
 - [1003 - Basement, Finished](#)
 - [1004 - Basement, Underground Parking](#)
-

1002 - Basement, Partially Finished

Description: All basement occupancies are intended to work with other occupancies offered in BVS and as such, should be considered as a second section rather than chosen as a substructure adjustment in the primary occupancy when it is unique, such as a multi-level basement. Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor). The partially finished basement includes a combination of some unfinished areas with some moderately finished areas.

Included:

- Structural Floor
- Painted Drywall Partition Wall Finish

- Stairs
- Carpeting
- Plumbing
- Moderate Heating
- Electrical
- Suspended Acoustic Tile Ceiling

Basements/Miscellaneous, continued

1002 - Basement, Partially Finished, continued

Not Included:

- Slab
- Furniture
- Appliances
- Moveable Partitions
- Elevator

Note: The basement occupancy does not include a slab since the cost is already taken into consideration with the other occupancies offered in BVS. It also takes into consideration the depth of the foundation that will vary depending upon the climate.

Related Topics:

- [1001 - Basement, Unfinished](#)
- [1003 - Basement, Finished](#)
- [1004 - Basement, Underground Parking](#)

1003 - Basement, Finished

Description: All basement occupancies are intended to work with other occupancies offered in BVS as a second section. A basement should be considered as a second section rather than chosen as a substructure adjustment in the primary occupancy when it is unique, such a multi-level basement. Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor).

Included:

- Structural Floor
- Normal Plumbing
- Stairs
- Heating and Cooling
- Carpet and Vinyl Flooring
- Suspended Acoustic Tile Ceiling
- Painted Drywall Partition Wall Finish
- Electrical

Not Included:

- Slab
- Furniture
- Appliances
- Moveable Partitions
- Elevator

Note: The basement occupancy does not include a slab since the cost is already taken into consideration with the other occupancies offered in BVS. It also takes into consideration the depth of the foundation that will vary depending on the climate.

Related Topics:

- [1001 - Basement, Unfinished](#)
- [1002 - Basement, Partially Finished](#)
- [1004 - Basement, Underground Parking](#)

Basements/Miscellaneous, continued

1004 - Basement, Underground Parking

Description: All basement occupancies are intended to work with other occupancies offered in BVS as a second section. Construction type is selected based on the type of exterior wall (of the basement), and the type of structural floor (for the first floor).

Included:

- Structural Floor
- Electrical
- Stairs
- Provision for Entering and Exiting the Parking Area

Not Included:

- Slab
- Plumbing
- Elevators
- Heating and Cooling
- Ceiling, Wall, or Floor Finishes
- Interior Partitions
- Costs for modifications made outside of the building (i.e.: ramps)

Note: The basement occupancy does not include a slab since the cost is already taken into consideration with the other occupancies offered in BVS. It also takes into consideration the depth of the foundation that will vary depending on the climate.

Related Topics:

[1001 - Basement, Unfinished](#)

[1002 - Basement, Partially Finished](#)

[1003 - Basement, Finished](#)

1005 - Parking on First Level

Description: This is an above ground parking area that is beneath some other building such as an apartment or office. If there is more than one story of parking, this occupancy should not be used. Instead, use [7200 - Parking Structure](#). The exterior walls are mostly open (70%). Construction type is selected based on the type of exterior wall and the type of structural floor (for the second floor). No adjustment should be made to the number of stories.

Included:

- Stairs
- Minimal Interior Partitions
- Provision for Entering and Exiting the Parking Area

Basements/Miscellaneous, continued

1005 - Parking on First Level, continued

Not Included:

- Slab
- Plumbing
- Heating and Cooling
- Ceiling, Wall, or Floor Finishes
- Costs for modifications made outside of the building (i.e.: ramps)

Note: No slab is included since it assumes the cost of the slab for the building that it is built on.

