Alberta 2014 Residential Cost Manual

Alberta Municipal Affairs

Alberta 2014 Residential Cost Manual
ISBN 9780779795024
Created by: Assessment Services Branch, Alberta Municipal Affairs
Last Updated: December 23, 2016
For more information about this document, contact:
Assessment Services Branch
15th Floor, Commerce Place
Edmonton, Alberta T5J 4L4
E-mail: ma.lgsmail@gov.ab.ca

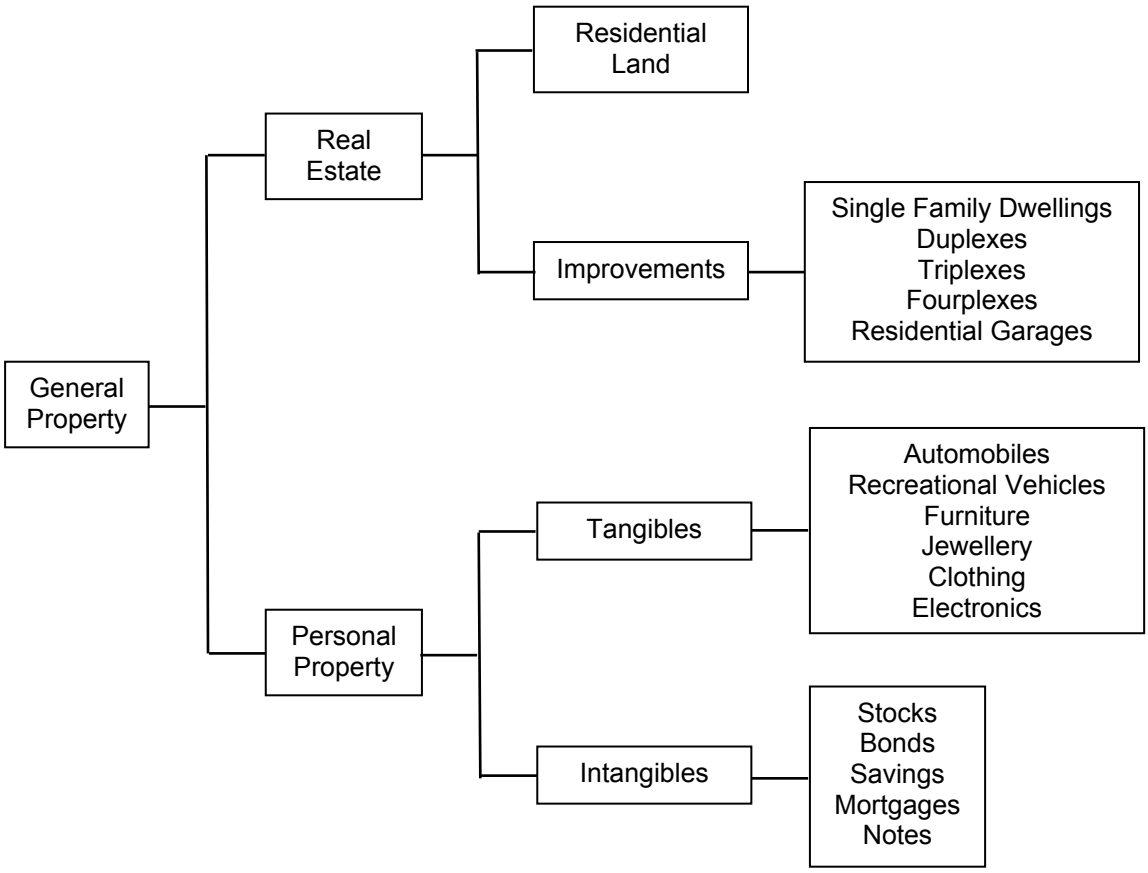
TABLE OF CONTENTS

SECTION 1 - INTRODUCTION

SECTION 1 INTRODUCTION

1.1 CLASSIFICATION OF PROPERTY IN ALBERTA

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



1.2 THE ASSESSOR

Assessors in Alberta are appointed under the *Municipal Government Act,* on the basis of the Qualification of Assessor Regulation, in order to establish a fair and equitable assessment of properties.

Property assessments in Alberta should reflect market value and should be equitable in comparison to similar properties within the same assessment jurisdiction. The assessor must be able to value properties by analyzing and executing the procedures and policies set within the legislation and by the municipality. It is also critical that assessors maintain an understanding of current statutes and regulations governing property assessment and taxation in Alberta, typical valuation methodologies and practices, as well as be knowledgeable on the general factors that affect property values.

1.3 THE ALBERTA RESIDENTIAL COST MANUAL

Improvements

Alberta Municipal Affairs has produced this manual as a service to municipalities and stakeholders. The manual establishes typical replacement costs for residential buildings and properties based on 2014 replacement costs.

The benchmark to establish costs for the *Alberta 2014 Residential Cost Manual* are typical 2014 replacement costs in the Edmonton area. This manual uses the full cost pricing of all typical building components including direct and indirect costs (with exception of GST). If supply and demand for buildings are relatively equal, the cost approach should establish a cost base given short-run fluctuations in supply and demand.

The cost approach to value can be used to estimate the market value of any property in an assessment jurisdiction by determining the replacement cost new of all improvements and adding for *Entrepreneurial Profit* (EP). Replacement cost new estimates may not represent the specific construction costs, or actual costs, incurred by a property owner as they are meant to reflect current market costs. The cost approach to value can also provide an equitable comparison of similar buildings within each assessment jurisdiction.

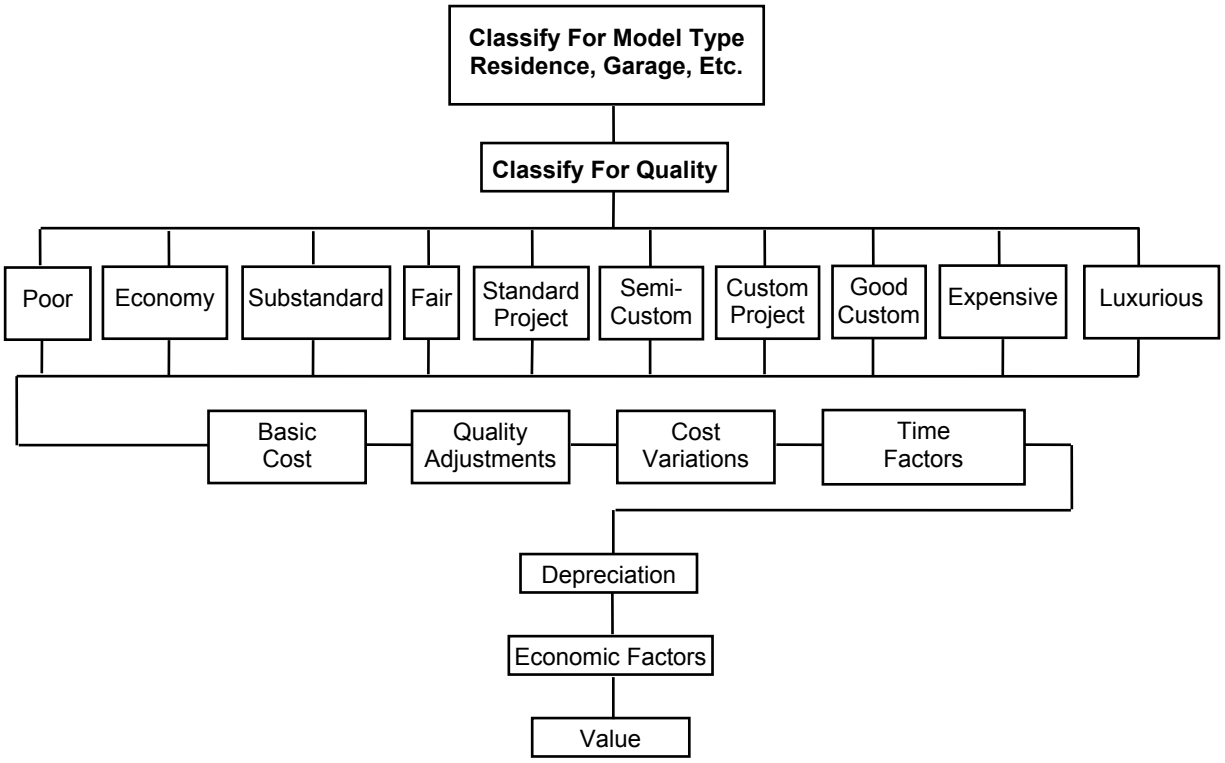
Buildings are classified by type and quality. Basic characteristics such as location, age, actual condition and depreciation can be analyzed, compared and verified. Normal physical/functional depreciation factors are applied using the Anticipated Age Life Table included in this manual. Additional depreciation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

1.4 CLASSIFICATION - GENERAL

The classification of improvements based on factors such as use, design, kind and quality of materials, and grade or quality of workmanship are all key to the valuation process. The *Alberta 2014 Residential Cost Manual* enables the assessor to systematically determine the value of common improvements using predetermined rate schedules for model types and quality categories. Improvements and depreciation factors are categorized for residential models and quality. Residential model types are classified by intended use, improvements kinds and quality of the materials and the level of workmanship in the improvement. (See Appendix II)

Classification process

Accurate classification requires attention to the general description and quality specifications provided for each model classification in this manual. Photographs can provide a general indication of building type and quality. The chart below details a sample classification process:



1.5 BASE RATES

In this manual Base Rates, Installation Rates, Adjustments and Unit Costs are based on typical 2014 construction replacement costs in the Edmonton area. Typical quantities and qualities for material and labour are used to establish unit costs which are then used to determine base rates. Replacement costs for various classes are derived from base rates for various classes and qualities of improvements. The replacement cost concept implicitly eliminates all functional obsolescence from the value given; thus only physical depreciation and economic obsolescence need to be subtracted to obtain replacement cost new less depreciation.

Typical direct and indirect expenses are included in the unit costs in this manual, therefore additional fees are not required to adjust for these costs; with exception of GST which is not included in unit costs and should be added after the total cost value of all improvements has been calculated. Typical direct and indirect expenses include (but are not limited to) the following:

1) architectural and engineering fees; to the extent that architects or prime consultants consider them to be normal to a specific building type.
2) building permits, fire, liability and property insurance
3) site cleanup such as building, windows, site, rubbish removal, etc.
4) site inspection and testing
5) temporary site services such as water, light and power, telephone and sanitary facilities
6) temporary site offices and buildings
7) material handling and warehousing
8) hoarding, barricades, guardrails, signs and signals, etc.
9) construction equipment such as tools, pumps, scaffolding, etc.
10) site staff, security, protection, and first aid
11) head office expenses including staff, rent, utilities, insurance, licenses, property and business taxes, sales promotion, loss of opportunity interest, financing, legal fees, etc.
12) building material and labour costs
13) contractor overhead and profit

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

Base Cost = Constant + (Area x Area Rate m^2)

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

Base Cost = \$40,500 + (112.4 m^2 x \$810)
Base Cost = \$40,500 + \$91,044
Base Cost = \$131,544

Additional qualities or features of a building, above and beyond that indicated by the model code and quality class, should be added after the base building cost has been estimated.

1.6 RESIDENTIAL HOUSING

HOUSING TYPES

The following information describes each figure represented on the next page:

Figure A

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

Figure B

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

Figure C

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

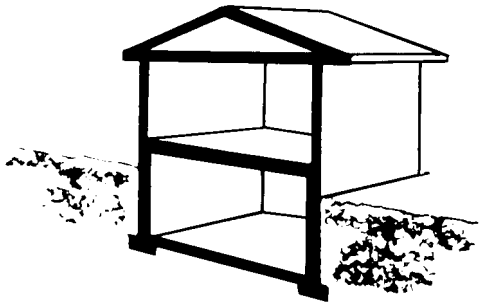
Figure D

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

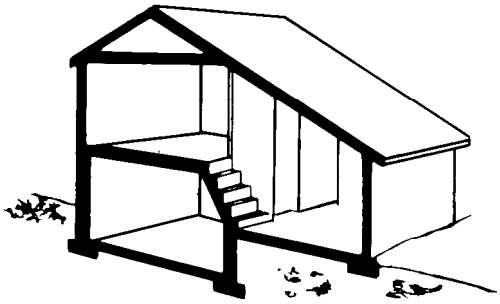
Figure E

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

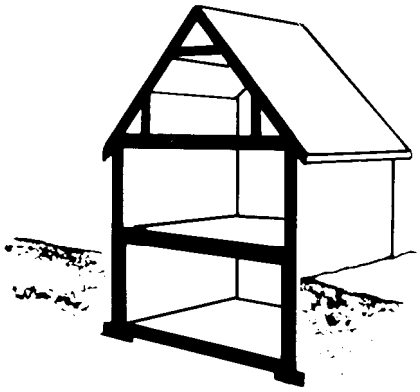
HOUSING TYPES Cont'd



A. 1 STOREY



B. SPLIT LEVEL



C. 1 ½ STOREY

D. 1¾ STOREY

E. 2 STOREY

1.7 RESIDENTIAL CLASSES

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

- Low Grade Housing
- Built before 1940
- Built after 1940
- Built after 1970
- Built after 1990

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

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

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

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

Recording Property Descriptions

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

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

1.8 BASE YEAR MODIFIERS

The modified replacement cost new of an improvement, based on the current year of assessment, is determined as follows:

1. Calculate the 2014 replacement cost new of improvements based on the manual class and quality identified for the property and the rates within Section 2 of this manual.

2. Multiply the 2014 replacement cost new by the factor for the year of the assessment.

Base Cost Modifier Table

Classification (Schedule 2)

Year of Assessment	Base Year Modifier
2014	1.00
2015	1.04
2016	1.05
2017	0.00
2018	0.00
2019	0.00

Note: (2014 = 1.00)

1.9 GOODS AND SERVICES TAX (GST)

In valuing a property on the basis of replacement cots new (RCN) all direct and indirect costs (including GST) need to be included according to generally accepted market value appraisal and assessment principles.

In the case of residential improvements in Canada, the federal government allows eligible purchasers of new homes to claim a GST rebate for a portion of the GST paid for construction materials and labour in building their new home. The maximum rebate for eligible property owners equates to approximately 36% of the GST paid on homes under $350,000. The GST rebate is reduced by $63 for every $1,000 of value between $350,000 and $450,000; homes in excess of $450,000 are not eligible for a GST rebate. The maximum rebate on any new home purchase equates to $6,300. These rates are subject to change by the federal government and should be verified with Canada Revenue Agency prior to implementing.

Most new home builders reduce the asking price of their homes on the understanding that the individual(s) purchasing the home sign over the GST rebate to the builder. However, the net GST paid on the home is still reflected in the sales price of the home. If this were not the case the sales price of the home would include 100% of the total GST.

In calculating the market value of residential properties using this manual, either the full GST or net GST where applicable should be included. However, considering the sales price of new homes typically account for the GST paid, the assessor has most likely captured the taxes in the Local Market Modifier applied to the RCN estimate from this manual. Where it has not, applicable GST should be added after calculating the total adjusted RCN.

1.10 ENTREPRENEURIAL PROFIT (EP)

The unit costs in this manual include a mark-up for typical entrepreneurial profit (EP). Entrepreneurial profit is the return an owner of the property expects to realize, either monetary or in utility, in improving a property. EP should typically be added to the sum of the total estimated replacement cost new of all improvements (including all adjustments from Sections 1.4 to 1.10 and adding for GST) and the estimated market value of the land. However, the total estimated EP is only added to the value of the improvements in concluding the total market value for the property.

For the purpose of this manual a mark-up has been applied to the building costs to account for the EP that would typically be realized at the end of a project and therefore the rates herein do not reflect actual construction costs but marked-up construction costs for the purposes of Assessments in Alberta. In some assessment jurisdictions the mark-ups included in the base rates in this manual may not be high enough; in which case additional adjustments may be required at the local level.

1.11 DEPRECIATION OF RESIDENTIAL BUILDINGS

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

During the course of their economic life residential improvements depreciate due to physical deterioration, functional obsolescence or economic obsolescence.

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

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

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

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

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

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

The percentage of remaining life can be determined as follows:

1. Identify the age life
2. Determine the chronological age
3. Select the appropriate Condition, Desirability and Utility (CDU) rating.

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

1.12 GLOSSARY

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

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

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

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

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

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

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

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

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

Replacement Cost New (RCN)
Replacement cost new is the cost to replace an improvement with a modern unit in new condition and of equivalent utility. Replacement costs in the manual are predicated on typical construction costs for the year 2014.

1.13 EXAMPLE MARKET VALUE CALCULATION

The following is an example market value calculation of an improved residential property using the rates and tables within this manual and based on an assessment and taxation year of 2014.

Model 005, Quality 04, Structure 09
With Double Attached Garage: Model 030, Quality 04, Structure 28

Area Calculations

Area Description	Model	Quality	Structure	Dimensions	Area
2 storey on Basement	**005**	**04**	**09**		**193.0m^2**
Main Flr on Basement	005	05	09	7.31m x 11.6m =	84.80m^2
2nd Storey	005	05	09	7.31m x 11.6m =	84.80m^2
2nd Storey Bonus Rm.	005	05	13	5.25m x 4.50m =	23.6m^2
Attached Garage	**030**	**04**	**28**	**5.80m x 6.71m =**	**38.9m^2**

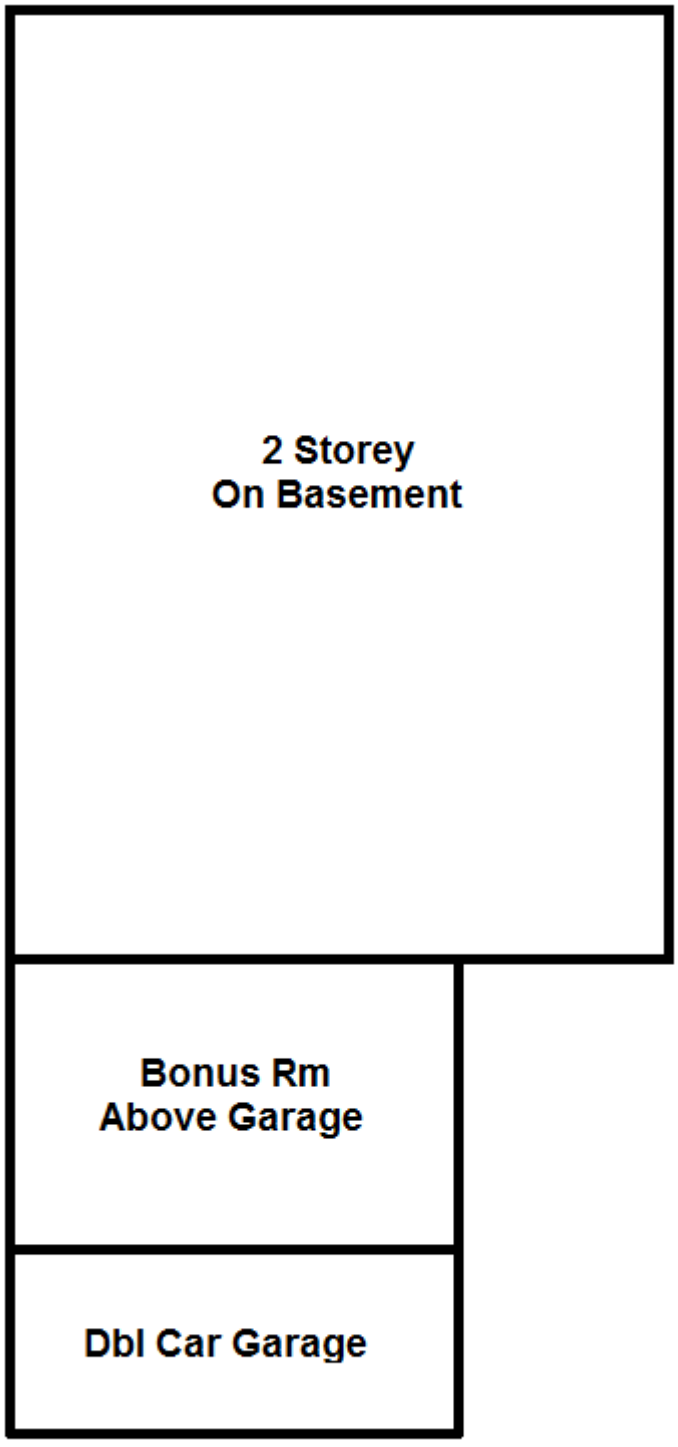
Single family residence located in Edmonton, AB built circa 1993, average quality, 2 storey on unfinished basement. Land Value is estimated at $155,000.

The overall plan and design of this residence is better than typical for this class. The quality range within this class is –8% to +11% and the quality for this particular residence is rated as +7%. This residence has better than typical workmanship and quality of materials for some of the building features:

- upgraded floor coverings
- a considerable amount of good wood paneling and bookcases
- exterior entrance highlighted by columns, and
- other decorative features.
- 10 plumbing fixtures including one whirlpool type bath
- 2 built-in fireplaces on same chase.

Applying the 2014 base residential construction cost rates and tables within this manual, the above example would result in a depreciated market value estimate of $534,000 (as seen in the calculations on the following pages).