Related Topics:

[7200 - Parking Structure](#)

Index

Numerics

2-4 Unit Apartment 7

A

Additional Equipment Only 176

Administration Building (University or Trade School) 121

Air Terminal

 Large Commercial 139

 Small Regional 138

Aircraft Hangar 151

Apartment

 2-4 Units 7

 Above a Store 52

 High Rise 3

 High Rise - Interior Space 5

 High Rise - Shell 4

 High Rise Luxury 6

 Low Rise 1

 Low Rise - Older 2

 Office (Motel) 28

Armory 140

Arts and Crafts Building (College) 126

Assisted Living - Multiple Residence 81

Atrium 140

Atrium - Dining 141

Auditorium 130

Auto Repair Center 145

Automatic Car Wash 147

Automobile Showroom 148, 149

B

Bakery 171

Bank

 Mini or Branch 34, 35

 Savings and Loan 34

Bar 60

Barber Shop 40

Basement

 Finished 178

 Partially Finished 176

 Underground Parking 179

 Unfinished 176

Bed and Breakfast 18, 19

Boat Storage Building 150

Boiler House 165

Bookstore 42

Bottling Plant 171

Bowling Center 60

Branch Post Office 137

Broadcasting Center 36

Bus Terminal 153

C

Cafeteria 59

Cannery 172

Canopy 141

Car Wash 146

 Automatic 147

 Self-Serve 147

Church

 Auditorium Type 96

 Average 86

 Basic 85

 Camp Cabins 102

 Camp Dorms 101

 Contemporary 91

 Contemporary, High 92

 Contemporary, Mansard 94

 Elaborate 88

 Modern A-Frame 95

 Narthex 98

 Tower 100

 Traditional 89

 with Sunday School 99

Cinema 61

City

 Club 66

Classroom

 Classroom (Elementary - High School) 111

 Lecture (Elementary - High School) 112

 Science (Elementary - High School) 116

 University 122

Clinic

 Dental 77

 Medical 73

 Veterinary 83

Club

 City 66

 Country 63

 Health 67

 Indoor Tennis 65

 Racquetball and Health 66

Clubhouse 62

Clubhouse Center - Senior 64

Cold Storage 162

 Warehouse 161

Commercial Greenhouse 174

Commons (College) 127
Community Center 64
Computer Data Center 37
Concession Stand 71
Concession Stand with Press Box 72
Condominium 8
 Deluxe 12
 Interior Space 10
 Shell 9
 without Interior Finishes 11
Convalescent Center 78
Convenience Food Store 53
Convent 16
Correctional Facility - Jail 135
Country Club 63
Crafts and Arts Building (College) 126
Crafts Building (Elementary - High School) 110

D

Dairy 173
Day Care Center 142
Deluxe Condominium 12
Dental Office/Clinic 77
Department Store 43
 Discount 44
Dining 58
Dining Atrium 141
Discount Department Store 44
Dispensary 76
Dog Kennel 84
Dormitory 14
Double Row Motel 24
Dressing and Shower Facility 70
Drugstore 42
Dry Cleaning Plant 173

E

Educational Wing 103
Elderly Home 79
Elementary School 106
Enclosed Park Pavilion 70
Extended Stay Motel 26

F

Fast Food with Seating 58
Fast Food without Seating 57
Fellowship Hall 104
Field House 129
Fine Arts Building (Elementary - High School) 110
Finished Basement 178
Fire Station 132
 Volunteer 133

First Level Parking 179
Fitness Center 68
Flex Building - Industrial 170
Florist Shop 41
Food Store
 Convenience 53
 Warehouse 55
Fraternal Building 105
Fraternity House 15
Full Service Hotel 18, 19
Funeral Home 82
Furniture Showroom and Warehouse 56

G

Government Community Service Building 36
Greenhouse
 Commercial 174
Group Care Home 82
Gymnasium (Elementary - High School) 117

H

Hangar
 Aircraft 151
 Storage 151
 T-Hangar 152
Health Club 66, 67
Heavy Manufacturing 167
Heavy Manufacturing - Industrial 168
Heavy Warehouse 160
High Rise
 Apartment 3
 Interior Space 5
 Luxury 6
 Shell 4
 Mini-Warehouse 156
 Office 33
High School 108
High-tech Production Facility 170
Home for the Elderly 79
Home Improvement Center 56
Hospital 74
Hotel
 Full Service 18, 19
 Limited Service 20
 Older 21

I

Ice Rink - Indoor 69
Indoor Ice or Roller Rink 69
Industrial
 Flex Building 170
 Heavy Manufacturing 168
 Mall Building 163

Interior Space 163
 Shell 164
 Park Building 166
 Interior Space
 Condominium 10, 11
 High Rise Apartment 5
 Industrial Mall Building 163
 Low Rise Office 31
 Mall Type Shopping Center 50
 Strip Type Shopping Center 47

J

Jail 134
 Correctional Facility 135
 Junior High School 107

L

Laboratory
 Production 169
 University 123
 Laundromat 154
 Laundry Plant 173
 Lecture Classroom (Elementary - High School) 112
 Lecture Hall (University) 124
 Library
 Media Center (Elementary - High School) 113
 Public 132
 University 125
 Light Commercial Utility Building 165
 Light Manufacturing 157
 Light Warehouse 158
 Limited Service Hotel 20
 Live Stage Theater 62
 Lodge 22
 Lounge 60
 Low Rise
 Apartment 1
 Apartment - Older 2
 Office 29
 Interior Space 31
 Older 31, 32
 Shell 30
 Lumber Storage Facility 152
 Luxury Apartment - High Rise 6

M

Main Processing Facility - Post Office 137
 Mall Building - Industrial 163
 Mall Shopping Center 48
 Mall Type Shopping Center
 Interior Space 50
 Shell 49

Mansion 17
 Manual Arts Building (Elementary - High School) 114
 Manufacturing
 Heavy 167
 Heavy Industrial 168
 Light 157
 Pole Frame 158
 Marina 149
 Meat Packing Plant 174
 Mechanical Penthouse 37
 Media/Library Center (Elementary - High School) 113
 Medical Clinic 73
 Mega Warehouse 160
 Mid Rise Office 32, 33
 Mini or Branch Bank 34, 35
 Mini-Warehouse 156
 Mortuary 82
 Motel 23
 Apartment/Office 28
 Double Row 24
 Extended Stay 26
 Single Row 25
 Multiple Residence
 Assisted Living 81
 Senior Citizen 80
 Multi-Purpose Building (Elementary - High School) 115
 Municipal Service Garage 154
 Museum 142

N

Narthex 98
 Natatorium 131
 Nursing Home 78

O

Occupancy 0101 176
 Occupancy 0102 176
 Occupancy 0103 178
 Occupancy 0104 179
 Occupancy 0105 179
 Occupancy 1000 176
 Occupancy 1100 1
 Occupancy 1110 2
 Occupancy 1200 3
 Occupancy 1221 4
 Occupancy 1222 5
 Occupancy 1225 6
 Occupancy 1230 7
 Occupancy 1300 8
 Occupancy 1331 9