Sample Sketch of House



Example Market Value Calculation using the manual - 005–04–09 Residence:

A. Calculate Base Cost of SFD Base Cost = Constant + (Area x Area Rate m^2) Base Cost = \$54,900 + (168.0m^2 x \$1,501)	A. \$252,168
B. Calculate Base Cost of Bonus Rm. Base Cost = Constant + (Area x Area Rate m^2) Base Cost = 12,000 + (23.6m^2 x \$744)	B. \$17,558
C. Calculate Base Cost of the Garage Base Cost = Constant + (Area x Area Rate m^2) Base Cost = \$4,530 + (38.9m^2 x \$230)	C. \$13,477
D. Total Base Cost of Home plus Garage (A. + B.)	**D. \$283,203**
E. Additional Adjustments	
1. Quality Range Adjustment (Total Base Cost x Quality Adjustment) (\$283,203 x 0.15)	\$42,480
2. Adjustment for Additional Plumbing ((# Fixtures in Subject – Fixtures in Base Rate) x Rate/Fixture) ((10 – 10) x \$1,900/Fixture) = \$0 Plus 1 Whirlpool type fixture @ \$2,250	\$2,250
3. Adjustment for Fireplaces (# of Fireplaces x Rate/Unit) (1 x \$7,090) = \$6,570 1 additional firebox on same chase @ \$6,570	\$13,140
Total Additional Adjustments (Sum 1. to 3.)	**E. \$57,870**
F. Total Base Replacement Cost New (RCN) Estimate (Sum C. + D.)	**F. \$341,073**
G. Base Year Modified RCN (E. x Base Year Modifier) = \$341,073 x 1.0	G. \$341,073
H. Total Adjusted Base Replacement Cost New (RCN) Estimate	**H. \$341,073**
Market Value Calculation	
I. Calculate Total Pre-Tax Undepreciated Market Value (Land Value + G.) = \$165,000 + \$341,073	I. \$506,073

Example Market Value Calculation using the manual - 005–04–09 Residence Cont'd:

J. Calculate Net GST to be applied to un-depreciated market value (I.) 1. Full GST Due = H. x current GST Rate (5%) = $506,073 x 0.05	J. $25,304
K. Calculate Total Un-Depreciated Market Value Add Net GST (I.) to pre-tax undepreciated market value (H.) = $25,304 + $506,073 = $531,000 (rounded)	**K. $531,000**
L. Determine Depreciated Value of Improvements Based on Age-Life Tables and CUR in Manual Estimated 80 year age-life CDU rating based on current condition is Good Current Age is 21 years Remaining life = 89% Depreciated value of improvements = (J. – MV Land) x Remaining Life = $531,000 - $165,000 x 89% = $366,000 x 89%	L. $325,740
M. Calculate Total Depreciated Market Value **(K. + MV Land)** = $325,740 + $165,000 = $491,000 (rounded)	**M. $491,000**

1.14 AGE LIFE TABLES

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

SINGLE FAMILY RESIDENCES, DUPLEX/FOURPLEX HOUSING, AND MULTIPLE HOUSING

Class Of Construction	Anticipated Age Life
Poor wood frame residences, usually on fair wood sills or minimal concrete footings. **Economy** wood frame residences on foundation or basement.	60 years
Substandard wood frame residences on foundation or basement. **Fair** wood frame residences.	70 years
Standard or Standard Project wood frame or **Fair** solid unit masonry residences. **Semi-Custom** Project wood frame or Standard/Standard Project solid unit masonry residences.	80 years
Custom or Custom Project wood frame or Semi-Custom solid unit masonry residences. **Good Custom** wood frame or Custom/Custom Project solid unit masonry residences.	90 years
Expensive wood frame or Good Custom solid unit masonry residences. **Luxurious** wood frame or Expensive solid unit masonry residences.	100 years

GARAGES AND CARPORTS

The age-life for Garages and carports attached to a predominant structure such as a residence should be classed the same as the predominant structure. Detached garages and car ports should be classified as below:

Class Of Construction	Anticipated Age Life
Poor wood frame garage with stamped dirt, road crush floor or poor quality concrete slab. For carports deduct 10 years.	30 years
Substandard wood frame garage with low grade quality concrete slab. For carports deduct 10 years. **Fair** wood frame garage or carport with fair quality concrete slab. For carports deduct 10 years.	40 years
Standard or Standard Project wood frame garage or carport with average quality concrete slab. For carports deduct 10 years.	50 years
Semi-Custom wood frame garage with average to good concrete slab. **Custom** wood frame or masonry garage with good concrete slab.	60 years
Good Custom wood frame or masonry garage with good concrete slab and part or full masonry or brick veneer.	70 years

SINGLE AND MULTI-SECTION MANUFACTURED HOMES

Class Of Construction	Anticipated Age Life
Single Section Units	
Substandard	30
Fair	40
Standard	50
Semi-Custom	60
Multiple Section Units	
Fair	40
Standard	50
Semi-Custom	60

Note: Inadequate foundation will increase depreciation

SUMMER COTTAGES

Class Of Construction	Anticipated Age Life
Poor wood frame cottages, usually on fair wood sills or minimal footings.	30 years
Economy wood frame cottages on good wood sills or substandard footings **Substandard** wood frame cottages on good wood sills or fair quality footings	40 years
Fair wood frame cottages on average quality footings	50 years
Standard or Standard Project wood frame on good quality footings or average quality foundation walls (crawl or basement) **Semi-Custom** Project wood frame on good quality footings or above average quality foundation walls (crawl or basement)	60 years
Custom or Custom Project wood frame on good quality foundation	70 years

OUTBUILDINGS – POOL BUILDINGS, GREENHOUSES, AND SOLARIUMS

Class Of Construction	Anticipated Age Life
Substandard wood frame on below average quality footings or fair quality slab	20 years
Fair wood frame on average quality footings or below average quality slab	30 years
Standard or Standard Project wood frame on good quality footings or average quality slab	40 years
Semi-Custom Project wood or steel frame on above average slab	50 years
Custom or Custom Project wood frame, steel frame, or masonry construction on good quality slab	60 years

SUGGESTED AGE LIFE OF RESIDENTIAL DECK & PATIOS

Quality	Age Life
01-Economy	10
02-Substandard	10
04–Standard	20
06–Custom	30
07-Good Custom	40

SUGGESTED AGE LIFE OF RESIDENTIAL SWIMMING POOLS

Quality	Location	Age Life
03–Fair	Interior	20 years
	Exterior	10 years
04–Standard	Interior	30 years
	Exterior	20 years
06–Custom	Interior	40 years
	Exterior	30 years
08–Expensive	Interior	50 years
	Exterior	40 years

***Notes:** Anticipated Age Life

When foundations or building quality are inadequate for classifying a structure the anticipated age life should be determined by adopting age-life table and class of construction for the model that is a closest match and deducting 5-10 years from the corresponding anticipated Age Life. Otherwise utilize the age-life table and class of construction for the model that is a closest match and apply a fair or poor MCU rating.

1.15 CONDITION AND UTILITY RATING (CUR)

(Formerly CDU Rating)

For each year of age life the tables show a range of five condition and utility ratings outlining the maintenance schedule, condition, and utility of all classes of improvements in this manual. The CURs will determine how quickly a structure depreciates, essentially the steepness of the age-life curve relating to the age-life table indicated in the previous sections, based on its original construction quality.

Condition and Utility Rating	Rating
Excellent maintenance and upkeep, improvements are in superior condition and components new or as good as new; very attractive and highly desirable for its age.	**Excellent**
Good maintenance and upkeep but with slight evidence of deterioration in minor components; well maintained; attractive, desirable, and high utility.	**Good**
Normal deterioration for age; moderate maintenance; somewhat less attractive, average to good utility; minor repairs or rehabilitation of some components required.	**Average**
Discernible deterioration; deferred maintenance requiring rehabilitation and/or replacement; reduced utility with signs of structural decay.	**Fair**
Very poor maintenance and upkeep; minimal if any improvements from original condition. Deterioration to a point where major repairs and/or replacements are required in order for the improvements to remain.	**Poor**

1.16 REMAINING LIFE: BUILDINGS AND STRUCTURES

(Expressed as Percentage Remaining)

10 YEAR AGE LIFE

Age	Excellent	Good	Average	Fair	Poor
0	100	100	100	100	100
1	98	97	96	94	92
2	96	93	91	87	80
3	93	89	85	79	64
4	90	85	79	69	44
5	86	80	71	59	20
6	82	74	63	47	
7	78	68	53	34	
8	73	61	43	20	
9	68	54	32		
10	62	46	20		
11	56	38			
12	50	29			
13	43	20			
14	36				
15	28				
16	20				

20 YEAR AGE LIFE

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

30 YEAR AGE LIFE

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

40 YEAR AGE LIFE

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

40 Year Age Life (continued)

Age	Excellent	Good	Average	Fair	Poor
49	43	26			
50	42	24			
51	40	22			
52	39	20			
53	37				
54	36				
55	34				
56	33				
57	31				
58	29				
59	28				
60	26				
61	25				
62	23				
63	21				
64	20				

50 YEAR AGE LIFE

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

50 Year Age Life–(continued)

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

60 YEAR AGE LIFE

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

60 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
49	67	60	38		
50	66	58	36		
51	65	57	35		
52	64	56	33		
53	63	55	32		
54	62	54	30		
55	62	52	28		
56	61	51	27		
57	60	50	25		
58	59	49	23		
59	58	47	22		
60	57	46	20		
61	56	45			
62	55	43			
63	54	42			
64	53	41			
65	52	39			
66	52	38			
67	51	36			
68	50	35			
69	49	34			
70	48	32			
71	47	31			
72	46	29			
73	45	28			
74	44	26			
75	43	25			
76	42	23			
77	41	22			
78	40	20			
79	39				
80	38				
81	36				
82	35				
83	34				
84	33				
85	32				
86	31				
87	30				
88	29				
89	28				
90	27				
91	26				
92	24				
93	23				
94	22				
95	21				
96	20				

70 YEAR AGE LIFE

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

70 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
49	70	65	54	28	
50	69	64	52	26	
51	69	63	51	24	
52	68	63	49	22	
53	67	62	48	20	
54	67	61	46		
55	66	60	45		
56	65	59	43		
57	64	58	42		
58	64	57	40		
59	63	56	39		
60	62	55	37		
61	61	54	35		
62	61	53	34		
63	60	52	32		
64	59	51	30		
65	58	50	29		
66	58	49	27		
67	57	48	25		
68	56	47	23		
69	55	46	22		
70	55	45	20		
71	54	43			
72	53	42			
73	52	41			
74	52	40			
75	51	39			
76	50	38			
77	49	37			
78	48	36			
79	48	35			
80	47	33			
81	46	32			
82	45	31			
83	44	30			
84	44	29			
85	43	28			
86	42	26			
87	41	25			
88	40	24			
89	39	23			
90	39	22			
91	38	20			
92	37				
93	36				
94	35				
95	34				
96	34				
97	33				

70 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
98	32				
99	31				
100	30				
101	29				
102	28				
103	28				
104	27				
105	26				
106	25				
107	24				
108	23				
109	22				
110	21				
111	20				
112	20				

80 YEAR AGE LIFE

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

80 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
49	75	71	61	38	
50	74	70	59	37	
51	74	69	58	35	
52	73	69	57	34	
53	72	68	56	32	
54	72	67	55	30	
55	71	66	54	29	
56	71	66	52	27	
57	70	65	51	25	
58	69	64	50	23	
59	69	63	49	22	
60	68	62	48	20	
61	68	62	46		
62	67	61	45		
63	66	60	44		
64	66	59	42		
65	65	58	41		
66	64	57	40		
67	64	56	38		
68	63	56	37		
69	62	55	36		
70	62	54	34		
71	61	53	33		
72	61	52	32		
73	60	51	30		
74	59	50	29		
75	59	49	27		
76	58	48	26		
77	57	47	24		
78	57	46	23		
79	56	46	21		
80	55	45	20		
81	55	44			
82	54	43			
83	53	42			
84	53	41			
85	52	40			
86	51	39			
87	51	38			
88	50	37			
89	49	36			
90	48	35			
91	48	34			
92	47	33			
93	46	32			
94	46	31			
95	45	29			
96	44	28			
97	43	27			

80 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
98	43	26			
99	42	25			
100	41	24			
101	41	23			
102	40	22			
103	39	21			
104	38	20			
105	38				
106	37				
107	36				
108	35				
109	35				
110	34				
111	33				
112	32				
113	32				
114	31				
115	30				
116	29				
117	29				
118	28				
119	27				
120	26				
121	25				
122	25				
123	24				
124	23				
125	22				
126	22				
127	21				
128	20				

90 YEAR AGE LIFE

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

90 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
49	80	73	67	52	
50	80	72	66	50	
51	79	72	65	49	
52	79	71	64	47	
53	78	71	63	46	
54	78	70	62	44	
55	77	69	61	43	
56	77	69	60	41	
57	76	68	59	39	
58	76	67	58	38	
59	75	66	57	36	
60	75	66	56	34	
61	74	65	55	33	
62	74	64	54	31	
63	73	64	53	29	
64	73	63	52	27	
65	72	62	51	26	
66	72	62	50	24	
67	71	61	49	22	
68	71	60	47	20	
69	70	59	46		
70	69	59	45		
71	69	58	44		
72	68	57	43		
73	68	56	42		
74	67	56	40		
75	67	55	39		
76	66	54	38		
77	66	53	37		
78	65	53	36		
79	64	52	34		
80	64	51	33		
81	63	50	32		
82	63	49	31		
83	62	49	29		
84	61	48	28		
85	61	47	27		
86	60	46	25		
87	60	45	24		
88	59	45	23		
89	58	44	21		
90	58	43	20		
91	57	42			
92	57	41			
93	56	41			
94	55	40			
95	55	39			
96	54	38			
97	54	37			

90 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
98	53	36			
99	52	35			
100	52	35			
101	51	34			
102	50	33			
103	50	32			
104	49	31			
105	48	30			
106	48	29			
107	47	28			
108	46	28			
109	46	27			
110	45	26			
111	44	25			
112	44	24			
113	43	23			
114	42	22			
115	42	21			
116	41	20			
117	40				
118	40				
119	39				
120	38				
121	38				
122	37				
123	36				
124	36				
125	35				
126	34				
127	33				
128	33				
129	32				
130	31				
131	30				
132	30				
133	29				
134	28				
135	28				
136	27				
137	26				
138	25				
139	25				
140	24				
141	23				
142	22				
143	22				
144	20				

100 YEAR AGE LIFE

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

100 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
49	82	75	70	57	22
50	82	74	69	55	20
51	81	74	69	54	
52	81	73	68	53	
53	80	73	67	52	
54	80	72	66	50	
55	80	71	65	49	
56	79	71	64	48	
57	79	70	64	46	
58	78	70	63	45	
59	78	69	62	44	
60	77	68	61	42	
61	77	68	60	41	
62	76	67	59	40	
63	76	67	58	38	
64	76	66	58	37	
65	75	65	57	35	
66	75	65	56	34	
67	74	64	55	32	
68	74	64	54	31	
69	73	63	53	29	
70	73	62	52	28	
71	72	62	51	26	
72	72	61	50	25	
73	71	60	49	23	
74	71	60	48	22	
75	70	59	47	20	
76	70	59	46		
77	69	58	45		
78	69	57	44		
79	68	57	43		
80	68	56	42		
81	67	55	41		
82	67	55	40		
83	66	54	39		
84	66	53	38		
85	65	53	37		
86	65	52	36		
87	64	51	35		
88	64	51	34		
89	63	50	33		
90	63	49	32		
91	62	49	31		
92	62	48	29		
93	61	47	28		
94	61	47	27		
95	60	46	26		
96	60	45	25		
97	59	45	24		

100 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
98	58	44	23		
99	58	43	22		
100	57	43	20		
101	57	42			
102	56	41			
103	56	40			
104	55	40			
105	55	39			
106	54	38			
107	53	38			
108	53	37			
109	52	36			
110	52	36			
111	51	35			
112	51	34			
113	50	33			
114	49	33			
115	49	32			
116	48	31			
117	48	30			
118	47	30			
119	47	29			
120	46	28			
121	45	27			
122	45	27			
123	44	26			
124	44	25			
125	43	24			
126	42	24			
127	42	23			
128	41	22			
129	40	21			
130	40	20			
131	39				
132	39				
133	38				
134	37				
135	37				
136	36				
137	35				
138	35				
139	34				
140	34				
141	33				
142	32				
143	32				
144	31				
145	30				
146	30				

100 Year Age Life—(continued)

Age	Excellent	Good	Average	Fair	Poor
147	29				
148	28				
149	28				
150	27				
151	26				
152	26				
153	25				
154	24				
155	24				
156	23				
157	22				
158	22				
159	21				
160	20				

SECTION 2 RESIDENTIAL IMPROVEMENTS

2.1 RESIDENTIAL IMPROVEMENT CLASSIFICATION CODES

Model Type		Quality		Structure	
Code	Description	Code	Description	Code	Description
001	Single Family-Low Grade Housing	00	Poor	00	One Storey & Basement
002	Single Family-Before 1940	01	Economy	01	One Storey – No Basement
003	Single Family-After 1940	02	Substandard	02	Split Entry
004	Single Family-After 1970	03	Fair	03	Split Level
005	Single Family-After 1990	04	Standard	04	Split Level & Crawl Space
008	Single Family-Cedar/Log	05	Semi-Custom	05	1½ Storey & Basement
015	Basement Finish	06	Custom	06	1½ Storey – No Basement
020	Swimming Pools	07	Good Custom	07	1¾ Storey & Basement
022	Swimming Pool Buildings	08	Expensive	08	1¾ Storey – No Basement
025	Greenhouses	09	Luxurious	09	2 Storey & Basement
026	Solariums			10	2 Storey – No Basement
030	Garages			11	½ Storey Upper
031	Multiple Garages			12	¾ Storey Upper
035	Carports			13	1 Storey Upper
040	Single Sec. Manufactured Homes			14	A-Frame & Basement
045	Multi Sec. Manufactured Homes			15	A-Frame – No Basement
048	Manufactured Home Parks			16	Open Veranda
050	Summer Cottages			17	Closed Veranda
052	Summer Cottages-Cedar/Log			18	Main Level Finish
060	Duplex Housing			19	1 Storey Upper Finish
061	Fourplex Housing			20	½ Storey Upper Finish
070	Townhome / Row housing			21	¾ Storey Upper Finish
071	Townhome / Row housing			22	Lower Level Finish
				23	Lower Level Unit
				24	Non Suite
				25	Suite
				26	1 Storey Upper Unit
				27	Detached
				28	Attached
				30	Non-Diving
				31	Diving
				33	No Foundation
				34	Foundation- No Basement
				35	Basement
				40	Site
				45	1 Storey & Slab on Grade
				46	1½ Storey & Slab on Grade
				47	1¾ Storey & Slab on Grade
				48	2 Storey & Slab on Grade
				49	A-Frame & Slab on Grade

2.2 SINGLE FAMILY–LOW-GRADE HOUSING

MODEL TYPE 001–SINGLE FAMILY–LOW-GRADE HOUSING–POOR QUALITY (00)

Quality Range -10% to + 20%

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

Exterior

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

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

Interior

Walls & Ceilings: Cheapest wallboard or equivalent.

Floors: Cheapest grade linoleum, plywood or equivalent.

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

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

Mechanical

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

Heating: Nil.

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

Model Type (001) Base Rates Single Family–All Ages Poor Quality (00)	Structure Code	Constant ($)	AR m2 ($)
1 Storey – No Basement	**01**	8,100	397
Adjustments			
Concrete Slab per fixture	**deduct**	620	0.00
Heating (total finished floor area) minimal heat including gas line and chimney	**add**	0	0.00

MODEL TYPE 001–SINGLE FAMILY– LOW-GRADE HOUSING–ECONOMY QUALITY (01)

Quality Range -13% to +10%

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

Exterior

Roofing: Composition or wood shingles or equivalent; little or no eave overhang.

Walls: Plain stucco, economy grade wood siding, shingles or equivalent; minimal insulation.

Interior

Walls & Ceilings: Unfinished gypsum wallboard, economy grade pre-finished wallboard, panelling, Donna Conna™ or equivalent.

Floors: Economy grade tile, wood, or equivalent.

Cabinets & Trim: Poor to economy grade kitchen cabinets; little or no trim.

Doors & Windows: Economy grade doors; economy grade checkrail windows or equivalent.

Mechanical

Plumbing: Four economy to substandard quality fixtures, few or no accessories; minimal or no vanities.

Heating: Economy gravity heat or equivalent.

Electrical: Minimal wiring; economy to substandard light fixtures.

Model Type (001) Base Rates Single Family–All Ages Economy Quality (01)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	24,000	492
1 Storey – No Basement	**01**	20,000	408
1½ Storey & Basement	**05**	25,100	731
1½ Storey - No Basement	**06**	21,000	647
1¾ Storey & Basement	**07**	27,100	770
1¾ Storey - No Basement	**08**	23,000	686
2 Storey & Basement	**09**	29,200	773
2 Storey - No Basement	**10**	25,100	689
½ Storey Upper	**11**	1,100	240
¾ Storey Upper	**12**	3,000	278
1 Storey Upper	**13**	5,200	281
½ Storey Upper Finish	**20**	190	104
Adjustments			
Concrete Slab on grade	**deduct**	1,660	14.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	770	0.00
Heating (total finished floor area) heat–nil	**deduct**	0	32.00

MODEL TYPE 001–SINGLE FAMILY– LOW-GRADE HOUSING–SUBSTANDARD QUALITY (02)

Quality Range -8% to +6%

This class includes low to moderate cost housing where building requirements are only occasionally satisfied. It is basically square or rectangular and the interior has a simple floor plan of relatively small rooms with limited or no hallway. Finishing materials are substandard quality and no attention is given to decorative features. The total finished floor area generally ranges from 50 to 120 m2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Gravity heat or equivalent.

Electrical: Minimal wiring, substandard light fixtures.

Model Type (001) Base Rates Single Family–All Ages Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	30,300	595
1 Storey - No Basement	**01**	25,700	509
1½ Storey & Basement	**05**	32,400	894
1½ Storey - No Basement	**06**	27,800	808
1¾ Storey & Basement	**07**	34,100	960
1¾ Storey - No Basement	**08**	29,500	874
2 Storey & Basement	**09**	36,300	969
2 Storey - No Basement	**10**	31,700	884
½ Storey Upper	**11**	2,100	299
¾ Storey Upper	**12**	3,700	365
1 Storey Upper	**13**	6,000	375
Adjustments			
½ Storey Upper Finish	**20**	540	147.00
Concrete Slab on grade	**deduct**	1,630	19.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	930	0.00
Heating (total finished floor area) heat–nil	**deduct**	0	39.00

2.3 SINGLE FAMILY–BEFORE 1940

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

Quality Range -5% to +7%

With moderate cost as the primary construction consideration, this class represents average quality housing for the era. The structure is typically 2"x4" frame construction and although often characterized by entrance porches or verandas, it is basically square or rectangular. It has a simple floor plan and finishes are usually fair quality materials with no attention given to decorative features. The total finished floor area generally ranges from 70 to 140 m^2.

Exterior

Roofing: Composition or wood shingles; minimal eave overhang.

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

Interior

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

Floors: Fair grade sheet vinyl, hardwood or equivalent.

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

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

Mechanical

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

Heating: Gravity or equivalent.

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

Model Type (002) Base Rates Single Family–Before 1940 Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	33,000	682
1 Storey - No Basement	**01**	29,200	597
1½ Storey & Basement	**05**	35,600	1,016
1½ Storey - No Basement	**06**	31,800	930
1¾ Storey & Basement	**07**	38,700	1,101
1¾ Storey - No Basement	**08**	34,900	1,015
2 Storey & Basement	**09**	40,700	1,129
2 Storey - No Basement	**10**	36,900	1,043
½ Storey Upper	**11**	2,600	334
¾ Storey Upper	**12**	5,700	419
1 Storey Upper	**13**	7,700	447
Open Veranda	**16**	900	262
Closed Veranda	**17**	2,300	433
Installation Rates			
½ Storey Upper Finish	**20**	660	174

Model type 002–single family–before 1940–fair quality (03) cont'd

Model Type (002) Single Family–Before 1940 Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments			
Concrete Slab on grade	**deduct**	2,730	23.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	1,080	0.00
Fireplace–Built-in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing **or** substandard to fair masonry fireplace	**add**	4,380	0.00
Fireplace–Free-Standing fair metal	**add**	2,750	0.00

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

Quality Range -6% to +15%

This class includes better than average quality housing for the period. The structure is typically 2"x4" frame construction. The exterior style often includes entry porches or verandas however limited attention is given to architectural detail or ornamentation. It has a functional floor plan consisting of fairly spacious rooms and a minimum number of built-in features. Finishes are normally average quality materials and a limited number of decorative features are evident. The total finished floor area generally ranges from 90 to 170 m^2.

Exterior

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

Walls: Average grade stucco, wood siding or equivalent.

Interior

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

Floors: Average grade sheet vinyl, hardwood or equivalent.

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

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

Mechanical

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

Heating: Fair forced air or equivalent.

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

Model Type (002) Base Rates Single Family–Before 1940 Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	40,000	804
1 Storey - No Basement	**01**	34,800	706
1½ Storey & Basement	**05**	43,400	1,189
1½ Storey - No Basement	**06**	38,300	1,092
1¾ Storey & Basement	**07**	46,600	1,291
1¾ Storey - No Basement	**08**	41,500	1,194
2 Storey & Basement	**09**	48,700	1,328
2 Storey - No Basement	**10**	43,600	1,231
½ Storey Upper	**11**	3,400	386
¾ Storey Upper	**12**	6,600	488
1 Storey Upper	**13**	8,700	524
Open Veranda	**16**	1,035	301
Closed Veranda	**17**	2,645	498
Installation Rates			
½ Storey Upper Finish	**20**	660	174

Model type 002–single family–before 1940–standard quality (04) cont'd

Model Type (002) Single Family–Before 1940 Standard Quality (04)	Structure Code	Constant ($)	AR m2 ($)
Adjustments			
Concrete Slab			
On grade	**deduct**	3,070	36.00
Masonry Veneer (100% Exterior wall)			
1 Storey	**add**	10,400	117
1½ Storey	**add**	10,400	167
1¾ Storey	**add**	15,700	189
2 Storey	**add**	20,900	210
Plumbing (rate includes 4 fixtures)			
per fixture	**add or deduct**	1,230	0.00
Heating/Air Conditioning (total finished floor area)			
old-style hot water	**add**	0	60.00
fair air conditioning	**add**	0	37.00
Fireplace–Built-in			
average metal fresh air fireplace and accessories; Interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
or			
average quality masonry fireplace with limited features	**add**	5,290	0.00
Fireplace–Free-Standing			
average metal	**add**	3,470	0.00

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

Quality Range -11% to +7%

This class includes good to expensive quality housing for the period. The structure is typically 2"x4" frame construction. The exterior style often includes architectural features or decorative ornamentation. Large verandas or covered entrance ways are common with large or stylish columns. The interior design is usually spacious and built-in features are evident. Good quality materials are used for finishes, attention to detail is noticeable as well as a fair number of decorative features. The total finished floor area generally ranges from 110 to 260 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average hot water or equivalent.

Electrical: Old-style good quality fixtures.

Model Type (002) Base Rates Single Family–Before 1940 Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	83,100	1,017
1 Storey - No Basement	**01**	74,100	806
1½ Storey & Basement	**05**	89,300	1,484
1½ Storey - No Basement	**06**	80,300	1,273
1¾ Storey & Basement	**07**	96,000	1,621
1¾ Storey - No Basement	**08**	87,000	1,409
2 Storey & Basement	**09**	104,900	1,653
2 Storey - No Basement	**10**	95,900	1,442
½ Storey Upper	**11**	6,200	467
¾ Storey Upper	**12**	12,900	604
1 Storey Upper	**13**	21,800	636
Open Veranda	**16**	1,190	346
Closed Veranda	**17**	3,042	573
Installation Rates			
½ Storey Upper Finish	**20**	1,860	249.00

Model type 002–single family–before 1940–custom quality (06) cont'd

Model Type (002) Single Family–Before 1940 Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments			
Concrete Slab			
on grade	**deduct**	1,400	8.00
Masonry Veneer (100% Exterior wall)			
1 Storey	**add**	20,800	67
1½ Storey	**add**	20,800	106
1¾ Storey	**add**	31,200	110
2 Storey	**add**	41,600	114
Plumbing (rate includes 6 fixtures)	**add or**		
per fixture	**deduct**	1,900	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average forced air	**deduct**	0	53.00
average forced air and air conditioning	**add**	0	6.00
Fireplace–Built-in			
good metal fresh air fireplace and accessories; exterior chase and Interior wall finished with good quality masonry veneer			
or	**add**	8,080	0.00
good masonry fireplace with limited features			
Fireplace–Free-Standing			
good metal	**add**	4,950	0.00

2.4 SINGLE FAMILY–AFTER 1940

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

Quality Range -3% to +7%

This class includes fair quality housing with affordability as the prime construction consideration. Built to satisfy the basic housing market, it barely meets building requirements. The structure is typically 2"x4" frame construction and basically square or rectangular with the exterior on older styles of this house being generally plain while newer styles usually have a common or repetitious design. The floor plan and room sizes are adequate, finishes are fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area generally ranges from 70 to 130 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Fair forced air.

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

Model Type (003) Base Rates Single Family–After 1940 Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	37,100	734
1 Storey - No Basement	**01**	32,500	644
Split Entry	**02**	37,200	760
Split Level	**03**	38,800	1,039
Split Level & Crawl Space	**04**	45,400	1,158
1½ Storey & Basement	**05**	39,800	1,088
1½ Storey - No Basement	**06**	35,200	999
1¾ Storey & Basement	**07**	42,200	1,178
1¾ Storey - No Basement	**08**	37,600	1,088
2 Storey & Basement	**09**	44,900	1,210
2 Storey - No Basement	**10**	40,300	1,120
½ Storey Upper	**11**	2,700	355
¾ Storey Upper	**12**	5,100	444
1 Storey Upper	**13**	7,800	477
Open Veranda	**16**	1,008	293
Closed Veranda	**17**	2,576	485

Model type 003–single family–after 1940–fair quality (03) cont'd

Model Type (003) Single Family–After 1940 Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	660	176.00
Adjustments			
Concrete Slab			
on grade	**deduct**	3,520	30.00
under crawl space (for extensions without basement)	**add**	0	56.00
Plumbing (rate includes 4 fixtures)	**add or**		
per fixture	**deduct**	1,080	0.00
whirlpool bathtub	**add**	730	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	37.00
Fireplace–Built-in			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
or substandard to fair masonry fireplace	**add**	4,380	0.00
Fireplace–Free-Standing			
fair metal	**add**	2,750	0.00

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

Quality Range -6% to +5%

This class is a standard project home which meets and occasionally exceeds building requirements. The structure is typically 2"x4" frame construction. The exterior style is typically rectangular. The floor plan is functional and finishes are normally limited to average quality pre-manufactured or standard materials with a minimum number of decorative features. The total finished floor area generally ranges from 90 to 190 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average forced air.

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

Model Type (003) Base Rates Single Family–After 1940 Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	42,500	850
1 Storey - No Basement	**01**	37,500	755
Split Entry	**02**	42,800	899
Split Level	**03**	44,500	1,229
Split Level & Crawl Space	**04**	52,900	1,368
1½ Storey & Basement	**05**	45,900	1,260
1½ Storey - No Basement	**06**	40,900	1,165
1¾ Storey & Basement	**07**	48,500	1,371
1¾ Storey - No Basement	**08**	43,400	1,276
2 Storey & Basement	**09**	51,200	1,419
2 Storey - No Basement	**10**	46,200	1,323
½ Storey Upper	**11**	3,400	410
¾ Storey Upper	**12**	5,900	521
1 Storey Upper	**13**	8,700	568
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Model type 003–single family–after 1940–standard quality (04) cont'd

Model Type (003) Single Family–After 1940 Standard Quality (04)	Structure Code	Constant ($)	AR m2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	700	204.00
Adjustments			
Concrete Slab			
on grade	**deduct**	3,500	29.00
under crawl space (for extensions without basement)	**add**	0	60.00
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	10,400	117.00
Split Level or Split Entry	**add**	15,700	163.00
1½ Storey	**add**	10,400	167.00
1¾ Storey	**add**	15,700	189.00
2 Storey	**add**	20,900	210.00
Plumbing (rate includes 4 fixtures)	**add or**		
per fixture	**deduct**	1,230	0.00
whirlpool bathtub	**add**	1,180	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	37.00
Fireplace–Built-in			
average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling **or** average quality masonry fireplace with limited features	**add**	5,290	0.00
Fireplace–Free-Standing			
average metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	125.00
1¾ Storey–loft area	**deduct**	0	175.00
2 Storey–loft area	**deduct**	0	208.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	89.00

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

Quality Range -4% to +13%

This class is basically standard project housing that includes upgraded finishing materials and typically 2"x4" frame construction. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and usually includes one or more built-in features. Finishes are average to good quality materials and a minimum number of decorative features are normally encountered. The total finished floor area generally ranges from 110 to 210 m^2.

Exterior

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

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

Interior

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

Floors: Average to good quality carpet or equivalent.

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

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

Mechanical

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

Heating: Average forced air.

Electrical: Average to good quality fixtures.

Model Type (003) Base Rates Single Family–After 1940 Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	52,200	915
1 Storey - No Basement	**01**	46,300	821
Split Entry	**02**	53,000	983
Split Level	**03**	54,900	1,345
Split Level & Crawl Space	**04**	63,700	1,488
1½ Storey & Basement	**05**	56,500	1,359
1½ Storey - No Basement	**06**	50,600	1,266
1¾ Storey & Basement	**07**	59,400	1,496
1¾ Storey - No Basement	**08**	53,500	1,402
2 Storey & Basement	**09**	62,700	1,551
2 Storey - No Basement	**10**	56,900	1,457
½ Storey Upper	**11**	4,300	444
¾ Storey Upper	**12**	7,200	581
1 Storey Upper	**13**	10,600	636
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Model type 003–single family–after 1940–semi-custom quality (05) cont'd

Model Type (003) Single Family–After 1940 Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,030	223.00
Adjustments			
Concrete Slab			
on grade	**deduct**	630	2.00
under crawl space (for extensions without basement)	**add**	0	62.00
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	9,900	107.00
Split Level or Split Entry	**add**	14,800	150.00
1½ Storey	**add**	9,900	146.00
1¾ Storey	**add**	14,900	170.00
2 Storey	**add**	19,900	195.00
Cedar Shakes or Masonry Tile	**add**	700	62.00
Plumbing (rate includes 6 fixtures)	**add or**		
per fixture	**deduct**	1,570	0.00
whirlpool bathtub	**add**	1,800	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
Fireplace–Built-in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	**add**	6,570	0.00
Fireplace–Free-Standing			
average to good metal	**add**	4,200	0.00
Lofts			
1 ½ Storey–loft area	**deduct**	0	141.00
1¾ Storey–loft area	**deduct**	0	200.00
2 Storey–loft area	**deduct**	0	236.00
Cathedral Ceilings			
Classify and calculate cathedral area as a 1 Storey structure	**add**	0	95.00

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

Quality Range -10% to +10%

This class includes good quality housing which is normally a project home but on occasion is custom built. The structure is typically 2"x4" frame construction. The exterior generally has an attractive style and breaks in the roof line are common. The interior design may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally encountered. The total finished floor area generally ranges from 140 to 250 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (003) Base Rates Single Family–After 1940 Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	106,300	1,027
1 Storey - No Basement	**01**	95,400	921
Split Entry	**02**	107,200	1,115
Split Level	**03**	112,200	1,543
Split Level & Crawl Space	**04**	123,000	1,651
1½ Storey & Basement	**05**	112,600	1,558
1½ Storey - No Basement	**06**	101,700	1,452
1¾ Storey & Basement	**07**	119,300	1,724
1¾ Storey - No Basement	**08**	108,400	1,618
2 Storey & Basement	**09**	128,300	1,771
2 Storey - No Basement	**10**	117,400	1,665
½ Storey Upper	**11**	6,300	531
¾ Storey Upper	**12**	13,000	698
1 Storey Upper	**13**	22,000	744
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model type 003–single family–after 1940–custom quality (06) cont'd

Model Type (003) Single Family–After 1940 Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,860	268.00
Adjustments			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	83.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	20,800	67.00
Split Level or Split Entry	**add**	31,100	90.00
1½ Storey	**add**	20,800	106.00
1¾ Storey	**add**	31,200	110.00
2 Storey	**add**	41,600	114.00
Cedar Shakes or Masonry Tile	**add**	1,500	62.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	1,900	0.00
whirlpool bathtub	**add**	2,100	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	67.00
Fireplace–Built-in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or	**add**	8,080	0.00
good masonry fireplace with limited features			
Fireplace–Free-Standing			
good metal	**add**	4,950	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	168.00
1¾ Storey–loft area	**deduct**	0	240.00
2 Storey–loft area	**deduct**	0	280.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	97.00

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

Quality Range -6% to +19%

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

Exterior

Roofing: Wood shakes; attractive soffits and fascia.

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (003) Base Rates Single Family–After 1940 Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	128,600	1,175
1 Storey - No Basement	**01**	117,200	1,071
Split Entry	**02**	129,500	1,286
Split Level	**03**	135,300	1,748
Split Level & Crawl Space	**04**	155,200	1,857
1½ Storey & Basement	**05**	136,300	1,788
1½ Storey - No Basement	**06**	124,900	1,683
1¾ Storey & Basement	**07**	144,600	1,952
1¾ Storey - No Basement	**08**	133,200	1,847
2 Storey & Basement	**09**	154,700	1,999
2 Storey - No Basement	**10**	143,300	1,894
½ Storey Upper	**11**	7,700	612
¾ Storey Upper	**12**	16,000	776
1 Storey Upper	**13**	26,100	823
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848

Model type 003–single family–after 1940–good custom quality (07) cont'd

Model Type (003) Single Family–After 1940 Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	2,230	299.00
Adjustments			
Concrete Slab			
under crawl space			
(for extensions without basement)	**add**	0	84.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	18,700	60.00
Split Level or Split Entry	**add**	27,900	81.00
1½ Storey	**add**	18,700	96.00
1¾ Storey	**add**	28,000	99.00
2 Storey	**add**	37,000	102.00
Composition Shingles	**deduct**	1,500	62.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	2,250	0.00
whirlpool bathtub	**add**	3,040	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	**add**	10,840	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	182.00
1¾ Storey–loft area	**deduct**	0	256.00
2 Storey–loft area	**deduct**	0	298.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	120.00

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

Quality Range -13% to +12%

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

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average hot water; air conditioning is common.

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

Model Type (003) Base Rates Single Family–After 1940 Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	210,000	1,600
1 Storey - No Basement	**01**	196,900	1,485
Split Entry	**02**	217,200	1,725
Split Level	**03**	225,500	2,428
Split Level & Crawl Space	**04**	246,300	2,554
1½ Storey & Basement	**05**	223,500	2,671
1½ Storey - No Basement	**06**	210,400	2,556
1¾ Storey & Basement	**07**	227,000	2,669
1¾ Storey - No Basement	**08**	213,900	2,554
2 Storey & Basement	**09**	253,900	2,776
2 Storey - No Basement	**10**	240,800	2,660
½ Storey Upper	**11**	13,500	1,071
¾ Storey Upper	**12**	17,000	1,070
1 Storey Upper	**13**	43,900	1,176
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975

Model type 003–single family–after 1940–expensive quality (08) cont'd

Model Type (003) Single Family–After 1940 Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	5,240	697
Adjustments			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	96.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	26,900	85.00
Split Level or Split Entry	**add**	38,500	111.00
1½ Storey	**add**	33,400	147.00
1¾ Storey	**add**	38,800	126.00
2 Storey	**add**	53,700	146.00
Composition Shingles	**deduct**	3,800	93.00
Plumbing (rate includes 10 fixtures) per fixture	**add or deduct**	2,820	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning (total finished floor area)			
good air conditioning–nil	**deduct**	0	57.00
good forced air	**deduct**	0	63.00
good forced air and air conditioning	**deduct**	0	120.00
Fireplace–Built-in			
expensive masonry fireplace with attention given to design and workmanship	**add**	15,730	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	225.00
1¾ Storey–loft area	**deduct**	0	317.00
2 Storey–loft area	**deduct**	0	367.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	143.00

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

Quality Range -9% to +8%

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

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Good hot water and air conditioning.

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

Model Type (003) Base Rates Single Family–After 1940 Luxurious Quality (09)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	302,900	1,979
1 Storey - No Basement	**01**	286,900	1,854
Split Entry	**02**	315,400	2,163
Split Level	**03**	330,300	3,044
Split Level & Crawl Space	**04**	350,900	3,172
1½ Storey & Basement	**05**	319,900	2,987
1½ Storey - No Basement	**06**	303,900	2,861
1¾ Storey & Basement	**07**	335,100	3,362
1¾ Storey - No Basement	**08**	319,100	3,236
2 Storey & Basement	**09**	367,300	3,513
2 Storey - No Basement	**10**	351,300	3,387
½ Storey Upper	**11**	17,000	1,007
¾ Storey Upper	**12**	32,200	1,382
1 Storey Upper	**13**	64,400	1,533

Model type 003–single family–after 1940–luxurious quality (09) cont'd

Model Type (003) Single Family–After 1940 Luxurious Quality (09)	Structure Code	Constant ($)	AR m^2 ($)
Open Veranda	**16**	2,332	679
Closed Veranda	**17**	5,958	1,122
Installation Rates			
½ Storey Upper Finish	**20**	8,060	553.00
Adjustments			
Concrete Slab under crawl space (for extensions without basement)	**add**	0	98.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	24,200	76.00
Split Level or Split Entry	**add**	34,500	100.00
1½ Storey	**add**	24,200	106.00
1¾ Storey	**add**	35,000	113.00
2 Storey	**add**	48,400	131.00
Composition Shingles	**deduct**	2,600	64.00
Plumbing (100% exterior wall) per fixture	**add or deduct**	1,980	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning (total finished floor area) good air conditioning–nil	**deduct**	0	57.00
Fireplace–Built-in luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	**add**	17,140	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	285.00
1¾ Storey–loft area	**deduct**	0	440.00
2 Storey–loft area	**deduct**	0	510.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	200.00

2.5 SINGLE FAMILY–AFTER 1970

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

Quality Range -7% to +4%

This class satisfies present demands for moderate cost energy efficient housing. The structure is typically 2"x4" frame construction. The exterior usually has a common style and is basically square or rectangular. It has an adequate floor plan, finishes are fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area generally ranges from 70 to 130 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average forced air.

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

Model Type (004) Base Rates Single Family–After 1970 Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	41,000	792
1 Storey - No Basement	**01**	36,000	691
Split Entry	**02**	41,300	818
Split Level	**03**	42,900	1,128
Split Level & Crawl Space	**04**	52,100	1,267
1½ Storey & Basement	**05**	44,100	1,176
1½ Storey - No Basement	**06**	39,100	1,076
1¾ Storey & Basement	**07**	46,800	1,275
1¾ Storey - No Basement	**08**	41,800	1,175
2 Storey & Basement	**09**	50,000	1,312
2 Storey - No Basement	**10**	45,000	1,211
½ Storey Upper	**11**	3,100	384
¾ Storey Upper	**12**	5,800	483
1 Storey Upper	**13**	9,000	520
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Model type 004–single family–after 1970–fair quality (03) cont'd

Model Type (004) Single Family–After 1970 Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	660	194
Adjustments			
Concrete Slab			
on grade	**deduct**	3,920	30.00
under crawl space (for extensions without basement)	**add**	0	56.00
Note: equate concrete slab on grade to rate without basement			
Plumbing (rate includes 4 fixtures)	**add or**		
per fixture	**deduct**	1,080	0.00
whirlpool bathtub	**add**	730	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	37.00
Fireplace–Built-in			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
or			
substandard to fair masonry fireplace	**add**	4,380	0.00
Fireplace–Free-Standing			
fair metal	**add**	2,750	0.00

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

Quality Range -4% to +6%

This class is a standard project energy efficient home. The structure is typically 2"x4" frame construction. The exterior is a typical style that is generally rectangular. The floor plan is functional and finishes are normally limited to average quality pre-manufactured or standard materials with a minimum number of decorative features. The total finished floor area generally ranges from 90 to 190 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (004) Base Rates Single Family–After 1970 Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	44,100	878
1 Storey - No Basement	**01**	38,600	777
Split Entry	**02**	44,000	931
Split Level	**03**	45,700	1,257
Split Level & Crawl Space	**04**	54,900	1,403
1½ Storey & Basement	**05**	47,500	1,300
1½ Storey - No Basement	**06**	42,100	1,199
1¾ Storey & Basement	**07**	50,300	1,411
1¾ Storey - No Basement	**08**	44,800	1,309
2 Storey & Basement	**09**	53,300	1,457
2 Storey - No Basement	**10**	47,900	1,356
½ Storey Upper	**11**	3,400	422
¾ Storey Upper	**12**	6,200	533
1 Storey Upper	**13**	9,200	579
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Model type 004–single family–after 1970–standard quality (04) cont'd

Model Type (004) Single Family–After 1970 Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	710	205
Adjustments			
Concrete Slab			
on grade	**deduct**	3,920	32.00
under crawl space	**add**	0	60.00
(for extensions without basement)			
Note: equate concrete slab on grade to rate without basement.			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	10,400	117
Split Level or Split Entry	**add**	15,700	163
1½ Storey	**add**	10,400	167
1¾ Storey	**add**	15,700	189
2 Storey	**add**	20,900	210
Plumbing (rate includes 4 fixtures)	**add or**		
per fixture	**deduct**	1,230	0.00
whirlpool bathtub	**add**	1,180	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	37.00
Fireplace–Built-in			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
or			
average quality masonry fireplace with limited features	**add**	5,290	0.00
Fireplace–Free-Standing			
average metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	128.00
1¾ Storey–loft area	**deduct**	0	179.00
2 Storey–loft area	**deduct**	0	212.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	96.00

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

Quality Range -5% to +13%

This class is basically a standard project energy efficient housing upgraded with better finishing materials. The structure is typically 2"x4" frame construction; those with 2"x6" frame should entail an adjustment for quality. To make the exterior attractive, some breaks in the roof line may occur. The floor plan is functional and usually includes one or more built-in features. Finishes are average to good quality materials with a minimum number of decorative features. The total finished floor area generally ranges from 110 to 210 m^2.

Exterior

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

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

Interior

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

Floors: Average to good quality carpet or equivalent.

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

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

Mechanical

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

Heating: Good forced air.

Electrical: Average to good quality fixtures.