Occupancy 1332 10	Occupancy 4115 58
Occupancy 1335 11	Occupancy 4120 59
Occupancy 1340 12	Occupancy 4125 60
Occupancy 1350 13	Occupancy 4200 60
Occupancy 1440 14	Occupancy 4205 61
Occupancy 1445 15	Occupancy 4206 62
Occupancy 1450 16	Occupancy 4210 62
Occupancy 1455 17	Occupancy 4215 63
Occupancy 1460 18, 19	Occupancy 4220 64
Occupancy 1500 18, 19	Occupancy 4225 64
Occupancy 1550 20	Occupancy 4230 65
Occupancy 1560 21	Occupancy 4232 66
Occupancy 1570 22	Occupancy 4235 66
Occupancy 1600 23	Occupancy 4240 67
Occupancy 1610 24	Occupancy 4242 68
Occupancy 1620 25	Occupancy 4245 69
Occupancy 1630 26	Occupancy 4300 69
Occupancy 1640 27	Occupancy 4305 70
Occupancy 1645 28	Occupancy 4310 70
Occupancy 2100 29	Occupancy 4315 71
Occupancy 2121 30	Occupancy 4320 71
Occupancy 2122 31	Occupancy 4325 72
Occupancy 2124 31, 32	Occupancy 5100 73
Occupancy 2200 32, 33	Occupancy 5110 74
Occupancy 2300 33	Occupancy 5120 75
Occupancy 2500 34	Occupancy 5125 76
Occupancy 2510 34, 35	Occupancy 5130 77
Occupancy 2605 36	Occupancy 5200 78
Occupancy 2650 36	Occupancy 5210 79
Occupancy 2655 37	Occupancy 5215 80
Occupancy 2660 37	Occupancy 5220 81
Occupancy 3100 39	Occupancy 5225 82
Occupancy 3102 40	Occupancy 5230 82
Occupancy 3105 40	Occupancy 5300 83
Occupancy 3110 41	Occupancy 5305 84
Occupancy 3120 42	Occupancy 6100 85
Occupancy 3125 42	Occupancy 6105 86
Occupancy 3200 43	Occupancy 6110 88
Occupancy 3215 44	Occupancy 6115 89
Occupancy 3300 45	Occupancy 6120 91
Occupancy 3301 46	Occupancy 6125 92
Occupancy 3302 47	Occupancy 6130 94
Occupancy 3310 48	Occupancy 6135 95
Occupancy 3311 49	Occupancy 6140 96
Occupancy 3312 50	Occupancy 6142 98
Occupancy 3400 51	Occupancy 6145 99
Occupancy 3401 52	Occupancy 6148 100
Occupancy 3500 53	Occupancy 6150 101
Occupancy 3505 54	Occupancy 6152 102
Occupancy 3510 55	Occupancy 6155 103
Occupancy 3600 56	Occupancy 6200 104
Occupancy 3700 56	Occupancy 6205 105
Occupancy 4100 57	Occupancy 6300 106
Occupancy 4110 58	Occupancy 6310 107

Occupancy 6314	108	Occupancy 7151	151
Occupancy 6318	109	Occupancy 7152	152
Occupancy 6321	110	Occupancy 7160	152
Occupancy 6322	111	Occupancy 7165	153
Occupancy 6324	112	Occupancy 7170	153
Occupancy 6325	113	Occupancy 7175	154
Occupancy 6326	114	Occupancy 7180	154
Occupancy 6327	115	Occupancy 7200	155
Occupancy 6329	116	Occupancy 7300	155
Occupancy 6330	117	Occupancy 7310	156
Occupancy 6340	118	Occupancy 7315	156
Occupancy 6345	119	Occupancy 8100	157
Occupancy 6400	120	Occupancy 8101	158
Occupancy 6402	121	Occupancy 8200	158
Occupancy 6404	122	Occupancy 8201	159
Occupancy 6406	123	Occupancy 8210	160
Occupancy 6408	124	Occupancy 8215	160
Occupancy 6410	125	Occupancy 8220	161
Occupancy 6412	126	Occupancy 8221	162
Occupancy 6414	127	Occupancy 8300	163
Occupancy 6420	128	Occupancy 8301	163
Occupancy 6422	129	Occupancy 8302	164
Occupancy 6424	130	Occupancy 8400	164
Occupancy 6426	131	Occupancy 8402	165
Occupancy 6500	132	Occupancy 8410	165
Occupancy 6505	132	Occupancy 8500	166
Occupancy 6506	133	Occupancy 8510	166
Occupancy 6510	134	Occupancy 8515	167
Occupancy 6511	135	Occupancy 8516	168
Occupancy 6515	136	Occupancy 8520	169
Occupancy 6516	137	Occupancy 8525	169
Occupancy 6517	137	Occupancy 8530	170
Occupancy 6520	138	Occupancy 8535	170
Occupancy 6522	139	Occupancy 9000	171
Occupancy 6525	140	Occupancy 9010	171
Occupancy 6530	140	Occupancy 9020	172
Occupancy 6531	141	Occupancy 9030	173
Occupancy 6532	141	Occupancy 9040	173
Occupancy 6540	142	Occupancy 9050	174
Occupancy 6550	142	Occupancy 9060	174
Occupancy 6560	143	Office	
Occupancy 7100	144	Above a Store	51
Occupancy 7105	144	Apartment (Motel)	28
Occupancy 7110	145	Computer Data Center	37
Occupancy 7115	146	High Rise	33
Occupancy 7120	146	Low Rise	29
Occupancy 7121	147	Low Rise - Older	31, 32
Occupancy 7122	147	Low Rise Interior Space	31
Occupancy 7125	148	Low Rise Shell	30
Occupancy 7126	148, 149	Mid Rise	32, 33
Occupancy 7130	149	Service Center Building	169
Occupancy 7131	150	Older Hotel	21
Occupancy 7140	150	Open Park Pavilion	71
Occupancy 7150	151	Outpatient Surgical Center	75