Model Type (004) Base Rates Single Family–After 1970 Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	52,800	991
1 Storey - No Basement	**01**	46,800	883
Split Entry	**02**	53,500	1,045
Split Level	**03**	55,400	1,448
Split Level & Crawl Space	**04**	65,000	1,599
1½ Storey & Basement	**05**	57,100	1,466
1½ Storey - No Basement	**06**	51,100	1,358
1¾ Storey & Basement	**07**	60,300	1,613
1¾ Storey - No Basement	**08**	54,300	1,505
2 Storey & Basement	**09**	63,900	1,672
2 Storey - No Basement	**10**	57,900	1,565
½ Storey Upper	**11**	4,300	475
¾ Storey Upper	**12**	7,500	622
1 Storey Upper	**13**	11,100	682
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model type 004–single family–after 1970–semi-custom quality (05) cont'd

Model Type (004) Single Family–After 1970 Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,080	247
Adjustments			
Concrete Slab			
on grade	**deduct**	630	2.00
under crawl space (for extensions without basement)	**add**	0	62.00
Note: equate concrete slab on grade to rate without basement.			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	9,900	107
Split Level or Split Entry	**add**	14,800	150
1½ Storey	**add**	9,900	146
1¾ Storey	**add**	14,900	170
2 Storey	**add**	19,900	195
Cedar Shakes or Masonry Tile	**add**	700	62.00
Plumbing (rate includes 6 fixtures)	**add or**		
per fixture	**deduct**	1,570	0.00
whirlpool bathtub	**add**	1,800	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	**add**	6,570	0.00
Fireplace–Free-Standing			
average to good metal	**add**	4,200	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	141.00
1¾ Storey–loft area	**deduct**	0	200.00
2 Storey–loft area	**deduct**	0	236.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	99.00

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

Quality Range -10% to +8%

This class represents good quality, energy efficient housing which is normally a project home but on occasion is custom built. The structure is typically 2"x6" frame construction; those with 2"x4" frame should entail a negative adjustment for quality. The exterior generally has an attractive style and breaks in the roof line are common. The interior design may show some originality and regularly contains a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials with limited decorative features. The total finished floor area generally ranges from 140 to 250 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (004) Base Rates Single Family–After 1970 Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	109,300	1,104
1 Storey - No Basement	**01**	97,500	979
Split Entry	**02**	109,400	1,187
Split Level	**03**	114,400	1,657
Split Level & Crawl Space	**04**	134,200	1,769
1½ Storey & Basement	**05**	115,600	1,669
1½ Storey - No Basement	**06**	103,800	1,545
1¾ Storey & Basement	**07**	122,900	1,832
1¾ Storey - No Basement	**08**	111,100	1,707
2 Storey & Basement	**09**	132,500	1,895
2 Storey - No Basement	**10**	120,700	1,771
½ Storey Upper	**11**	6,300	565
¾ Storey Upper	**12**	13,600	728
1 Storey Upper	**13**	23,200	792
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848

Model type 004–single family–after 1970–custom quality (06) cont'd

Model Type (004) Single Family–After 1970 Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,870	294
Adjustments			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	84.00
Note: equate concrete slab on grade to rate without basement.			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	20,800	67.00
Split Level or Split Entry	**add**	31,100	90.00
1½ Storey	**add**	20,800	106.00
1¾ Storey	**add**	31,200	110.00
2 Storey	**add**	41,600	114.00
Cedar Shakes or Masonry Tile	**add**	1,500	62.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	1,900	0.00
whirlpool bathtub	**add**	2,100	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
good metal fresh air fireplace and accessories; exterior chase, finished with good quality masonry veneer			
or			
good masonry fireplace with limited features	**add**	8,080	0.00
Fireplace–Free-Standing			
good metal	**add**	4,950	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	169.00
1¾ Storey–loft area	**deduct**	0	242.00
2 Storey–loft area	**deduct**	0	282.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	100.00

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

Quality Range -6% to +19%

This class represents good to expensive quality, energy efficient housing, that is normally custom or contract built or on occasion may be constructed under the supervision of an architect. The structure is typically 2"x6" frame construction. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design often shows originality and includes a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area generally ranges from 170 to 300 m^2.

Exterior

Roofing: Wood shakes; attractive soffits and fascia.

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (004) Base Rates Single Family–After 1970 Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	134,600	1,287
1 Storey - No Basement	**01**	122,400	1,158
Split Entry	**02**	136,300	1,403
Split Level	**03**	142,200	1,909
Split Level & Crawl Space	**04**	162,200	2,023
1½ Storey & Basement	**05**	142,400	1,955
1½ Storey - No Basement	**06**	130,200	1,826
1¾ Storey & Basement	**07**	152,700	2,131
1¾ Storey - No Basement	**08**	140,600	2,001
2 Storey & Basement	**09**	164,900	2,189
2 Storey - No Basement	**10**	152,700	2,059
½ Storey Upper	**11**	7,800	668
¾ Storey Upper	**12**	18,100	844
1 Storey Upper	**13**	30,300	902

Model type 004–single family–after 1970–good custom quality (07) cont'd

Model Type (004) Single Family–After 1970 Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975
Installation Rates			
½ Storey Upper Finish	**20**	2,260	318
Adjustments			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	85.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	18,700	60.00
Split Level or Split Entry	**add**	27,900	81.00
1½ Storey	**add**	18,700	96.00
1¾ Storey	**add**	28,000	99.00
2 Storey	**add**	37,000	102.00
Composition Shingles	**deduct**	1,500	62.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	2,250	0.00
whirlpool bathtub	**add**	3,040	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
Fireplace–Built-in			
expensive metal fresh air fireplace and accessories; exterior chase with expensive masonry veneer **or** good to expensive masonry fireplace with custom features	**add**	10,840	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	187.00
1¾ Storey–loft area	**deduct**	0	265.00
2 Storey–loft area	**deduct**	0	311.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	138.00

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

Quality Range -13% to +11%

This class represents an expensive quality of energy efficient housing that is contract built under the supervision of an architect. The structure is typically 2"x6" frame construction. Commonly situated on large sites in prime residential neighbourhoods, this class is usually multi-level in nature with the fairly large windows and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is innovative with a considerable number of built-in features. Rooms, which often include special purpose rooms, are usually spacious. Finishes are normally selected from expensive materials, attention to detail is evident and many decorative features are encountered. The total finished floor area is generally over 250 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

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

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

Model Type (004) Base Rates Single Family–After 1970 Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	223,700	1,741
1 Storey - No Basement	**01**	209,200	1,602
Split Entry	**02**	230,300	1,875
Split Level	**03**	238,700	2,635
Split Level & Crawl Space	**04**	261,700	2,767
1½ Storey & Basement	**05**	238,300	2,622
1½ Storey - No Basement	**06**	223,800	2,483
1¾ Storey & Basement	**07**	250,200	2,906
1¾ Storey - No Basement	**08**	235,700	2,768
2 Storey & Basement	**09**	272,000	3,013
2 Storey - No Basement	**10**	257,500	2,874
½ Storey Upper	**11**	14,600	881
¾ Storey Upper	**12**	26,500	1,166
1 Storey Upper	**13**	48,300	1,273

Model type 004–single family–after 1970–expensive quality (08) cont'd

Model Type (004) Single Family–After 1970 Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
Open Veranda	**16**	2,332	679
Closed Veranda	**17**	5,958	1,122
Installation Rates			
1½ Storey Upper Finish	**20**	5,290	473
Adjustments			
Concrete Slab			
under crawl space			
(for extensions without basement)	**add**	0	97.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	26,900	85.00
Split Level or Split Entry	**add**	38,500	111.00
1½ Storey	**add**	33,400	147.00
1¾ Storey	**add**	38,800	126.00
2 Storey	**add**	53,700	146.00
Composition Shingles	**deduct**	3,800	93.00
Plumbing (rate includes 10 fixtures)	**add or**		
per fixture	**deduct**	2,820	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning			
(total finished floor area)			
average air conditioning–nil	**deduct**	0	47.00
Fireplace–Built-in			
expensive masonry fireplace with attention given to design and workmanship	**add**	15,730	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	234.00
1¾ Storey–loft area	**deduct**	0	329.00
2 Storey–loft area	**deduct**	0	381.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	164.00

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

Quality Range -8% to +11%

This class is the ultimate in energy efficient housing and is always contract built under the supervision of an architect. The structure is typically 2"x6" frame construction or better. It is usually multi-level in nature and is often characterized by large windows and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is unique and exquisite to meet individual specifications and taste. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features and workmanship is the highest quality with particular attention to detail. Total finished floor area is generally over 300 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Space pack or hydro pulse, air conditioning.

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

Model Type (004) Base Rates Single Family–After 1970 Luxurious Quality (09)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	313,800	2,046
1 Storey - No Basement	**01**	295,900	1,891
Split Entry	**02**	324,800	2,237
Split Level	**03**	339,900	3,132
Split Level & Crawl Space	**04**	363,600	3,268
1½ Storey & Basement	**05**	332,000	3,127
1½ Storey - No Basement	**06**	314,100	2,972
1¾ Storey & Basement	**07**	348,100	3,476
1¾ Storey - No Basement	**08**	330,200	3,321
2 Storey & Basement	**09**	378,700	3,633
2 Storey - No Basement	**10**	360,900	3,478
½ Storey Upper	**11**	18,200	1,081
¾ Storey Upper	**12**	34,300	1,430
1 Storey Upper	**13**	65,000	1,588

Model type 004–single family–after 1970–luxurious quality (09) cont'd

Model Type (004) Single Family–After 1970 Luxurious Quality (09)	Structure Code	Constant ($)	AR m^2 ($)
Open Veranda	**16**	2,681	781
Closed Veranda	**17**	6,852	1,290
Installation Rates			
½ Storey Upper Finish	**20**	8,190	564
Adjustments			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	99.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (total finished floor area)			
1 Storey	**add**	24,200	76.00
Split Level or Split Entry	**add**	34,500	100.00
1½ Storey	**add**	24,200	106.00
1¾ Storey	**add**	35,000	113.00
2 Storey	**add**	48,400	131.00
Composition Shingles	**deduct**	2,600	64.00
Plumbing (rate includes 10 fixtures)	**add or**		
per fixture	**deduct**	1,980	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning (total finished floor area)			
good air conditioning–nil	**deduct**	0	57.00
good forced air	**deduct**	0	63.00
good hot water	**deduct**	0	77.00
Fireplace–Built-in			
luxurious masonry fireplace, usually unique in design or shape with considerable attention given to detail and workmanship	**add**	17,140	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	324.00
1¾ Storey–loft area	**deduct**	0	456.00
2 Storey–loft area	**deduct**	0	531.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	216.00

2.6 SINGLE FAMILY–AFTER 1990

MODEL TYPE 005–SINGLE FAMILY–AFTER 1990–STANDARD QUALITY (04)

Quality Range -8% to +6%

This class is a standard project energy efficient home. The structure is typically 2"x6" frame construction; those with 2"x4" frame should entail a negative adjustment for quality. The exterior is a typical style that is generally rectangular. The floor plan is functional and finishes are normally limited to average quality pre-manufactured or standard materials with a minimum number of decorative features. The total finished floor area generally ranges from 90 to 190 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (004) Base Rates Single Family–After 1990 Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	45,400	904
1 Storey - No Basement	**01**	39,800	800
Split Entry	**02**	45,300	958
Split Level	**03**	47,000	1,295
Split Level & Crawl Space	**04**	56,500	1,445
1½ Storey & Basement	**05**	48,900	1,339
1½ Storey - No Basement	**06**	43,300	1,235
1¾ Storey & Basement	**07**	51,800	1,453
1¾ Storey - No Basement	**08**	46,200	1,348
2 Storey & Basement	**09**	54,900	1,501
2 Storey - No Basement	**10**	49,300	1,396
½ Storey Upper	**11**	3,500	435
¾ Storey Upper	**12**	6,400	549
1 Storey Upper	**13**	9,500	597
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model type 005–single family–after 1990–standard quality (04) cont'd

Model Type (005) Single Family–After 1990 Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	730	211
Adjustments			
Concrete Slab			
on grade	**deduct**	4,040	33
under crawl space (for extensions without basement)	**add**	0	62
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	10,800	121
Split Level or Split Entry	**add**	16,100	168
1½ Storey	**add**	10,800	172
1¾ Storey	**add**	16,100	194
2 Storey	**add**	21,500	216
Plumbing (rate includes 4 fixtures)	**add or**		
per fixture	**deduct**	1,230	0.00
whirlpool bathtub	**add**	1,180	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	47.00
Fireplace–Built-in			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
or			
average quality masonry fireplace with limited features	**add**	5,290	0.00
Fireplace–Free-Standing			
average metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	132
1¾ Storey–loft area	**deduct**	0	184
2 Storey–loft area	**deduct**	0	219
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	96.00

MODEL TYPE 005–SINGLE FAMILY–AFTER 1990–SEMI-CUSTOM QUALITY (05)

Quality Range -8% to +14%

The floor plan is functional with a sense of spaciousness. The structure is typically 2”x6” frame construction. Architectural design is used in living areas of all "move up" home construction. Walk-in closets and family rooms with fireplaces are becoming standard items. The finishes are generally upgraded with a mixture of average and better quality materials. A minimum number of interior construction features such as book cases, panelled feature walls, sunshine ceilings, telephone desk, wet bar, etc. may be encountered. Total finished floor area generally ranges from 110 to 260 m^2.

Exterior

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

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

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

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

Interior

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

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

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

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

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

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

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

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

Mechanical

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

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

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

Model type 005–single family–after 1990–semi-custom quality (05) cont'd

Model Type (005) Base Rates Single Family–After 1990 Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	59,600	1,077
1 Storey - No Basement	**01**	51,900	964
Split Entry	**02**	59,900	1,144
Split Level	**03**	61,900	1,582
Split Level & Crawl Space	**04**	70,900	1,739
1½ Storey & Basement	**05**	64,500	1,591
1½ Storey - No Basement	**06**	56,900	1,478
1¾ Storey & Basement	**07**	67,800	1,753
1¾ Storey - No Basement	**08**	60,200	1,640
2 Storey & Basement	**09**	71,600	1,820
2 Storey - No Basement	**10**	63,900	1,707
½ Storey Upper	**11**	5,000	514
¾ Storey Upper	**12**	8,300	677
1 Storey Upper	**13**	12,000	744
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848
Installation Rates			
½ Storey Upper Finish	**20**	1,130	268
Adjustments			
Concrete Slab			
on grade	**deduct**	650	3.00
under crawl space (for extensions without basement)	**add**	0	64.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	9,900	107.00
Split Level or Split Entry	**add**	14,800	150.00
1½ Storey	**add**	9,900	146.00
1¾ Storey	**add**	14,900	170.00
2 Storey	**add**	19,900	195.00
Cedar Shakes or Masonry Tile	**add**	700	62.00
Plumbing (rate includes 6 fixtures)	**add or**		
per fixture	**deduct**	1,570	0.00
whirlpool bathtub	**add**	1,800	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00

Model type 005–single family–after 1990–semi-custom quality (05) cont'd

Model Type (005) Single Family–After 1990 Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Fireplace–Built-in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or			
average to good masonry fireplace with limited features	**add**	6,570	0.00
Fireplace–Free-Standing			
average to good metal	**add**	4,200	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	151.00
1¾ Storey–loft area	**deduct**	0	214.00
2 Storey–loft area	**deduct**	0	253.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	105.00

MODEL TYPE 005–SINGLE FAMILY–AFTER 1990–CUSTOM QUALITY (06)

Quality Range -9% to +7%

The floor plan is functional, with an open design concept creating a sense of spaciousness. The structure is typically 2”x6” frame construction. Architectural design is used in living areas of all "move up" home construction. Walk-in closets, sunken living rooms and family rooms, built-in bookcases and fireplaces, kitchen nooks, are all trends in new home design. The finishes are of good quality materials and workmanship. A number of interior construction features such as built-in entertainment centres, panelled feature walls, sunshine ceilings with oak trim, telephone desks, etc. may be present. Total finished floor area generally ranges from 140 to 300 m^2.

Exterior

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

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

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

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

Interior

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

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

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

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

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

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

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

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

Mechanical

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

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

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

Model Type (005) Base Rates Single Family–After 1990 Custom Quality (06)	**Structure Code**	**Constant ($)**	**AR m^2 ($)**
1 Storey & Basement	**00**	114,900	1,180
1 Storey - No Basement	**01**	102,800	1,051
Split Entry	**02**	115,000	1,279
Split Level	**03**	120,100	1,776
Split Level & Crawl Space	**04**	140,200	1,891
1½ Storey & Basement	**05**	122,300	1,800
1½ Storey - No Basement	**06**	110,300	1,671
1¾ Storey & Basement	**07**	129,500	1,963
1¾ Storey - No Basement	**08**	117,400	1,835
2 Storey & Basement	**09**	139,000	2,024
2 Storey - No Basement	**10**	126,900	1,895
½ Storey Upper	**11**	7,500	620
¾ Storey Upper	**12**	14,600	784
1 Storey Upper	**13**	24,100	844
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975
Installation Rates			
½ Storey Upper Finish	**20**	1,910	310.00
Adjustments			
Concrete Slab under crawl space (for extensions without basement)	**add**	0	85.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	20,800	67.00
Split Level or Split Entry	**add**	31,100	90.00
1½ Storey	**add**	20,800	106.00
1¾ Storey	**add**	31,200	110.00
2 Storey	**add**	41,600	114.00
Composition Shingles	**deduct**	1,500	62.00

Model type 005–single family–after 1990–custom quality (06) cont'd

Model Type (005) Single Family–After 1990 Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	1,900	0.00
whirlpool bathtub	**add**	2,100	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer	**add**	8,080	0.00
or			
good masonry fireplace with limited features			
Fireplace–Free-Standing			
good metal	**add**	4,950	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	178.00
1¾ Storey–loft area	**deduct**	0	253.00
2 Storey–loft area	**deduct**	0	323.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	114.00

MODEL TYPE 005–SINGLE FAMILY–AFTER 1990–GOOD CUSTOM QUALITY (07)

Quality Range -6% to +19%

This class represents good to expensive quality, energy efficient housing, that is normally custom or contract built with 2"x6" frame construction and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design often shows originality and includes a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly encountered and attention to detail may be evident. The total finished floor area generally ranges from 170 to 300 m^2.

Exterior

Roofing: Wood shakes; attractive soffits and fascia.

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (005) Base Rates Single Family–After 1990 Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	141,200	1,350
1 Storey - No Basement	**01**	128,400	1,214
Split Entry	**02**	143,000	1,472
Split Level	**03**	149,100	2,002
Split Level & Crawl Space	**04**	170,100	2,121
1½ Storey & Basement	**05**	149,400	2,050
1½ Storey - No Basement	**06**	136,600	1,914
1¾ Storey & Basement	**07**	160,200	2,234
1¾ Storey - No Basement	**08**	147,400	2,099
2 Storey & Basement	**09**	172,900	2,295
2 Storey - No Basement	**10**	160,100	2,160
½ Storey Upper	**11**	8,200	700
¾ Storey Upper	**12**	19,000	885
1 Storey Upper	**13**	31,700	945

Model type 005–single family–after 1990–good custom quality (07) cont'd

Model Type (005) Single Family–After 1990 Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Open Veranda	**16**	2,332	679
Closed Veranda	**17**	5,958	1,122
Installation Rates			
½ Storey Upper Finish	**20**	2,370	333
Adjustments			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	89.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	19,600	63.00
Split Level or Split Entry	**add**	29,200	85.00
1½ Storey	**add**	19,600	100.00
1¾ Storey	**add**	29,400	104.00
2 Storey	**add**	38,800	107.00
Composition Shingles	**deduct**	1,600	65.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	2,250	0.00
whirlpool bathtub	**add**	3,040	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
Fireplace–Built-in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	**add**	10,840	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	196.00
1¾ Storey–loft area	**deduct**	0	278.00
2 Storey–loft area	**deduct**	0	326.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	138.00

MODEL TYPE 005–SINGLE FAMILY–AFTER 1990–EXPENSIVE QUALITY (08)

Quality Range -13% to +11%

This class represents an expensive quality of energy efficient housing that is typically 2"x6" frame construction contract built under the supervision of an architect. Commonly situated on large sites in prime residential neighbourhoods, this class is usually multi-level in nature with the fairly large windows and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is innovative with a considerable number of built-in features. Rooms, which often include special purpose rooms, are usually spacious. Finishes are normally selected from expensive materials, attention to detail is evident and many decorative features are encountered. The total finished floor area is generally over 250 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

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

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

Model Type (005) Base Rates Single Family–After 1990 Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	234,500	1,825
1 Storey - No Basement	**01**	219,300	1,679
Split Entry	**02**	241,500	1,966
Split Level	**03**	250,300	2,762
Split Level & Crawl Space	**04**	274,400	2,901
1½ Storey & Basement	**05**	249,800	2,749
1½ Storey - No Basement	**06**	234,600	2,603
1¾ Storey & Basement	**07**	262,300	3,047
1¾ Storey - No Basement	**08**	247,100	2,901
2 Storey & Basement	**09**	285,200	3,159
2 Storey - No Basement	**10**	270,000	3,013
½ Storey Upper	**11**	15,300	924
¾ Storey Upper	**12**	27,800	1,222
1 Storey Upper	**13**	50,700	1,334

Model type 005–single family–after 1990–expensive quality (08) cont'd

Model Type (005) Single Family–After 1990 Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
Open Veranda	**16**	2,681	781
Closed Veranda	**17**	6,852	1,290
Installation Rates			
1½ Storey Upper Finish	**20**	5,550	496
Adjustments			
Concrete Slab under crawl space (for extensions without basement)	**add**	0	102.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	28,200	89.00
Split Level or Split Entry	**add**	40,300	116.00
1½ Storey	**add**	35,000	154.00
1¾ Storey	**add**	40,700	132.00
2 Storey	**add**	56,300	153.00
Composition Shingles	**deduct**	4,000	98.00
Plumbing (rate includes 10 fixtures) per fixture	**add or deduct**	2,820	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning (total finished floor area) average air conditioning–nil	**deduct**	0	47.00
Fireplace–Built-in expensive masonry fireplace with attention given to design and workmanship	**add**	15,730	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	246.00
1¾ Storey–loft area	**deduct**	0	345.00
2 Storey–loft area	**deduct**	0	399.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	164.00

MODEL TYPE 005–SINGLE FAMILY–AFTER 1990–LUXURIOUS QUALITY (09)

Quality Range -8% to +12%

This class is the ultimate in energy efficient housing and is always contract built under the supervision of an architect. The structure is typically 2"x6" frame construction or better. It is usually multi-level in nature and is often characterized by large windows and a unique roof style. The exterior is always innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is unique and exquisite to meet individual specifications and taste. Rooms, including special purpose rooms, are spacious and there are a generous number of built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features abound and workmanship is the highest quality with particular attention to elaborate detail. The total finished floor area is generally over 300 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Space pack or hydro pulse, air conditioning.

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

Model Type (005) Base Rates Single Family–After 1990 Luxurious Quality (09)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	328,800	2,144
1 Storey - No Basement	**01**	310,100	1,981
Split Entry	**02**	340,300	2,344
Split Level	**03**	356,100	3,282
Split Level & Crawl Space	**04**	381,000	3,425
1½ Storey & Basement	**05**	347,900	3,277
1½ Storey - No Basement	**06**	329,100	3,114
1¾ Storey & Basement	**07**	364,800	3,642
1¾ Storey - No Basement	**08**	346,000	3,480
2 Storey & Basement	**09**	396,900	3,807
2 Storey - No Basement	**10**	378,100	3,645
½ Storey Upper	**11**	19,100	1,133
¾ Storey Upper	**12**	35,900	1,499
1 Storey Upper	**13**	68,100	1,664

Model type 005–single family–after 1990–expensive quality (08) cont'd

Model Type (005) Single Family–After 1990 Luxurious Quality (09)	Structure Code	Constant ($)	AR m^2 ($)
Open Veranda	**16**	3,083	898
Closed Veranda	**17**	7,880	1,484
Installation Rates			
½ Storey Upper Finish	**20**	8,580	592
Adjustments			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	104.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (total finished floor area)			
1 Storey	**add**	25,400	80.00
Split Level or Split Entry	**add**	36,200	104.00
1½ Storey	**add**	25,400	111.00
1¾ Storey	**add**	36,600	119.00
2 Storey	**add**	50,700	137.00
Composition Shingles	**deduct**	2,700	67.00
Plumbing (rate includes 10 fixtures) per fixture	**add or deduct**	2,820	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning (total finished floor area)			
good air conditioning–nil	**deduct**	0	57.00
good forced air	**deduct**	0	63.00
good hot water	**deduct**	0	77.00
Fireplace–Built-in			
luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	**add**	17,140	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	340.00
1¾ Storey–loft area	**deduct**	0	478.00
2 Storey–loft area	**deduct**	0	556.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	216.00

2.7 SINGLE FAMILY–CEDAR/LOG

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

Quality Range -8% to +5%

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

Exterior

Roofing: Composition shingles or equivalent; boxed eaves.

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

Interior

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

Floors: Fair quality carpet, resilient tile or equivalent.

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

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

Mechanical

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

Heating: Fair forced air.

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

Model Type (008) Base Rates Single Family–Cedar/Log Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	45,900	886
1 Storey - No Basement	**01**	40,200	774
Split Entry	**02**	46,200	916
Split Level	**03**	48,000	1,263
Split Level & Crawl Space	**04**	58,300	1,418
1½ Storey & Basement	**05**	49,400	1,316
1½ Storey - No Basement	**06**	43,700	1,204
1¾ Storey & Basement	**07**	52,400	1,427
1¾ Storey - No Basement	**08**	46,800	1,315
2 Storey & Basement	**09**	56,000	1,468
2 Storey - No Basement	**10**	50,300	1,355
½ Storey Upper	**11**	3,500	430
¾ Storey Upper	**12**	6,500	541
1 Storey Upper	**13**	10,100	582
Open Veranda	**16**	1,008	293
Closed Veranda	**17**	2,576	485

Model type 008–Single Family–Cedar/Log–Fair Quality (03) cont'd

Model Type (008) Single Family–Cedar/Log Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	740	217.00
Adjustments			
Concrete Slab			
on grade	**deduct**	4,380	33.00
under crawl space (for extensions without basements)	**add**	0	63.00
Note: equate concrete slab on grade to rate without basement			
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	1,080	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	37.00
Fireplace–Built-in			
fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing			
or			
substandard to fair masonry fireplace	**add**	4,380	0.00
Fireplace–Free-Standing			
fair metal	**add**	2,750	0.00

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

Quality Range -4% to +6%

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

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average forced air.

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

Model Type (008) Base Rates Single Family–Cedar/Log Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	49,700	988
1 Storey - No Basement	**01**	43,500	874
Split Entry	**02**	49,500	1,024
Split Level	**03**	51,500	1,393
Split Level & Crawl Space	**04**	61,900	1,558
1½ Storey & Basement	**05**	53,500	1,466
1½ Storey - No Basement	**06**	47,400	1,351
1¾ Storey & Basement	**07**	56,700	1,590
1¾ Storey - No Basement	**08**	50,500	1,476
2 Storey & Basement	**09**	60,100	1,643
2 Storey - No Basement	**10**	54,000	1,528
½ Storey Upper	**11**	3,900	477
¾ Storey Upper	**12**	7,000	602
1 Storey Upper	**13**	10,400	654
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Model type 008–Single Family–Cedar/Log–Standard Quality (04) cont'd

Model Type (008) Single Family–Cedar/Log Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	800	233
Adjustments			
Concrete Slab			
on grade	**deduct**	4,430	37.00
under crawl space (for extensions without basement)	**add**	0	68.00
Note: equate concrete slab on grade to rate without basement			
Cedar Shakes	**add**	700	62.00
Plumbing (rate includes 4 fixtures)	**add or**		
per fixture	**deduct**	1,230	0.00
whirlpool bathtub	**add**	1,180	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	37.00
Fireplace–Built-in			
average metal fresh air fireplace and accessories; interior wall finished with gypsum wallboard, masonry veneer or wood panelling			
or			
average quality masonry fireplace with limited features	**add**	5,290	0.00
Fireplace–Free-Standing			
average metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	128.00
1¾ Storey–loft area	**deduct**	0	179.00
2 Storey–loft area	**deduct**	0	212.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	96.00

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

Quality Range -6% to +12%

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

Exterior

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

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

Interior

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

Floors: Average to good quality carpet, or equivalent.

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

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

Mechanical

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

Heating: Average forced air.

Electrical: Average to good quality fixtures.

Model Type (008) Base Rates Single Family–Cedar/Log Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	59,700	1,120
1 Storey - No Basement	**01**	52,800	998
Split Entry	**02**	60,400	1,181
Split Level	**03**	62,600	1,636
Split Level & Crawl Space	**04**	73,400	1,806
1½ Storey & Basement	**05**	64,600	1,656
1½ Storey - No Basement	**06**	57,700	1,535
1¾ Storey & Basement	**07**	68,100	1,822
1¾ Storey - No Basement	**08**	61,300	1,701
2 Storey & Basement	**09**	72,200	1,890
2 Storey - No Basement	**10**	65,400	1,769
½ Storey Upper	**11**	4,900	537
¾ Storey Upper	**12**	8,500	703
1 Storey Upper	**13**	12,500	770
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Model type 008–Single Family–Cedar/Log–Standard Quality (04) cont'd

Model Type (008) Single Family–Cedar/Log Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,220	279
Adjustments			
Concrete Slab			
on grade	**deduct**	710	3.00
under crawl space (for extensions without basement)	**add**	0	70.00
Note: equate concrete slab on grade to rate without basement			
Cedar Shakes	**add**	700	62.00
Plumbing (rate includes 6 fixtures)	**add or**		
per fixture	**deduct**	1,570	0.00
whirlpool bathtub	**add**	1,800	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**		47.00
Fireplace–Built-in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent			
or	**add**	6,570	0.00
average to good masonry fireplace with limited features			
Fireplace–Free-Standing			
average to good metal	**add**	4,200	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	141.00
1¾ Storey–loft area	**deduct**	0	200.00
2 Storey–loft area	**deduct**	0	236.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	99.00

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

Quality Range -9% to +7%

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

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (008) Base Rates Single Family–Cedar/Log Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	123,500	1,195
1 Storey - No Basement	**01**	110,200	1,055
Split Entry	**02**	123,600	1,289
Split Level	**03**	129,300	1,820
Split Level & Crawl Space	**04**	151,600	1,947
1½ Storey & Basement	**05**	130,700	1,834
1½ Storey - No Basement	**06**	117,300	1,694
1¾ Storey & Basement	**07**	138,900	2,018
1¾ Storey - No Basement	**08**	125,600	1,877
2 Storey & Basement	**09**	149,700	2,090
2 Storey - No Basement	**10**	136,400	1,949
½ Storey Upper	**11**	7,200	639
¾ Storey Upper	**12**	15,400	823
1 Storey Upper	**13**	26,200	894
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model type 008–Single Family–Cedar/Log–Custom Quality (06) cont'd

Model Type (008) Single Family–Cedar/Log Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	2,120	332
Adjustments			
Concrete Slab			
under crawl space (for extensions without basements)	**add**	0	95.00
Note: equate concrete slab on grade to rate without basement			
Cedar Shakes	**add**	1,500	62.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	1,900	0.00
whirlpool bathtub	**add**	2,100	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer			
or	**add**	8,080	0.00
good masonry fireplace with limited features			
Fireplace–Free-Standing			
good metal	**add**	4,950	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	169.00
1¾ Storey–loft area	**deduct**	0	242.00
2 Storey–loft area	**deduct**	0	282.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	100.00

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

Quality Range -6% to +19%

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

Exterior

Roofing: Wood shakes; attractive soffits and fascia.

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Model Type (008) Base Rates Single Family–Cedar/Log Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	146,700	1,403
1 Storey - No Basement	**01**	133,300	1,262
Split Entry	**02**	148,600	1,530
Split Level	**03**	155,000	2,081
Split Level & Crawl Space	**04**	176,900	2,205
1½ Storey & Basement	**05**	155,300	2,131
1½ Storey - No Basement	**06**	141,800	1,990
1¾ Storey & Basement	**07**	166,500	2,323
1¾ Storey - No Basement	**08**	153,000	2,181
2 Storey & Basement	**09**	179,700	2,386
2 Storey - No Basement	**10**	166,300	2,244
½ Storey Upper	**11**	8,500	728
¾ Storey Upper	**12**	19,800	919
1 Storey Upper	**13**	33,000	983
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848

Model type 008–single family–Cedar/Log–Good Custom Quality (07) cont'd

Model Type (008) Single Family–Cedar/Log Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	2,460	346
Adjustments			
Concrete Slab			
under crawl space			
(for extensions without basements)	**add**	0	92.00
Note: equate concrete slab on grade to rate without basement			
Composition Shingles	**deduct**	1,500	62.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	2,250	0.00
whirlpool bathtub	**add**	3,040	0.00
Heating/Air Conditioning			
(total finished floor area)			
good air conditioning	**add**	0	57.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	**add**	10,840	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	187.00
1¾ Storey–loft area	**deduct**	0	265.00
2 Storey–loft area	**deduct**	0	311.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	138.00

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

Quality Range -13% to +11%

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

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average hot water; air conditioning is common.

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

Model Type (008) Base Rates Single Family–Cedar/Log Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	246,200	1,915
1 Storey - No Basement	**01**	230,200	1,763
Split Entry	**02**	253,500	2,064
Split Level	**03**	262,700	2,900
Split Level & Crawl Space	**04**	288,000	3,045
1½ Storey & Basement	**05**	262,300	2,876
1½ Storey - No Basement	**06**	246,300	2,723
1¾ Storey & Basement	**07**	275,300	3,198
1¾ Storey - No Basement	**08**	259,400	3,046
2 Storey & Basement	**09**	299,300	3,316
2 Storey - No Basement	**10**	283,400	3,163
½ Storey Upper	**11**	16,100	961
¾ Storey Upper	**12**	29,200	1,283
1 Storey Upper	**13**	53,200	1,400
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975

Model type 008–single family–Cedar/Log–Expensive Quality (08) cont'd

Model Type (008) Single Family–Cedar/Log Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	5,820	511
Adjustments			
Concrete Slab under crawl space (for extensions without basements)	**add**	0	107.00
Note: equate concrete slab on grade to rate without basement			
Composition Shingles	**deduct**	3,800	93.00
Plumbing (rate includes 10 fixtures) per fixture	**add or deduct**	2,820	0.00
Note: an adjustment for whirlpool bathtubs is not required for this class			
Heating/Air Conditioning (total finished floor area) average air conditioning–nil	**deduct**	0	47.00
Fireplace–Built-in expensive masonry fireplace with attention given to design and workmanship	**add**	15,730	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	231.00
1¾ Storey–loft area	**deduct**	0	332.00
2 Storey–loft area	**deduct**	0	384.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	164.00

2.8 MODEL TYPE–015–BASEMENT FINISH

MODEL TYPE 015–BASEMENT FINISH INFORMATION

General

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

****** Basement Finish Model - 015 rates **are not included** in the Base Rates of any of the models and must be added in addition to the main structure cost calculated by each model type, quality, and structure code.

Walk-out Basements

Typically homes with walk-out basements cost more to construct than homes with in-ground basements. This extra cost is associated with the extra structural engineering to support the home, lot grading, and the cost of windows and doors versus poured concrete for the exposed wall. Based on a survey of home builders and contractors in Alberta, the cost for walk-out basements ranges from 10-15% more than the cost of an in-ground basement. However, this represents the builder's cost, not the cost to a homeowner; the cost to a home owner is typically marked up above this range.

In addition to the actual structural cost of the home, walk-out lots are generally priced higher than non-walk-out lots; so some of the difference in the sales price is captured in the land value.

Non-Suite Basement Finish

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

Suite Basement Finish

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

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

Finish Area

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

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

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

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

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

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

Floors: Cheapest grade tile or equivalent.

Trim: Little or no trim.

Doors: Cheapest quality.

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

Room Partitions: Little to no room partitions; except for utility room.

BASEMENT SUITES:

Cabinets: Poor to economy grade kitchen cabinets.

Room Partitions: Very basic suite with framed bedroom and bathroom, remaining area un-partitioned with exception of utility room. Typically includes a galley style kitchen with limited cabinetry.

Model Type (015) Base Rates Basement Finish Poor Quality (00)	Structure Code	Constant ($)	AR m^2 ($)
Non-Suite	**24**	1,320	62.00
Suite	**25**	2,112	99.00
Adjustments			
Ceiling Finish	**deduct**	0	15.00
Floor Finish	**deduct**	0	22.00
Plumbing (economy fixtures) per fixture	**add**	620	0.00

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

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

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

Ceiling: Gypsum wallboard, plain tiles or equivalent.

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

Trim: Fair quality.

Doors: Low grade hollow core.

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

Room Partitions: Basic partition for bathroom and utility room; otherwise un-partitioned.

BASEMENT SUITES:

Cabinets: Low grade painted kitchen cabinets or equivalent.

Room Partitions: Basic suite with framed bedroom(s) and a ¾ or full bathroom. The remaining area is typically un-partitioned with exception of a utility room and extra wall for additional kitchen cabinetry.

Model Type (015) Base Rates Basement Finish Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Non-Suite	**24**	1,980	93.00
Suite	**25**	3,168	150.00
Adjustments			
Ceiling Finish	**deduct**	0	24.00
Floor Finish	**deduct**	0	56.00
Plumbing (fair quality fixtures and accessories) per fixture	**add**	1,080	0.00

MODEL TYPE 015–BASEMENT FINISH–STANDARD QUALITY (04)

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

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

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

Floors: Average to good quality carpet or equivalent.

Trim: Average quality.

Doors: Standard hollow core.

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

Room Partitions: Partitioned for utility room and bathroom. May include a partition for a spare bedroom but otherwise the remaining area is typically un-partitioned or includes a single wall to delineate a media/family room.

BASEMENT SUITES:

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

Room Partitions: Suite with one to two framed bedrooms and a full bathroom. The kitchen area typically has a single or double wall partition for extra cabinetry. The remaining area is typically un-partitioned with exception of a utility room; however, in some instances there may be a single wall partition delineating a media/family room and utilized for structural support.

Model Type (015) Base Rates Basement Finish Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Non-Suite	**24**	2,475	140.00
Suite	**25**	3,960	224.00
Adjustments			
Ceiling Finish	**deduct**	0	60.00
Floor Finish	**deduct**	0	79.00
Plumbing (average quality fixtures and accessories) per fixture	**add**	1,230	0.00

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

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

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

Ceiling: Good quality tiles, suspended panels or equivalent.

Floors: Good quality carpet or equivalent.

Trim: Good quality.

Doors: Average to good quality hollow core.

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

Room Partitions: Partitioned for utility room and full bathroom. Typically includes a partition for a spare bedroom but otherwise the remaining area is typically un-partitioned or includes a single wall to delineate a media/family room. May also include a partition wall for wet bar and some cabinetry.

BASEMENT SUITES:

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

Room Partitions: Suite with one to two framed bedrooms and a full bathroom. The kitchen area typically has a single or double wall partition for extra cabinetry. The remaining area is typically un-partitioned with exception of a utility room; however, in some instances there may be a single wall partition delineating a media/family room and utilized for structural support.

Model Type (015) Base Rates Basement Finish Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Non-Suite	**24**	3,713	195.00
Suite	**25**	5,941	280.00
Adjustments			
Ceiling Finish	**deduct**	0	75.00
Floor Finish	**deduct**	0	92.00
Plumbing (average to good quality fixtures and accessories) per fixture	**add**	1,570	0.00

2.9 SWIMMING POOLS

General

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

No adjustment rate ranges are included for swimming pool buildings as adjustments for quality are captured in the classification of each building in the sections below.

Non-Diving Swimming Pool

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

Diving Swimming Pool

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

Pool Accessories

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

Indoor Swimming Pool

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

Spa Pool

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

MODEL TYPE 020–SWIMMING POOL–FAIR QUALITY (03)

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

Model Type (020) Base Rates Swimming Pool Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Non-Diving	**30**	7,540	159
Adjustments			
Heater	**add**	1,700	0.00

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

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

Model Type (020) Base Rates Swimming Pool Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Non-Diving	**30**	22,090	275
Diving	**31**	23,760	431
Adjustments			
Heater–nil	**deduct**	0	80.00
Indoor Pool reclamation system	**add**	24,570	0.00
Spa Pool average quality	**add**	8,250	0.00

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

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

Model Type (020) Base Rates Swimming Pool Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Non-Diving	**30**	29,000	427
Diving	**31**	39,590	295
Adjustments			
Heater–nil	**deduct**	0	80.00
Indoor Pool			
reclamation system	**add**	24,920	0.00
Spa Pool			
Custom	**add**	10,490	0.00

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

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

Model Type (020) Base Rates Swimming Pool Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
Diving	**31**	27,680	1,200
Adjustments			
Heater–nil	**deduct**	0	80.00
Indoor Pool			
reclamation system	**add**	25,450	0.00
Spa Pool			
expensive (reinforced concrete) connected into swimming pool	**add**	14,080	0.00
mechanical independent of swimming pool	**add**	15,640	0.00

2.10 SWIMMING POOL BUILDINGS

SWIMMING POOL BUILDINGS INFORMATION

General

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

No adjustment rate ranges are included for swimming pools as adjustments for quality are captured in the classification of each in the sections below.

Attached Building

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

Detached Building

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

Foundations and Floors

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

Foundation walls or grade beams found in better qualities also include rigid insulation.

Floors are insulated reinforced concrete slabs and include typical finish found in swimming pool areas. All concrete slab and floor finish costs include a pre-calculated reduction or allowance for those areas occupied by a swimming pool and/or spa pool.

Walls and Roofs

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

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

Interior Finish

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

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

Mechanical

Heating systems are normally an extension of the system found in the adjoining residence. Ventilation is usually provided by exhaust fan systems calculated as part of the Base Rates.

Where reclamation systems are encountered, an adjustment should be made based on costs found in Swimming Pools Model Type 020.

Depreciation

To determine depreciation, the assessor shall use of Age Life Tables as found in Section 1.11. Ages for the Model Type 022 Quality 04, 06 and 08 shall be identical to those employed for residences, except Model Type 022 Quality 03 shall have an Age Life of 20 years.

Lack of maintenance and physical deterioration may be measured and calculated using the range of five Condition, Desirability and Utility (CDU) ratings found with each Remaining Life Table in Section 1.15.

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

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

Model Type (022) Base Rates Swimming Pool Buildings Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	700	81

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

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

Exterior

Substructure: Concrete foundation, concrete piles or equivalent.

Floor: Reinforced concrete slab.

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

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

Interior

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

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

Trim: Standard baseboards and trim.

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

Mechanical

Heating: Average forced air.

Electrical: Average quality fixtures.

Model Type (022) Base Rates Swimming Pool Buildings Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	19,100	599
Attached	**28**	12,500	517
Adjustments			
Masonry Veneer (100% exterior wall)			
detached	**add**	7,600	85.00
attached	**add**	5,400	60.00
Cedar Shakes or Masonry Tile			
detached	**add**	500	77.00
attached	**add**	300	55.00
Plumbing			
per fixture	**add**	1,230	0.00
Heating/Air Conditioning (total finished floor area)			
fair air conditioning	**add**	0	37.00

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

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

Exterior

Substructure: Insulated concrete foundation; concrete piles or equivalent.

Floor: Reinforced concrete slab.

Roofing: Wood shakes; attractive soffits and fascia.

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

Interior

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

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

Floors: Ceramic floor tile, quarry tile or equivalent.

Trim: Good quality baseboards and trim.

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

Mechanical

Heating: Good forced air with good exhaust fans.

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

Model Type (022) Base Rates Swimming Pool Buildings Custom Quality (06)	**Structure Code**	**Constant ($)**	**AR m^2 ($)**
Detached	**27**	45,500	835
Attached	**28**	33,800	677
Adjustments			
Masonry Veneer (100% exterior wall)			
Detached	**add**	13,800	44.00
Attached	**add**	9,800	31.00
Composition Shingles			
Detached	**deduct**	1,000	79.00
Attached	**deduct**	700	56.00
Plumbing			
per fixture	**add**	1,900	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00

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

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

Exterior

Substructure: Insulated concrete foundation; concrete piles or equivalent.

Floor: Reinforced insulated concrete slab.

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

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

Interior

Walls: Good moisture resistant gypsum wallboard, good tongue-and-groove cedar panelling or equivalent; good decorative features.

Ceiling: Good quality finished glue-laminated beams or arches, good tongue-and-groove cedar decking or equivalent.

Floors: Patterned ceramic floor tile, slate stone or equivalent.

Trim: Expensive baseboards and trim.

Doors & Windows: Expensive solid core doors with specialty hardware, expensive patio doors; expensive windows, some may have special design; large areas of good quality roof skylights are typical.

Mechanical

Heating: Average hot water and air conditioning; good exhaust fans.

Electrical: Expensive fixtures and special effect lighting.

Model Type (022) Base Rates Swimming Pool Buildings Expensive Quality (08)	**Structure Code**	**Constant ($)**	**AR m^2 ($)**
Detached	**27**	88,300	1,418
Attached	**28**	68,000	1,136
Adjustments			
Masonry Veneer (100% exterior wall)			
Detached	**add**	12,400	39.00
Attached	**add**	8,800	28.00
Composition Shingles			
Detached	**deduct**	1,000	80.00
Attached	**deduct**	700	57.00
Plumbing			
per fixture	**add**	2,820	0.00

Model type 022–swimming pool buildings–Expensive Quality (08) cont'd

Model Type (022) Adjustments Swimming Pool Buildings Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
Heating/Air Conditioning (total finished floor area) average air conditioning, nil	**deduct**	0	57.00
Sauna Custom	**add**	7,230	0.00
Hot Tub expensive	**add**	15,770	0.00

2.11 RESIDENTIAL GREENHOUSES

RESIDENTIAL GREENHOUSE INFORMATION

General

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

No adjustment rate ranges are included for residential greenhouses as adjustments for quality are captured in the classification of each building in the sections below.