P

Park Pavilion
 Enclosed 70
 Open 71
Park Restroom Building 69
Parking
 First Level 179
 Structure 155
 Underground - Basement 179
Partially Finished Basement 176
Penthouse - Mechanical 37
Physical Education Building 128
Pole Frame
 Manufacturing 158
 Warehouse 159
Police Station 134
Post Office 136
 Branch 137
 Main Processing Facility 137
Production Facility - High Tech 170
Production Laboratory 169
Public Library 132

Q

Quick Oil Change Facility 146

R

Racquetball Club 66
Radio Broadcasting Center 36
Recreation Building 62
Rectory 16
Restroom Building - Park 69
Roller Rink - Indoor 69
Rooming House 27
Row House 13

S

Savings and Loan Bank 34
School
 Elementary 106
 High 108
 Junior High 107
 Older 109
 Vocational 118
Science Classrooms - (Elementary - High School)
116
Self-Serve Car Wash 147
Self-Storage Facility 155
Senior Citizen - Multiple Residence 80
Senior Clubhouse Center 64
Service and Auto Repair Center 145
Service Building - Government Community 36
Service Shop 150

Service Station 144
Shell
 Condominium 9
 High Rise Apartment 4
 Industrial Mall Building 164
 Low Rise Office 30
 Mall Type Shopping Center 49
 Strip Type Shopping Center 46

Shop

Barber 40
Florist 41
General 39
Older 40
Service 150
Shopping Center
 Mall Type 48
 Mall Type - Interior Space 50
 Mall Type - Shell 49
 Strip Type 45
 Strip Type - Interior Space 47
 Strip Type - Shell 46

Shower and Dressing Facility 70

Showroom

Automobile 148, 149
Furniture 56
 with Service Area 148

Single Row Motel 25

Storage Hangar 151

Store

Apartment Above 52
Book 42
Convenience Food 53
Department 43
Discount Department 44
Drug 42
General 39
Offices Above 51
Older 40

Strip Shopping Center 45

Strip Type Shopping Center

 Interior Space 47

 Shell 46

Supermarket 54

Surgical Center - Outpatient 75

T

Technical Trades Building (College) 119

Television Broadcasting Center 36

Tennis Club - Indoor 65

Terminal

 Bus 153

 Truck 153

T-Hangar 152

Theater - Live Stage 62

Tower - Church 100
Truck Stop 144
Truck Terminal 153
TV Broadcasting Center 36

U

Underground Parking - Basement 179
Unfinished Basement 176
University 120
 Classroom 122
 Laboratory 123
 Lecture Hall 124
 Library 125
Utility Building 164
 Light Commercial 165

V

Veterinary Clinic 83
Visitor Center 143
Vocational School 118
Volunteer Fire Station 133

W

Warehouse
 Cold Storage 161
 Food Store 55
 Furniture 56
 Heavy 160
 Light 158
 Mega 160
 Mini 156
 Mini, High Rise 156
 Pole Frame 159
Wholesale 166