Attached Greenhouse

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

Foundations and Floors

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

Greenhouse Mechanical

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

MODEL TYPE 025–GREENHOUSE–SUBSTANDARD QUALITY (02)

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

Model Type (025) Base Rates Greenhouse Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	1,300	165
Attached	**28**	1,200	164
Adjustments			
Exhaust Fan	**add**	240	0.00

MODEL TYPE 025–GREENHOUSE–FAIR QUALITY (03)

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

Model Type (025) Base Rates Greenhouse Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	2,300	268
Attached	**28**	1,900	256
Adjustments			
Concrete Slab	**add**	0	37.00
Exhaust Fan	**add**	240	0.00
Automatic Vent Opener	**add**	130	0.00

MODEL TYPE 025–GREENHOUSE–STANDARD QUALITY (04)

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

Model Type (025) Base Rates Greenhouse Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	3,100	387
Attached	**28**	2,200	369
Adjustments			
Concrete Slab	**add**	0	43.00
Exhaust Fan	**add**	240	0.00
Thermostat	**add**	75	0.00
Automatic Vent Opener	**add**	130	0.00

MODEL TYPE 025–GREENHOUSE–CUSTOM QUALITY (06)

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

Model Type (025) Base Rates Greenhouse Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	6,300	956
Attached	**28**	5,500	922
Adjustments			
Detached Double Glazed			
bronzed finish	**add**	710	110.00
Detached Single Glazed			
anodized finish	**deduct**	3,120	480.00
bronzed finish	**deduct**	2,670	412.00
Attached Double Glazed			
bronzed finish	**add**	360	52.00
Attached Single Glazed			
anodized	**deduct**	1,570	228.00
bronzed finish	**deduct**	1,350	196.00
Concrete slab	**add**		47.00
Interlocking brick floor	**add**		65.00
Automatic vent system	**add**		71.00
Shades			
manual wood roll-up	**add**	0	160.00

2.12 RESIDENTIAL SOLARIUM

RESIDENTIAL SOLARIUM INFORMATION

General

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

No adjustment rate ranges are included for residential solariums as adjustments for quality are captured in the classification of each building in the sections below.

Attached Solarium

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

Foundations and Floors

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

MODEL TYPE 026–SOLARIUM–FAIR QUALITY (03)

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

Model Type (026) Base Rates **Solarium** **Fair Quality (03)**	**Structure Code**	**Constant ($)**	**AR m^2 ($)**
1 Storey & Basement	**00**	11,800	982
1 Storey without Basement	**01**	8,700	909
1 Storey & Slab on Grade	**45**	6,600	891
Adjustments			
Floor Finish			
fair vinyl or carpet	**add**	0	44.00
Concrete Slab–nil	**deduct**		50.00

MODEL TYPE 026–SOLARIUM–STANDARD QUALITY (04)

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

Model Type (026) Base Rates Solarium Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	15,300	1,262
1 Storey without Basement	**01**	11,100	1,178
1 Storey & Slab on Grade	**45**	8,700	1,148
Adjustments			
Floor Finish			
average vinyl or carpet	**add**	0	56.00
quarry tile or interlocking brick	**add**	0	69.00
Concrete Slab–nil	**deduct**	0	50.00

MODEL TYPE 026–SOLARIUM–CUSTOM QUALITY (06)

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

Model Type (026) Base Rates Solarium Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	26,700	1,891
1 Storey without Basement	**01**	19,500	1,684
1 Storey & Slab on Grade	**45**	18,100	1,676
Adjustments			
Single Glazing–floor area	**deduct**	5,560	560.00
Tinted Glazing–floor area	**add**	865	165.00

Model type 026–Solarium–Custom Quality (06) cont'd

Model Type (026) Base Rates Solarium Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Motorized Shade System–floor area	**add**	0	266.00
End Wall–floor area	**deduct each**	1,276	232.00
Floor Finish			
good vinyl or carpet	**add**	0	92.00
ceramic / quarry tile	**add**	0	109.00

MODEL TYPE 026–SOLARIUM–EXPENSIVE QUALITY (08)

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

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

Model Type (026) Base Rates Solarium Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	41,000	2,354
1 Storey – No Basement	**01**	27,900	2,218
1½ Storey & Basement	**05**	44,000	2,801
1½ Storey – No Basement	**06**	31,000	2,664
2 Storey & Basement	**09**	53,100	4,140
2 Storey – No Basement	**10**	40,000	4,004
1 Storey & Slab on Grade	**45**	26,100	2,239
1½ Storey & Slab on Grade	**46**	29,200	2,686
2 Storey & Slab on Grade	**48**	38,200	4,025
Adjustments			
Motorized Shade & Track System			
1 storey–floor area	**add**	0	266.00
1½ storey–floor area	**add**	0	320.00

Model type 026–Solarium–Expensive Quality (06) cont'd

Model Type (026) Base Rates Solarium Expensive Quality (08)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments cont'd			
End Wall			
1 storey–floor area	**deduct each**	1,740	315.00
1½ storey–floor area	**deduct each**	2,350	308.00
2 storey–floor area	**deduct each**	3,600	536.00
Floor Finish			
expensive carpet	**add**	0	118.00
quarry tile or ceramic tile	**add**	0	140.00
marble tile or slate	**add**	0	347.00
Upper Level Floor			
for 1½ or 2 storey solariums base floor construction	**add**	0	72.00

2.13 GARAGE AND CARPORTS

GARAGE AND CARPORT INFORMATION

Garage

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

No adjustment rate ranges are included for residential garages and carports as adjustments for quality are captured in the classification of each building in the sections below.

General the model and quality coding for garages and carports should match that of the main structure if they are attached; otherwise they can be classed according to their own characteristics and qualities.

Basement Garage

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

Multiple Garages

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

Carport

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

MODEL TYPE 030–GARAGE–POOR QUALITY (00)

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

Floor: Poor quality concrete slab.

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

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

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

Windows: Cheap or poor quality.

Electrical: Minimal wiring, no fixtures.

Model Type (030) Base Rates Garage Poor Quality (00)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	2,010	124
Attached	**28**	1,230	106
Adjustments			
Interior Wall Finish unfinished gypsum wallboard, cheap plywood or equivalent			
Detached Garage	**add**	230	5.00
Attached Garage	**add**	160	3.00
Ceiling	**add**	0	8.00
Concrete Slab–nil	**deduct**	0	32.00
Electrical–nil	**deduct**	0	8.00

MODEL TYPE 030–GARAGE–SUBSTANDARD QUALITY (02)

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

Floor: Low grade concrete slab.

Roofing: Composition shingles or equivalent; minimal eave overhang.

Exterior Walls: Plain stucco or equivalent.

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

Windows: Low grade.

Electrical: Minimal wiring, minimal outlets; no fixtures.

Model Type (030) Base Rates Garage Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	4,150	187
Attached	**28**	2,870	160
Adjustments			
Interior Wall Finish unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	**add**	420	9.00
Attached Garage	**add**	320	6.00
Ceiling	**add**	0	15.00
Heating minimal heat including chimney	**add**	0	13.00
Concrete Slab–nil	**deduct**	0	34.00
Electrical–nil	**deduct**	0	12.00

MODEL TYPE 030–GARAGE–FAIR QUALITY (03)

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

Floor: Fair concrete slab.

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

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

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

Windows: Low grade to fair wood or aluminum.

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

Model Type (030) Base Rates Garage Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	5,310	216
Attached	**28**	4,440	198
Adjustments			
Interior Wall Finish unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	**Add**	440	9.00
Attached Garage	**add**	330	6.00
Ceiling	**add**	0	15.00
Heating			
minimal heat including chimney	**add**	0	13.00
Concrete Slab–nil	**deduct**	0	43.00
Electrical–nil	**deduct**	0	13.00

MODEL TYPE 030–GARAGE–STANDARD QUALITY (04)

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

Floor: Standard concrete slab.

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

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

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

Windows: Fair grade wood or aluminum.

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

Model Type (030) Base Rates Garage Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	5,640	252
Attached	**28**	4,530	230
Basement	**35**	740	51
Adjustments			
Interior Wall Finish unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	**add**	510	10.00
Attached Garage	**add**	380	7.00
Ceiling (for detached or attached garage)	**add**	0	18.00
Heating fair to average quality gas overhead heater or equivalent	**add**	550	23.00
Concrete Slab–nil	**deduct**	0	55.00
Electrical–nil	**deduct**	0	13.00
Brick Veneer use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

MODEL TYPE 030–GARAGE–SEMI-CUSTOM QUALITY (05)

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

Floor: Above average quality slab.

Roofing: Above average composition shingles or equivalent; attractive soffits and fascia.

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

Doors: Average to good quality entrance door; average to good quality metal or wood overhead door.

Windows: Average grade wood or aluminum.

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

Model Type (030) Base Rates Garage Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	6615	274
Attached	**28**	5885	257
Basement	**35**	975	57
Adjustments			
Interior Wall Finish gypsum wallboard, Good quality plywood or equivalent			
Detached Garage	**add**	805	17
Attached Garage	**add**	585	11
Ceiling (for detached or attached garage)	**add**	0	28
Heating above average quality gas overhead heater or equivalent	**add**	0	26
Roofing Good asphalt shingles, average quality cedar shakes, masonry tiles or equivalent			
Detached Garage	**add**	320	35
Attached Garage	**add**	160	31
Concrete Slab–nil	**deduct**	0	57
Electrical–nil	**deduct**	0	21
Brick Veneer use 80% of Residential Masonry Veneer			
Adjustments for 1 Storey			

MODEL TYPE 030–GARAGE–CUSTOM QUALITY (06)

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

Floor: Good quality concrete slab.

Roofing: Good quality composition shingles or equivalent; attractive soffits and fascia.

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

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

Windows: Good quality wood, aluminum, vinyl or equivalent.

Electrical: Good quality wiring, an adequate number of outlets; decorative exterior fixtures are common.

Model Type (030) Base Rates Garage Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	7,590	295
Attached	**28**	7,240	283
Basement	**35**	1,210	63
Adjustments			
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	**add**	1,100	23.00
Attached Garage	**add**	790	15.00
Ceiling (for detached or attached garage)	**add**	0	38.00
Heating good quality gas overhead heater or equivalent	**add**	690	29.00
Roofing cedar shakes, masonry tiles or equivalent			
Detached Garage	**add**	640	70.00
Attached Garage	**add**	320	62.00
Concrete Slab–nil	**deduct**	0	58.00
Electrical–nil	**deduct**	0	28.00
Brick Veneer use 80% of Residential Masonry Veneer			
Adjustments for 1 Storey			

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

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

Floors: Good concrete slab.

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

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

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

Windows: Good to expensive quality.

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

Model Type (030) Base Rates Garage Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	9,950	387
Attached	**28**	8,340	332
Adjustments			
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	**add**	1,100	23.00
Attached Garage	**add**	800	15.00
Ceiling	**add**	0	38.00
Heating			
good quality gas overhead heater or equivalent	**add**	0	44.00
Roofing			
composition shingles			
Detached Garage	**deduct**	640	70.00
Attached Garage	**deduct**	320	63.00
Concrete Slab–nil	**deduct**	0	77.00
Electrical–nil	**deduct**	0	28.00
Brick Veneer			
use 80% of Residential Masonry Veneer			
Adjustments for 1 Storey			

2.14 MULTIPLE GARAGES

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

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

Floor: Low grade concrete slab.

Roofing: Composition shingles or equivalent; minimal eave overhang.

Exterior Walls: Fair grade stucco or equivalent.

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

Windows: Minimal or no windows.

Electrical: Minimal wiring, limited outlets; no fixtures.

Model Type (031) Base Rates Multiple Garages Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	2,140	182
Attached	**28**	1,470	155
Adjustments			
Interior Wall Finish unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	**add**	420	9.00
Attached Garage	**add**	320	6.00
Ceiling	**add**	0	15.00
Heating minimal heat including chimney	**add**	0	13.00
Concrete Slab–nil	**deduct**	0	34.00
Electrical–nil	**deduct**	0	12.00

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

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

Floor: Fair concrete slab.

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

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

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

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

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

Model Type (031) Base Rates Multiple Garages Fair Quality (03)	**Structure Code**	**Constant ($)**	**AR m^2 ($)**
Detached	**27**	2,780	210
Attached	**28**	2,340	192
Adjustments			
Interior Wall Finish unfinished gypsum wallboard, low grade plywood or equivalent			
Detached Garage	**add**	440	9.00
Attached Garage	**add**	330	6.00
Ceiling	**add**	0	15.00
Heating minimal heat including chimney	**add**	0	13.00
Concrete Slab–nil	**deduct**	0	43.00
Electrical–nil	**deduct**	0	13.00

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

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

Floor: Standard concrete slab.

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

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

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

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

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

Model Type (031) Base Rates Multiple Garages Standard Quality (04)	**Structure Code**	**Constant ($)**	**AR m^2 ($)**
Detached	**27**	2,930	245
Attached	**28**	2,370	224
Adjustments			
Interior Wall Finish unfinished gypsum wallboard, fair quality plywood or equivalent			
Detached Garage	**add**	510	10.00
Attached Garage	**add**	380	7.00
Ceiling	**add**	0	18.00
Heating fair to average quality gas overhead heater or equivalent	**add**	0	14.00
Concrete Slab–nil	**deduct**	0	55.00
Electrical–nil	**deduct**	0	13.00
Brick Veneer use 80% of Residential Masonry Veneer			
Adjustments for 1 Storey			

MODEL TYPE 031–MULTIPLE GARAGES–SEMI-CUSTOM QUALITY (05)

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

Floor: Average to good concrete slab.

Roofing: Above average quality composition shingles or equivalent; attractive soffits and fascia.

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

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

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

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

Model Type (031) Base Rates Multiple Garages Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	3610	286
Attached	**28**	3065	235
Adjustments			
Interior Wall Finish gypsum wallboard or equivalent			
Detached Garage	**add**	805	17
Attached Garage	**add**	585	11
Ceiling	**add**	0	28
Heating good quality gas overhead heater or equivalent	**add**	0	21
Roofing cedar shakes, masonry tiles or equivalent			
Detached Garage	**add**		35
Attached Garage	**add**		31
Concrete Slab–nil	**deduct**	0	57
Electrical–nil	**deduct**	0	21
Brick Veneer use 80% of Residential Masonry Veneer Adjustments for 1 Storey			

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

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

Floor: Good quality concrete slab.

Roofing: Good composition shingles or equivalent; attractive soffits and fascia.

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

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

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

Electrical: Good quality wiring, an adequate number of outlets; decorative exterior fixtures are common.

Model Type (031) Base Rates **Multiple Garages** **Custom Quality (06)**	**Structure Code**	**Constant ($)**	**AR m^2 ($)**
Detached	**27**	4,290	287
Attached	**28**	3,760	246
Adjustments			
Interior Wall Finish			
gypsum wallboard or equivalent			
Detached Garage	**add**	1,100	23.00
Attached Garage	**add**	790	15.00
Ceiling	**add**	0	38.00
Heating			
good quality gas overhead heater or equivalent	**add**	0	28.00
Roofing			
cedar shakes, masonry tiles or equivalent			
Detached Garage	**add**	640	70.00
Attached Garage	**add**	320	62.00
Concrete Slab–nil	**deduct**	0	58.00
Electrical–nil	**deduct**	0	28.00
Brick Veneer			
use 80% of Residential Masonry Veneer			
Adjustments for 1 Storey			

2.15 CARPORTS

MODEL TYPE 035–CARPORT–POOR QUALITY (00)

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

Roofing: Rolled roofing or equivalent.

Posts or Columns: Simple wood posts or equivalent.

Model Type (035) Base Rates Carport Poor Quality (00)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	940	71
Attached	**28**	450	60
Adjustments			
Concrete Slab	**add**	0	32.00
Ceiling cheap plywood or equivalent	**add**	0	9.00
Electrical	**add**	0	4.00

MODEL TYPE 035–CARPORT–SUBSTANDARD QUALITY (02)

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

Roofing: Composition shingles or equivalent.

Posts or Columns: Fair quality wood or metal posts.

Model Type (035) Base Rates Carport Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	1,660	101
Attached	**28**	900	89
Adjustments			
Concrete Slab	**add**	0	34.00
Ceiling Finish low grade plywood or equivalent	**add**	0	10.00
Electrical	**add**	0	9.00

MODEL TYPE 035–CARPORT–STANDARD QUALITY (04)

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

Roofing: Composition shingles or equivalent.

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

Model Type (035) Base Rates Carport Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	3,190	134
Attached	**28**	1,610	111
Adjustments			
Concrete Slab	**add**	0	55.00
Ceiling Finish			
average quality plywood or equivalent	**add**	0	28.00
Electrical	**add**	0	10.00

MODEL TYPE 035–CARPORT–SEMI-CUSTOM QUALITY (05)

This class represents an above average quality carport.

Roofing: Above average quality composition shingles or equivalent.

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

Model Type (035) Base Rates Carport Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	4,915	156
Attached	**28**	2,485	122
Adjustments			
Concrete Slab	**add**	0	56
Ceiling Finish			
Above average quality plywood, aluminum or equivalent	**add**	0	36
Electrical	**add**	0	10
Roofing			
Above average quality composition shingles or equivalent			
Detached Carport	**add**		26
Attached Carport	**add**		23

MODEL TYPE 035–CARPORT–CUSTOM QUALITY (06)

This class represents a good to expensive quality carport.

Roofing: Good quality composition shingles, Cedar shakes, masonry tiles or equivalent.

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

Model Type (035) Base Rates Carport Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	6,640	175
Attached	**28**	3,360	132
Adjustments			
Concrete Slab	**add**	0	58.00
Ceiling Finish good quality plywood, aluminum or equivalent	**add**	0	43.00
Electrical	**add**	0	11.00
Roofing cedar shakes, masonry tiles or equivalent			
Detached Carport	**add**	480	52.00
Attached Carport	**add**	240	47.00

MODEL TYPE 035–CARPORT–GOOD CUSTOM QUALITY (07)

This class represents an expensive quality carport and complements the house.

Roofing: Cedar shakes, masonry tiles or equivalent.

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

Model Type (035) Base Rates Carport Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Detached	**27**	7,210	229
Attached	**28**	3,690	181
Adjustments			
Concrete Slab	**add**	0	77.00
Ceiling Finish good quality plywood, aluminum or equivalent	**add**	0	43.00
Electrical	**add**	0	11.00
Roofing Cedar shakes, masonry tiles or equivalent			
Detached Carport	**deduct**	480	52.00
Attached Carport	**deduct**	240	47.00

2.16 MANUFACTURED HOMES

Manufactured Home Information

General

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

Foundationless

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

Expandable or Tilt-outs

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

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

Quality Range -11% to +12%

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

Interior

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

Floors: Low grade sheet vinyl or equivalent.

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

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

Mechanical

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

Heating: Wall furnace or equivalent.

Electrical: Minimal wiring, substandard light fixtures.

Model Type (040) Base Rates Single Section Manufactured Home Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Foundationless	**33**	21,174	463
Foundation – without basement	**34**	29,674	463
Basement	**35**	51,174	463
Adjustments			
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	930	0.00
Skirting	**add**	0	14.00

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

Quality Range -9% to +9%

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

Interior

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

Floors: Fair grade sheet vinyl, carpet or equivalent.

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

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

Mechanical

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

Heating: Fair forced air or equivalent.

Electrical: Fair quality light fixtures.

Model Type (040) Base Rates Single Section Manufactured Home Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Foundationless	**33**	26,154	612
Foundation – without basement	**34**	34,654	612
Basement	**35**	62,154	612
Adjustments			
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	1,080	0.00
Skirting	**add**	0	16.00
Fireplace–Built-in fair metal	**add**	4,380	0.00
Fireplace–Free-Standing fair metal	**add**	2,750	0.00

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

Quality Range -7% to +6%

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

Interior

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

Floors: Standard grade sheet vinyl, carpet or equivalent.

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

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

Mechanical

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

Heating: Average forced air.

Electrical: Average quality light fixtures.

Model Type (040) Base Rates Single Section Manufactured Home Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Foundationless	**33**	32,616	706
Foundation – without basement	**34**	41,116	706
Basement	**35**	72,616	706
Adjustments			
Plumbing (rate includes 6 fixtures) per fixture	**add or deduct**	1,230	0.00
Skirting	**add**	0	18.00
Fireplace–Built-in average metal fresh air fireplace and accessories	**add**	5,290	0.00
Fireplace–Free-Standing average metal	**add**	9,470	0.00

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

Quality Range -5% to +10%

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

Interior

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

Floors: Average to good quality carpet or equivalent.

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

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

Mechanical

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

Heating: Average forced air.

Electrical: Average to good quality fixtures.

Model Type (040) Base Rates Single Section Manufactured Home Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Foundationless	**33**	39,800	788
Foundation – without basement	**34**	48,300	788
Basement	**35**	82,800	788
Adjustments			
Plumbing (rate includes 6 fixtures) per fixture	**add or deduct**	1,570	0.00
Skirting	**add**	0	21.00
Fireplace–Built-in average to good metal fresh air fireplace and accessories	**add**	6,570	0.00
Fireplace–Free-Standing semi-custom metal	**add**	4,200	0.00

2.17 MULTI-SECTION MANUFACTURED HOME

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

Quality Range -8% to +10%

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

Interior

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

Floors: Fair grade sheet vinyl, carpet or equivalent.

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

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

Mechanical

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

Heating: Fair forced air.

Electrical: Fair quality light fixtures.

Model Type (045) Base Rates Multi-Section Manufactured Home Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Foundationless	**33**	36,308	624
Foundation – without basement	**34**	53,308	624
Basement	**35**	91,308	624
Adjustments			
Plumbing (rate includes 4 fixtures) per fixture	**add**	1,080	0.00
Skirting	**add**	0	18.00
Fireplace–Built-in fair metal	**add**	4,380	0.00
Fireplace–Free-Standing	**add**	2,750	0.00

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

Quality Range -8% to +8%

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

Interior

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

Floors: Standard grade sheet vinyl, carpet or equivalent.

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

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

Mechanical

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

Heating: Average forced air.

Electrical: Average quality fixtures.

Model Type (045) Base Rates Multi-Section Manufactured Home Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Foundationless	**33**	60,232	718
Foundation – without basement	**34**	77,232	718
Basement	**35**	118,232	718
Adjustments			
Plumbing (rate includes 6 fixtures) per fixture	**add or deduct**	1,230	0.00
Skirting	**add**	0	20.00
Fireplace–Built-in average metal fresh air fireplace and accessories	**add**	5,290	0.00
Fireplace–Free-Standing average metal	**add**	3,470	0.00

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

Quality Range -7% to +10%

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

Interior

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

Floors: Average to good quality carpet or equivalent.

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

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

Mechanical

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

Heating: Average forced air.

Electrical: Average to good quality fixtures.

Model Type (045) Base Rates Multi-Section Manufactured Home Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Foundationless	**33**	78,600	793
Foundation – without basement	**34**	95,600	793
Basement	**35**	138,600	793
Adjustments			
Plumbing (rate includes 6 fixtures) per fixture	**add or deduct**	1,570	0.00
Skirting	**add**	0	22.00
Fireplace–Built-in average to good metal fresh air fireplace and accessories	**add**	6,570	0.00
Fireplace–Free-Standing semi-custom metal	**add**	4,200	0.00

2.18 MOBILE UNIT PARK

MODEL TYPE 048–MOBILE UNIT PARK–SUBSTANDARD QUALITY (02)

Typical sites are developed as campgrounds or resort areas for transient use, where there are neither code requirements nor code enforcement. These have few facilities, and are designed for smaller trailers and campers.

Model Type (048) Base Rates Mobile Unit Park Substandard Quality (02)	Per Site $
Cost	**4,630**
Installation Rates	
Engineering–minimal plans, survey and permits	470
Grading–limited clearing and levelling; graded for drainage	270
Roadways–roads roughed in, minimal gravel	780
Parking and Walks–gravel	370
Sewer–basic lines, septic tank system	1,010
Water–basic service to common buildings; occasional standpipes	880
Gas–nil	0
Electrical–basic overhead wiring, outlets at sites	840

Adjustments	Site Modifiers								
Number of Sites	10	20	30	40	60	100	120	200	250
Multiplier	1.08	1.06	1.01	1.00	0.96	0.89	0.87	0.80	0.78
Gross Area m^2 per site	75	95	110	130	165	225	260	460	650
Multiplier	0.90	0.94	0.96	1.00	1.04	1.12	1.16	1.27	1.29

* Suggested Age Life: 15 years.

2.19 MANUFACTURED HOME COMMUNITY

MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–FAIR QUALITY (03)

Typical sites are developed for transient or semi-permanent occupancy. These meet minimum code requirements and are usually designed to accommodate medium length trailers or manufactured homes.

Model Type (048) Base Rates Manufactured Home Fair Quality (03)	Per Site $
Cost	**8,770**
Installation Rates	
Engineering–adequate plans, specifications, survey, fees and permits	950
Grading–adequate clearing and leveling; graded for drainage	590
Roadways–roads roughed in, gravel base, minimal paving	1,270
Parking and Walks–low cost asphalt	790
Sewer–adequate service lines and mains, simple layout, minimum code	1,760
Water–adequate service lines and mains; occasional hydrant	1,470
Gas–service to utility buildings and office only	620
Electrical–overhead wiring, basic service per site, minimal street lighting	1,330

Adjustments	Site Modifiers								
Number of Sites	30	50	70	80	100	130	160	200	250
Multiplier	1.10	1.05	1.00	0.98	0.95	0.92	0.89	0.86	0.84
Gross Area m^2 per site	110	185	215	225	240	280	335	460	650
Multiplier	0.83	0.95	0.98	1.00	1.02	1.06	1.11	1.18	1.20

* Suggested Age Life: 20 years.

MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–STANDARD QUALITY (04)

Typical sites are built for permanent occupancy. They usually have space to accommodate any length of manufactured home as well as attached improvements such as porches and decks.

Model Type (048) Base Rates Manufactured Home Standard Quality (04)	Per Site $
Cost	**11,620**
Installation Rates	
Engineering–average plans, specifications, survey, fees, permits and bonds	1,250
Grading–average clearing, leveling and drainage	900
Roadways–average gravel base, asphalt paving	1,600
Parking and Walks–concrete or asphalt	1,110
Sewer–average service lines and mains; average installation, adequate venting	2,020
Water–average service lines and mains, valve connections and hydrants	1,910
Gas–service to all sites and buildings	970
Electrical–overhead or underground service, telephone connections, adequate street lighting	1,870

Adjustments	Site Modifiers								
Number of Sites	40	70	100	125	175	200	250	300	350
Multiplier	1.12	1.06	1.00	0.96	0.91	0.89	0.87	0.86	0.85
Gross Area m^2 per site	185	225	260	280	335	370	410	480	650
Multiplier	0.89	0.94	0.98	1.00	1.04	1.06	1.08	1.09	1.12

* Suggested Age Life: 30 years.

MODEL TYPE 048–MANUFACTURED HOME COMMUNITY–CUSTOM QUALITY (06)

Typical sites are built for permanent occupancy and designed to accommodate large manufactured homes including multi-section models. Driveways, gardens and carports are usually found. Sites and services are comparable to a residential subdivision.

Model Type (048) Base Rates Manufactured Home Custom Quality (06)	Per Site $
Cost	**16,690**
Installation Rates	
Engineering–detailed plans, specifications, survey, fees, permits and bonds	1,890
Grading–stripping, clearing, good level site for view and appearance; graded for drainage	1,340
Roadways–good gravel base, concrete curbs, good asphalt paving; extra parking areas	2,330
Parking and Walks–concrete or good asphalt	1,650
Sewer–good service lines and mains, good installation, venting, traps and manholes	2,990
Water–good service lines, mains, valve connections and hydrants	2,620
Gas–service to all sites and buildings; individual meters	1,320
Electrical–underground service, telephone lines and cable T.V. connections; good street lighting	2,570

Adjustments	Site Modifiers							
Number of Sites	50	75	100	160	200	250	300	350
Multiplier	1.15	1.12	1.07	1.00	0.96	0.94	0.93	0.92
Gross Area m^2 per site	260	300	335	355	410	445	520	650
Multiplier	0.92	0.96	0.98	1.00	1.03	1.04	1.05	1.06

* Suggested Age Life: 40 years.

2.20 SUMMER COTTAGES

MODEL TYPE 050–SUMMER COTTAGE–POOR QUALITY (00)

Quality Range -8% to +15%

This class represents the lowest quality summer cottage. It is basically a "shell" with few or no partitions and it may be often found partially unfinished. Materials are generally from the poorest quality available and workmanship is poor. The total floor area is usually below 40 m^2.

Exterior

Substructure: Nil.

Roofing: Rolled roofing, cheapest composition or wood shingles or equivalent.

Walls: Cheapest wood siding, plywood or equivalent; no insulation.

Interior

Walls & Ceiling: Cheapest wallboard or equivalent.

Floors: wood, plywood or equivalent.

Cabinets & Trim: Minimal or no kitchen cabinets; no trim.

Doors & Windows: Poor quality.

Mechanical

Electrical: nil

Model Type (050) Base Rates Summer Cottage Poor Quality (00)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey without basement	**01**	1,400	201
Open Veranda	**16**	619	180
Closed Veranda	**17**	1,582	298
Installation Rates			
Windows **Note:**window area in rate equals 6% of floor area		0	13.00
Adjustments			
Floor Finish tile or equivalent	**add**	0	19.00
Plumbing per fixture	**add**	620	0.00
Note:per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system.			
Heating minimal heat including gas line and chimney	**add**	0	0
Electrical	**add**	1,950	11.00

MODEL TYPE 050–SUMMER COTTAGE–ECONOMY QUALITY (01)

Quality Range -13% to +17%

This class represents a summer cottage of inferior quality. It is almost always an older type cottage and although it has few or no partitions, additions built over a period of years may be present. Finishes normally consist of poor to economy grade materials and workmanship is also poor. The total floor area generally ranges from 30 to 70 m^2.

Exterior

Substructure: Concrete blocks, wood sills or equivalent.

Roofing: Rolled roofing, cheapest composition or wood shingles or equivalent.

Walls: Poor to economy grade wood siding, plywood or equivalent; no insulation.

Interior

Walls & Ceiling: Economy grade gypsum wallboard, plywood or equivalent.

Floors: Cheapest tile or equivalent.

Cabinets & Trim: Limited or no kitchen cabinets; no trim.

Doors & Windows: Poor to economy grade.

Mechanical

Electrical: Minimal wiring, few or no fixtures.

Model Type (050) Base Rates Summer Cottage Economy Quality (01)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey - No Basement	**01**	4,100	283
1½ Storey - No Basement	**06**	5,000	442
2 Storey - No Basement	**10**	6,100	480
Open Veranda	**16**	728	212
Closed Veranda	**17**	1,861	350
Installation Rates			
½ Storey Upper Finish	**20**	40	56.00
Floor Finish			
1 Storey		0	19.00
1½ Storey		0	31.00
2 Storey		0	39.00
Windows			
1 Storey		0	22.00
1½ Storey		0	35.00
2 Storey		0	44.00
Note: windows in rate equals 8% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		1,960	11.00
1½ Storey		1,960	17.00
2 Storey		1,960	21.00

Model type 050–Summer Cottage–Economy Quality (01) cont'd

Model Type (050) Adjustments Summer Cottage Economy Quality (01)	Structure Code	Constant ($)	AR m^2 ($)
Concrete Footings	**add**	330	15.00
Plumbing per fixture	**add**	770	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area) minimal heat including gas line and chimney		0	0.00
floor furnace or equivalent	**add**	0	32.00

MODEL TYPE 050–SUMMER COTTAGE–SUBSTANDARD QUALITY (02)

Quality Range -16% to +7%

This class provides for a substandard summer cottage which is commonly owner built. Usually an older type cottage, it has a very simple floor plan which contains few partitions. Finishes normally consist of substandard materials and workmanship is low grade. The total floor area generally ranges from 40 to 80 m^2.

Exterior

Substructure: Substandard concrete footings, wood sills or equivalent.

Roofing: Composition shingles or equivalent.

Walls: Low grade wood siding, plywood or equivalent; insulation.

Interior

Walls & Ceilings: Low grade gypsum wallboard, pre-finished wallboard or equivalent.

Floors: Substandard tile or equivalent.

Cabinets & Trim: A limited amount of economy grade kitchen cabinets; little or no trim.

Doors & Windows: Low grade.

Mechanical

Electrical: Minimal wiring, few or no fixtures.

Model Type (050) Base Rates Summer Cottage Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	15,700	481
1 Storey - No Basement	**01**	9,600	377
1½ Storey & Basement	**05**	16,700	695
1½ Storey - No Basement	**06**	10,600	591
1¾ Storey & Basement	**07**	17,500	732
1¾ Storey - No Basement	**08**	11,400	628
2 Storey & Basement	**09**	19,500	742
2 Storey - No Basement	**10**	13,400	638
½ Storey Upper	**11**	1,000	214
¾ Storey Upper	**12**	1,800	251
1 Storey Upper	**13**	3,800	261
A-Frame & Basement	**14**	15,500	697
A-Frame - No Basement	**15**	9,000	541
Open Veranda	**16**	857	249
Closed Veranda	**17**	2,190	412

Model type 050–Summer Cottage–Substandard Quality (02) cont'd

Model Type (050) Summer Cottage Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	100	82.00
Concrete Footings		360	17.00
Insulation			
1 Storey		320	9.00
1½ Storey		320	12.00
2 Storey		460	17.00
A-Frame		320	12.00
Floor Finish			
1 Storey		0	31.00
1½ Storey		0	49.00
2 Storey		0	62.00
A-Frame		0	42.00
Windows			
1 Storey		0	28.00
1½ Storey		0	44.00
2 Storey		0	55.00
A-Frame		0	37.00
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		2,350	14.00
1½ Storey		2,350	23.00
2 Storey		2,350	28.00
A-Frame		2,350	19.00
Adjustments			
Roof Finish			
rolled roofing	**deduct**	0	6.00
Plumbing			
per fixture	**add**	930	0.00
Note:per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
floor furnace or equivalent	**add**	0	32.00

MODEL TYPE 050–SUMMER COTTAGE–FAIR QUALITY (03)

Quality Range -6% to +12%

This class represents a basic summer cottage that is usually owner built and occasionally is a fair quality "package unit". It has a simple floor plan, finishes consist of low grade to fair quality materials and workmanship is fair. The total floor area generally ranges from 50 to 90 m^2.

Exterior

Substructure: Concrete footings or equivalent.

Roofing: Composition shingles or equivalent.

Walls: Low grade to fair wood siding or equivalent; insulation.

Interior

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

Floors: Low grade to fair quality tile, carpet or equivalent.

Cabinets & Trim: An adequate amount of low grade kitchen cabinets; low grade baseboards and trim.

Doors & Windows: Low grade to fair quality.

Mechanical

Electrical: Adequate wiring, low grade fixtures.

Model Type (050) Base Rates Summer Cottage Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	20,300	527
1 Storey - No Basement	**01**	13,600	424
1½ Storey & Basement	**05**	22,400	772
1½ Storey - No Basement	**06**	15,700	669
1¾ Storey & Basement	**07**	24,500	815
1¾ Storey - No Basement	**08**	17,800	712
2 Storey & Basement	**09**	26,800	825
2 Storey - No Basement	**10**	20,100	722
½ Storey Upper	**11**	2,000	245
¾ Storey Upper	**12**	4,200	288
1 Storey Upper	**13**	6,500	298
A-Frame & Basement	**14**	17,400	839
A-Frame - No Basement	**15**	10,900	668
Open Veranda	**16**	1,008	293
Closed Veranda	**17**	2,576	485
Installation Rates			
½ Storey Upper Finish	**20**	540	105.00
Concrete Footings		980	9.00
Insulation			
1 Storey		370	9.00
1½ Storey		370	14.00
1¾ Storey		660	12.00
2 Storey		740	13.00
A-Frame		370	12.00

Model type 050–Summer Cottage–Fair Quality (03) cont'd

Model Type (050) Summer Cottage Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates Cont'd			
Floor Finish			
1 Storey		0	46.00
1½ Storey		0	74.00
1¾ Storey		0	89.00
2 Storey		0	89.00
A-Frame		0	62.00
Windows			
1 Storey		0	34.00
1½ Storey		0	54.00
1¾ Storey		0	60.00
2 Storey		0	67.00
A-Frame		0	46.00
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		2,850	19.00
1½ Storey		2,850	30.00
1¾ Storey		2,850	38.00
2 Storey		2,850	38.00
A-Frame		2,850	26.00
Adjustments			
Concrete Slab			
on grade	**deduct**	380	6.00
Plumbing			
per fixture	**add**	1,080	0.00
Note:per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
floor furnace or equivalent	**add**	0	32.00
fair forced air	**add**	0	44.00
Lofts			
1½ Storey–loft area	**deduct**	0	64.00
1¾ Storey–loft area	**deduct**	0	89.00
2 Storey–loft area	**deduct**	0	106.00
Cathedral Ceilings			
classify and calculate cathedral area as 1 Storey structure	**add**	0	54.00

MODEL TYPE 050–SUMMER COTTAGE–STANDARD QUALITY (04)

Quality Range -14% to +8%

This class represents a standard summer cottage. It is often an average quality "package unit" with a functional floor plan and it is usually owner assembled. Finishes normally consist of fair to average quality materials and workmanship is adequate. The total floor area generally ranges from 70 to 110 m^2.

Exterior

Substructure: Concrete foundation, concrete piles or equivalent.

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

Walls: Fair to average quality wood siding or equivalent; insulation.

Interior

Walls & Ceilings: Gypsum wallboard, average quality pre-finished wallboard or equivalent.

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

Cabinets & Trim: An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim.

Doors & Windows: Fair to average quality.

Mechanical

Electrical: Adequate wiring, fair quality fixtures

Model Type (050) Base Rates Summer Cottage Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	27,000	645
1 Storey - No Basement	**01**	20,900	545
1½ Storey & Basement	**05**	29,800	941
1½ Storey - No Basement	**06**	23,800	841
1¾ Storey & Basement	**07**	33,000	1,005
1¾ Storey - No Basement	**08**	26,900	905
2 Storey & Basement	**09**	36,400	1,016
2 Storey - No Basement	**10**	30,300	916
½ Storey Upper	**11**	2,900	296
¾ Storey Upper	**12**	6,000	360
1 Storey Upper	**13**	9,400	371
A-Frame & Basement	**14**	24,400	1,023
A-Frame - No Basement	**15**	18,300	861
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Model type 050–Summer Cottage–Standard Quality (04) cont'd

Model Type (050) Summer Cottage Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	660	131.00
Concrete Foundation (0.6 m high)		3,280	32.00
Insulation			
1 Storey		370	11.00
1½ Storey		370	12.00
1¾ Storey		560	13.00
2 Storey		750	14.00
A-Frame		370	14.00
Floor Finish			
1 Storey		0	64.00
1½ Storey		0	102.00
1¾ Storey		0	127.00
2 Storey		0	117.00
A-Frame		0	86.00
Windows			
1 Storey		0	48.00
1½ Storey		0	80.00
1¾ Storey		0	88.00
2 Storey		0	96.00
A-Frame		0	65.00
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		3,400	24.00
1½ Storey		3,400	38.00
1¾ Storey		3,400	47.00
2 Storey		3,400	47.00
A-Frame		3,400	33.00
Adjustments			
Concrete Slab			
on grade	**deduct**	2,070	9.00
Plumbing			
per fixture	**add**	1,570	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			

Model type 050–Summer Cottage–Standard Quality (04) cont'd

Model Type (050) Summer Cottage Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments Cont'd			
Heating (total finished floor area)			
fair forced air	**add**	0	44.00
Fireplace–Free-Standing			
fair metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	80.00
1¾ Storey–loft area	**deduct**	0	111.00
2 Storey–loft area	**deduct**	0	131.00
Cathedral Ceiling			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	72.00

MODEL TYPE 050–SUMMER COTTAGE–SEMI-CUSTOM QUALITY (05)

Quality Range -7% to +6%

This class represents a summer cottage which is an average to good quality "package unit" and, on occasion, may be contract built. Although the floor plan is designed to be functional, it has fairly spacious main rooms and may be occupied on a permanent basis. Finishes are normally limited to average quality pre-manufactured or standard materials. The total floor area generally ranges from 90 to 140 m^2.

Exterior

Substructure: Concrete foundation, concrete piles or equivalent.

Roofing: Composition shingles or equivalent; boxed eaves are typical.

Walls: Average quality wood siding or equivalent; insulation.

Interior

Walls & Ceiling: Gypsum wallboard, average to good quality pre-finished wallboard, average quality wood or equivalent; open-beam or vaulted ceiling in main rooms may be encountered.

Floors: Average quality tile, carpet or equivalent.

Cabinets & Trim: An adequate amount of average quality kitchen cabinets; average quality baseboards and trim.

Doors & Windows: Average quality.

Mechanical

Electrical: Adequate wiring, average quality fixtures.

Model Type (050) Base Rates Summer Cottage Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	33,100	743
1 Storey - No Basement	**01**	26,500	636
1½ Storey & Basement	**05**	37,200	1,113
1½ Storey - No Basement	**06**	30,500	1,006
1¾ Storey & Basement	**07**	41,100	1,169
1¾ Storey - No Basement	**08**	34,400	1,062
2 Storey & Basement	**09**	45,600	1,201
2 Storey - No Basement	**10**	38,900	1,094
½ Storey Upper	**11**	4,100	370
¾ Storey Upper	**12**	8,000	426
1 Storey Upper	**13**	12,400	458
A-Frame & Basement	**14**	31,400	1,175
A-Frame - No Basement	**15**	24,500	1,003
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Model type 050–Summer Cottage–Semi-Custom Quality (05) cont'd

Model Type (050) Summer Cottage Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,290	160.00
Concrete Foundation (0.6 m high)		3,550	33.00
Insulation			
1 Storey		420	12.00
1½ Storey		420	16.00
1¾ Storey		630	14.00
2 Storey		840	15.00
A-Frame		420	16.00
Floor Finish			
1 Storey		0	80.00
1½ Storey		0	129.00
1¾ Storey		0	161.00
2 Storey		0	161.00
A-Frame		0	108.00
Windows			
1 Storey		0	56.00
1½ Storey		0	103.00
1¾ Storey		0	103.00
2 Storey		0	112.00
A-Frame		0	76.00
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		4,100	29.00
1½ Storey		4,100	46.00
1¾ Storey		4,100	58.00
2 Storey		4,100	58.00
A-Frame		4,100	39.00
Adjustments			
Concrete Slab			
on grade	**deduct**	510	3.00
Plumbing			
per fixture	**add**	1,570	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			

Model type 050–Summer Cottage–Semi-Custom Quality (05) cont'd

Model Type (050) Summer Cottage Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments Cont'd			
Heating (total finished floor area)			
fair forced air	**add**	0	44.00
average forced air	**add**	0	53.00
Fireplace–Free-Standing			
average metal	**add**	4,200	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	95.00
1¾ Storey–loft area	**deduct**	0	128.00
2 Storey–loft area	**deduct**	0	150.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	87.00

MODEL TYPE 050–SUMMER COTTAGE–CUSTOM QUALITY (06)

Quality Range -5% to +10%

This class represents a summer cottage which is a good quality "package unit" or it may be specially designed and contract built. The floor plan provides spacious main rooms and has characteristics similar to a permanent residence, often being used as such. A minimum number of built-in features and large view windows may be present. Finishes are normally selected from average to good quality materials. The total floor area is usually over 120 m^2.

Exterior

Substructure: Concrete foundation, concrete piles or equivalent.

Roofing: Composition shingles or equivalent; boxed eaves are typical.

Walls: Average to good quality wood siding or equivalent; insulation.

Interior

Walls & Ceilings: Gypsum wallboard, average to good quality wood or equivalent; open-beam or vaulted ceilings are often encountered.

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

Cabinets & Trim: Average to good quality kitchen cabinets; average quality baseboards and trim.

Doors & Windows: Average to good quality.

Mechanical

Electrical: Average to good wiring and fixtures; occasional use of special effect lighting may be encountered.

Model Type (050) Base Rates Summer Cottage Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	39,800	811
1 Storey - No Basement	**01**	34,200	718
1½ Storey & Basement	**05**	44,700	1,219
1½ Storey - No Basement	**06**	39,100	1,125
1¾ Storey & Basement	**07**	49,200	1,299
1¾ Storey - No Basement	**08**	43,600	1,206
2 Storey & Basement	**09**	53,700	1,329
2 Storey - No Basement	**10**	48,000	1,235
½ Storey Upper	**11**	4,900	407
¾ Storey Upper	**12**	9,400	488
1 Storey Upper	**13**	13,900	517
A-Frame & Basement	**14**	40,200	1,278
A-Frame - No Basement	**15**	34,100	1,130
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model type 050–Summer Cottage–Custom Quality (06) cont'd

Model Type (050) Summer Cottage Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,380	172.00
Concrete Foundation (1.2 m high)		5,050	50.00
Insulation			
1 Storey		410	12.00
1½ Storey		420	17.00
1¾ Storey		620	14.00
2 Storey		820	15.00
A-Frame		410	16.00
Floor Finish			
1 Storey		0	96.00
1½ Storey		0	153.00
1¾ Storey		0	191.00
2 Storey		0	191.00
A-Frame		0	130.00
Windows			
1 Storey		0	75.00
1½ Storey		0	129.00
1¾ Storey		0	140.00
2 Storey		0	151.00
A-Frame		0	101.00
Note: window area in rate equals 14% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		5,280	41.00
1½ Storey		5,280	65.00
1¾ Storey		5,280	82.00
2 Storey		5,280	82.00
A-Frame		5,280	55.00
Adjustments			
Concrete Slab			
on grade	**deduct**	670	-3.00
Cedar Shakes	**add**	720	63.00
Plumbing			
per fixture	**add**	1,900	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			

Model type 050–Summer Cottage–Custom Quality (06) cont'd

Model Type (050) Summer Cottage Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments Cont'd			
Heating (total finished floor area) average forced air	**add**	0	53.00
Fireplace–Built-in average metal fresh air fireplace and accessories or equivalent	**add**	8,080	0.00
Fireplace–Free-Standing average metal	**add**	4,950	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	102.00
1¾ Storey–loft area	**deduct**	0	142.00
2 Storey–loft area	**deduct**	0	164.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	104.00

2.21 CEDAR/LOG SUMMER COTTAGE

MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–FAIR QUALITY (03)

Quality Range -8% to +11%

This class represents a fair quality cedar/log summer cottage. It is a plain "package unit" which is basically square or rectangular. The floor plan is simple and finishes are normally selected from low grade to fair quality materials. The total floor area generally ranges from 60 to 90 m^2.

Exterior

Substructure: Concrete footings or equivalent.

Roofing: Composition shingles or equivalent.

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

Interior

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

Floors: Low grade to fair quality tile, carpet or equivalent.

Cabinets & Trim: An adequate amount of low grade kitchen cabinets; low grade baseboards and trim.

Doors & Windows: Low grade to fair quality.

Mechanical

Electrical: Adequate wiring, low grade to fair fixtures.

Model Type (052) Base Rates Cedar/Log Summer Cottage Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	22,400	580
1 Storey - No Basement	**01**	15,000	466
1½ Storey & Basement	**05**	24,600	850
1½ Storey - No Basement	**06**	17,300	736
1¾ Storey & Basement	**07**	27,000	897
1¾ Storey - No Basement	**08**	19,600	783
2 Storey & Basement	**09**	29,500	908
2 Storey - No Basement	**10**	22,100	794
½ Storey Upper	**11**	2,200	270
¾ Storey Upper	**12**	4,600	317
1 Storey Upper	**13**	7,100	328
A-Frame & Basement	**14**	19,200	923
A-Frame - No Basement	**15**	12,000	735
Open Veranda	**16**	1,008	293
Closed Veranda	**17**	2,576	485

Model type 052–Cedar/Log Summer Cottage–Fair Quality (03) Cont'd

Model Type (052) Cedar/Log Summer Cottage Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	590	115.0
Concrete Footings		980	9.00
Insulation			
1 Storey		370	9.00
1½ Storey		370	14.00
1¾ Storey		660	12.00
2 Storey		740	13.00
A-Frame		370	12.00
Floor Finish			
1 Storey		0	46.00
1½ Storey		0	74.00
1¾ Storey		0	89.00
2 Storey		0	89.00
A-Frame		0	62.00
Windows			
1 Storey		0	34.00
1½ Storey		0	54.00
1¾ Storey		0	60.00
2 Storey		0	67.00
A-Frame		0	46.00
Note: window area in rate equals 10% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		2,850	19.00
1½ Storey		2,850	30.00
1¾ Storey		2,850	38.00
2 Storey		2,850	38.00
A-Frame		2,850	26.00
Adjustments			
Concrete Slab			
on grade	**deduct**	420	6.00
Plumbing			
per fixture	**add**	1,080	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			

Model type 052–Cedar/Log Summer Cottage–Fair Quality (03) Cont'd

Model Type (052) Cedar/Log Summer Cottage Fair Quality (03)		Constant ($)	AR m^2 ($)
Adjustments Cont'd			
Heating (total finished floor area)			
floor furnace or equivalent	**add**	0	32.00
fair forced air	**add**	0	44.00
Lofts			
1½ Storey–loft area	**deduct**	0	64.00
1¾ Storey–loft area	**deduct**	0	89.00
2 Storey–loft area	**deduct**	0	106.00

MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–STANDARD QUALITY (04)

Quality Range -9% to +5%

This class represents an average quality cedar/log summer cottage. It is a "package unit" with a conventional style that is basically rectangular. The floor plan is functional and finishes are normally selected from fair to average quality materials. The total floor area generally ranges from 80 to 120 m^2.

Exterior

Substructure: Concrete foundation, concrete piles or equivalent.

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

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

Interior

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

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

Cabinets & Trim: An adequate amount of fair quality kitchen cabinets; fair to average quality baseboards and trim.

Doors & Windows: Fair to average quality.

Mechanical

Electrical: Adequate wiring, fair to average quality fixtures.

Model Type (052) Base Rates Cedar/Log Summer Cottage Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	29,700	710
1 Storey - No Basement	**01**	23,000	600
1½ Storey & Basement	**05**	32,800	1,035
1½ Storey - No Basement	**06**	26,100	925
1¾ Storey & Basement	**07**	36,300	1,105
1¾ Storey - No Basement	**08**	29,600	996
2 Storey & Basement	**09**	40,000	1,129
2 Storey - No Basement	**10**	33,300	1,020
½ Storey Upper	**11**	3,200	325
1¾ Storey Upper	**12**	6,600	396
1 Storey Upper	**13**	10,400	420
A-Frame & Basement	**14**	26,800	1,125
A-Frame - No Basement	**15**	20,200	948
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Model type 052–Cedar/Log Summer Cottage–Standard Quality (04) Cont'd

Model Type (052) Cedar/Log Summer Cottage Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	720	144.00
Concrete Foundation (0.6 m high)		3,280	32.00
Insulation			
1 Storey		370	11.00
1½ Storey		370	12.00
1¾ Storey		560	13.00
2 Storey		750	14.00
A-Frame		370	14.00
Floor Finish			
1 Storey		0	64.00
1½ Storey		0	102.00
1¾ Storey		0	127.00
2 Storey		0	117.00
A-Frame		0	86.00
Windows			
1 Storey		0	48.00
1½ Storey		0	80.00
1¾ Storey		0	88.00
2 Storey		0	96.00
A-Frame		0	65.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Electrical (includes fixtures)			
1 Storey		3,400	24.00
1½ Storey		3,400	38.00
1¾ Storey		3,400	47.00
2 Storey		3,400	47.00
A-Frame		3,400	32.00
Adjustments			
Concrete Slab			
on grade	**deduct**	2,270	10.00
Cedar Shakes	**add**	720	63.00
Plumbing			
per fixture	**add**	1,230	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			

Model type 052–Cedar/Log Summer Cottage–Standard Quality (04) Cont'd

Model Type (052) Cedar/Log Summer Cottage Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments Cont'd			
Heating (total finished floor area)			
fair forced air	**add**	0	44.00
Fireplace–Free-Standing			
fair metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	80.00
1¾ Storey–loft area	**deduct**	0	111.00
2 Storey–loft area	**deduct**	0	131.00

MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–SEMI-CUSTOM QUALITY (05)

Quality Range -5% to +8%

This class represents the average to good quality cedar/log summer cottage. It is a "package unit" which may appear in various styles and shapes to make the interior and exterior attractive. The floor plan is functional with spacious main rooms and one or more built-in feature may be present. Finishes are normally selected from average quality materials. The total floor area generally ranges from 100 to 150 m^2.

Exterior

Substructure: Concrete foundation, concrete piles or equivalent.

Roofing: Cedar shakes or equivalent; boxed eaves are typical.

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

Interior

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

Floors: Average quality tile, carpet or equivalent.

Cabinets & Trim: An adequate amount of average quality kitchen cabinets; average quality baseboards and trim.

Doors & Windows: Average quality.

Mechanical

Electrical: Adequate wiring, average quality fixtures.

Model Type (052) Base Rates Cedar/Log Summer Cottage Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	33,800	804
1 Storey - No Basement	**01**	27,200	697
1½ Storey & Basement	**05**	37,900	1,174
1½ Storey - No Basement	**06**	31,200	1,067
1¾ Storey & Basement	**07**	41,800	1,230
1¾ Storey - No Basement	**08**	35,100	1,123
2 Storey & Basement	**09**	46,300	1,262
Storey - No Basement	**10**	39,600	1,155
½ Storey Upper	**11**	4,100	370
¾ Storey Upper	**12**	8,000	426
1 Storey Upper	**13**	12,400	458
A-Frame & Basement	**14**	31,500	1,269
A-Frame - No Basement	**15**	24,500	1,098
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Model type 052–Cedar/Log Summer Cottage–Semi-Custom Quality (05) Cont'd

Model Type (052) Cedar/Log Summer Cottage Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,290	160.00
Concrete Foundation (0.6 m high)		3,550	33.00
Insulation			
1 Storey		420	12.00
1½ Storey		420	16.00
1¾ Storey		630	14.00
2 Storey		840	15.00
A-Frame		420	16.00
Floor Finish			
1 Storey		0	80.00
1½ Storey		0	129.00
1¾ Storey		0	161.00
2 Storey		0	161.00
A-Frame		0	108.00
Windows			
1 Storey		0	56.00
1½ Storey		0	103.00
1¾ Storey		0	103.00
2 Storey		0	112.00
A-Frame		0	76.00
Note: window area in rate equals 12% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		4,100	29.00
1½ Storey		4,100	46.00
1¾ Storey		4,100	58.00
2 Storey		4,100	58.00
A-Frame		4,100	39.00

Model type 052–Cedar/Log Summer Cottage–Semi-Custom Quality (05) Cont'd

Model Type (052) Cedar/Log Summer Cottage Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments			
Concrete Slab			
on grade	**deduct**	620	-3.00
Composition Shingles	**deduct**	700	60.00
Plumbing			
per fixture	**add**	1,570	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
fair forced air	**add**	0	44.00
average forced air	**add**	0	53.00
Fireplace–Free-Standing			
fair metal	**add**	2,750	0.00
average metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	95.00
1¾ Storey–loft area	**deduct**	0	128.00
2 Storey–loft area	**deduct**	0	150.00

MODEL TYPE 052–CEDAR/LOG SUMMER COTTAGE–CUSTOM QUALITY (06)

Quality Range -6% to +10%

This class represents a good quality cedar/log summer cottage. Although it is a "package unit" it may be specially designed. Various styles and shapes are commonly found which provide an attractive appearance. The floor plan generally includes spacious main rooms, a minimum number of built-in features and large view windows. Finishes are normally selected from average to good quality materials. The total floor is usually over 120 m^2.

Exterior

Substructure: Concrete foundation, concrete piles or equivalent.

Roofing: Cedar shakes or equivalent; boxed eaves and large overhangs are typical.

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

Interior

Walls & Ceilings: Shaped cedar log, peeled natural log, wood panelling, gypsum wallboard or equivalent; open-beam ceilings are common.

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

Cabinets & Trim: Average to good quality kitchen cabinets; average to good quality baseboards and trim.

Doors & Windows: Average to good quality.

Mechanical

Electrical: Average to good wiring and fixtures; occasional use of special effect lighting may be encountered.

Model Type (052) Base Rates Cedar/Log Summer Cottage Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	42,600	918
1 Storey - No Basement	**01**	36,600	820
1½ Storey & Basement	**05**	47,700	1,346
1½ Storey - No Basement	**06**	41,800	1,247
1¾ Storey & Basement	**07**	52,400	1,430
1¾ Storey - No Basement	**08**	46,500	1,332
2 Storey & Basement	**09**	57,100	1,461
2 Storey - No Basement	**10**	51,200	1,363
½ Storey Upper	**11**	5,200	428
¾ Storey Upper	**12**	9,900	512
1 Storey Upper	**13**	14,600	543
A-Frame & Basement	**14**	42,100	1,444
A-Frame - No Basement	**15**	35,800	1,288
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model type 052–Cedar/Log Summer Cottage–Custom Quality (06) Cont'd

Model Type (052) Cedar/Log Summer Cottage Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates			
½ Storey Upper Finish	**20**	1,450	181.00
Concrete Foundation (1.2 m high)		5,050	50.00
Insulation			
1 Storey		410	12.00
1½ Storey		420	17.00
1¾ Storey		620	14.00
2 Storey		820	15.00
A-Frame		410	16.00
Floor Finish			
1 Storey		0	96.00
1½ Storey		0	153.00
1¾ Storey		0	191.00
2 Storey		0	191.00
A-Frame		0	130.00
Windows			
1 Storey		0	75.00
1½ Storey		0	129.00
1¾ Storey		0	140.00
2 Storey		0	151.00
A-Frame		0	101.00
Note: window area in rate equals 14% of total finished floor area			
Electrical (includes fixtures)			
1 Storey		5,280	41.00
1½ Storey		5,280	65.00
1¾ Storey		5,280	82.00
2 Storey		5,280	82.00
A-Frame		5,280	55.00

Model type 052–Cedar/Log Summer Cottage–Custom Quality (06) Cont'd

Model Type (052) Cedar/Log Summer Cottage Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments			
Concrete Slab			
on grade	**deduct**	700	-3.00
Composition Shingles	**deduct**	760	70.00
Plumbing			
per fixture	**add**	2,250	0.00
Note: per fixture rate to be used where plumbing fixtures are connected to a pressurized water and septic system			
Heating (total finished floor area)			
average forced air	**add**	0	53.00
Fireplace–Built-in			
average metal fresh air fireplace and accessories or equivalent	**add**	8,080	0.00
Fireplace–Free-Standing			
average metal	**add**	3,470	0.00
Lofts			
1½ Storey–loft area	**deduct**	0	102.00
1¾ Storey–loft area	**deduct**	0	142.00
2 Storey–loft area	**deduct**	0	164.00

2.22 DUPLEX/FOURPLEX HOUSING

MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–SUBSTANDARD QUALITY (02)

Quality Range -10% to +10%

This class represents low to moderate cost duplex/fourplex housing where building requirements are only occasionally satisfied. The structure is basically square or rectangular and each unit has a simple floor plan consisting of relatively small rooms with limited or no hallway. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 50 to 110 m^2.

Exterior

Roofing: Composition shingles or equivalent; minimal eave overhang.

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

Interior

Walls & Ceilings: Gypsum wallboard, substandard pre-finished wallboard or equivalent.

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

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

Doors & Windows: Low grade hollow core doors; low grade aluminum, wood combination windows or equivalent.

Mechanical

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

Heating: Fair forced air or equivalent.

Electrical: Substandard light fixtures.

Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	26,800	574
1 Storey - No Basement	**01**	22,760	493
Split Entry	**02**	26,770	583
2 Storey and Basement	**09**	31,640	937
2 Storey - No Basement	**10**	27,600	856
1 Storey Upper	**13**	4,830	363
Lower Level Unit	**23**	7,760	265
1 Storey Upper Unit	**26**	11,330	363
Open Veranda	**16**	985	287
Closed Veranda	**17**	2,518	474

Duplex/Fourplex Housing–Substandard Quality (02) Cont'd

Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	25,730	551
1 Storey - No Basement	**01**	21,850	473
Split Entry	**02**	25,700	560
2 Storey & Basement	**09**	30,370	899
2 Storey - No Basement	**10**	26,490	821
1 Storey Upper	**13**	4,640	348
Lower Level Unit	**23**	7,760	265
1 Storey Upper Unit	**26**	10,880	348
Open Veranda	**16**	985	287
Closed Veranda	**17**	2,518	474

Duplex/Fourplex Housing–Substandard Quality (02) - Installation Rates and Adjustments

Model Types 060 and 061 Duplex/Fourplex Housing Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	10,400	215
1 Storey Upper Finish	**19**	1,260	226
Adjustments (per unit)			
Concrete Slab on grade	**deduct**	1,350	16.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	930	0.00

MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–FAIR QUALITY (03)

Quality Range -8% to +7%

This class represents fair quality duplex/fourplex housing which barely meets minimum building requirements. Basically square or rectangular, the structure generally has a plain exterior style. Each unit has a practical floor plan with adequate room sizes. Finishes are fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area of each unit generally ranges from 70 to 130 m^2.

Exterior

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

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

Interior

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

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

Cabinets & Trim: Approximately 2 to 4 metres of fair grade kitchen cabinets per unit; fair quality baseboards and trim.

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

Mechanical

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

Heating: Fair forced air.

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

Duplex/Fourplex Housing–Fair Quality (03) Cont'd

Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	32,960	691
1 Storey – No Basement	**01**	29,110	607
Split Entry	**02**	32,830	705
2 Storey & Basement	**09**	38,990	1,149
2 Storey – No Basement	**10**	35,140	1,066
1 Storey Upper	**13**	6,030	459
Lower Level Unit	**23**	9,280	344
1 Storey Upper Unit	**26**	13,710	459
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	31,640	663
1 Storey – No Basement	**01**	27,950	583
Split Entry	**02**	31,510	677
2 Storey & Basement	**09**	37,430	1,103
2 Storey – No Basement	**10**	33,730	1,023
1 Storey Upper	**13**	5,790	440
Lower Level Unit	**23**	9,280	344
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Installation Rates (per unit)			
Main Level Finish	**18**	12,690	259
1 Storey Upper Finish	**19**	1,520	277

Duplex/Fourplex Housing–Fair Quality (03) - Adjustments

Model Types 060 and 061 Duplex/Fourplex Housing Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Adjustments (per unit)			
Concrete Slab			
on grade	**deduct**	2,800	24.00
under crawl space (for extensions without basements)	**add**	0	56.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	1,080	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	**add**	0	37.00
Fireplace–Built-in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing **or** substandard to fair masonry fireplace	**add**	4,380	0.00
Fireplace–Free-Standing fair metal	**add**	2,750	0.00

MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–STANDARD QUALITY (04)

Quality Range -13% to 6%

This class represents duplex/fourplex housing of average quality that meets and occasionally exceeds minimum building requirements. The structure usually has a conventional exterior style that is generally rectangular. Each unit has a functional floor plan, finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be present. The total finished floor area of each unit generally ranges from 80 to 150 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average forced air.

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

Duplex/Fourplex Housing–Standard Quality (04) Cont'd

Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	38,220	786
1 Storey – No Basement	**01**	33,960	697
Split Entry	**02**	38,590	819
Split Level	**03**	40,300	1,149
Split Level & Crawl Space	**04**	46,380	1,267
2 Storey & Basement	**09**	45,500	1,322
2 Storey – No Basement	**10**	41,230	1,233
1 Storey Upper	**13**	7,280	536
Lower Level Unit	**23**	10,870	396
1 Storey Upper Unit	**26**	16,440	536
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	36,690	755
1 Storey – No Basement	**01**	32,600	669
Split Entry	**02**	37,050	787
2 Storey & Basement	**09**	43,680	1,269
2 Storey – No Basement	**10**	39,580	1,184
1 Storey Upper	**13**	6,980	514
Lower Level Unit	**23**	10,440	381
1 Storey Upper Unit	**26**	15,780	514
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Duplex/Fourplex Housing–Standard Quality (04) - Installation Rates and Adjustments

Model Types 060 and 061 Duplex/Fourplex Housing Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	15,120	300
1 Storey Upper Finish	**19**	1,710	330
Adjustment (per unit)			
Concrete Slab			
on grade	**deduct**	2,790	22.00
under crawl space (for extensions without basement)	**add**	0	61.00
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	5,400	60.00
Split Level or Split Entry	**add**	8,100	84.00
2 Storey	**add**	10,700	108.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	1,230	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	**add**	0	37.00
Fireplace–Built-in average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling **OR** average quality masonry fireplace with limited features	**add**	5,290	0.00
Fireplace–Free-Standing average metal	**add**	3,470	0.00
Lofts 2 Storey–loft area	**deduct**	0	199.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	63.00

MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–SEMI-CUSTOM QUALITY (05)

Quality Range -5% to 13%

This class represents a standard duplex/fourplex housing upgraded with better finishing materials. To make the exterior more attractive, each unit may have its own style. The floor plan of each unit is functional and will usually include one or more built-in feature. Finishes are average to good quality materials and a minimum number or decorative features are normally present. The total finished floor area of each unit generally ranges from 110 to 190 m^2.

Exterior

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

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

Interior

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

Floors: Average to good quality carpet or equivalent.

Cabinets & Trim: Approximately 4 to 8 metres of average to good quality baseboards and trim.

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

Mechanical

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

Heating: Average forced air.

Electrical: Average to good quality fixtures.

Duplex/Fourplex Housing–Semi-Custom Quality (05) Cont'd

Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	46,540	860
1 Storey – No Basement	**01**	41,810	767
Split Entry	**02**	47,170	898
Split Level	**03**	49,070	1,263
Split Level & Crawl Space	**04**	55,590	1,386
2 Storey & Basement	**09**	54,970	1,458
2 Storey – No Basement	**10**	50,240	1,365
1 Storey Upper	**13**	8,430	598
Lower Level Unit	**23**	15,740	445
1 Storey Upper Unit	**26**	22,270	598
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	44,680	825
1 Storey – No Basement	**01**	40,140	736
Split Entry	**02**	45,280	862
2 Storey & Basement	**09**	52,770	1,400
2 Storey – No Basement	**10**	48,230	1,310
1 Storey Upper	**13**	8,090	574
Lower Level Unit	**23**	15,110	428
1 Storey Upper Unit	**26**	21,380	574
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Duplex/Fourplex Housing–Semi-Custom Quality (05) - Installation Rates and Adjustments

Model Types 060 and 061 Duplex/Fourplex Housing Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	18,990	340
1 Storey Upper Finish	**19**	1,900	365
Adjustments (per unit)			
Concrete Slab			
on grade	**deduct**	670	3.00
under crawl space (for extensions without basement)	**add**	0	62.00
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	4,700	51.00
Split Level or Split Entry	**add**	7,100	72.00
2 Storey	**add**	9,400	93.00
Cedar Shakes or Masonry Tile	**add**	320	55.00
Plumbing (rate includes 6 fixtures) per fixture	**add or deduct**	1,570	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling **OR** average quality masonry fireplace with limited features	**add**	6,570	0.00
Fireplace–Free-Standing average to good metal	**add**	4,200	0.00
Lofts 2 Storey–loft area	**deduct**	0	225.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	70.00

MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–CUSTOM QUALITY (06)

Quality Range -10% to +6%

This class represents good quality of duplex/fourplex housing. The exterior generally has an attractive style and breaks in the roof line are common. The interior design of each unit may show some originality and regularly contain a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally present. The total finished floor area generally ranges from 130 to 220 m^2.

Exterior

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

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

Interior

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

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

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

Doors & Windows: Good quality pre-manufactured doors; good quality pre-manufactured windows.

Mechanical

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

Heating: Good forced air.

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

Duplex/Fourplex Housing–Custom Quality (06) Cont'd

Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	93,280	947
1 Storey – No Basement	**01**	84,600	846
Split Entry	**02**	93,030	1,002
Split Level	**03**	97,960	1,429
Split Level & Crawl Space	**04**	111,520	1,527
2 Storey & Basement	**09**	110,270	1,644
2 Storey – No Basement	**10**	101,590	1,543
1 Storey Upper	**13**	16,990	697
Lower Level Unit	**23**	29,460	536
1 Storey Upper Unit	**26**	41,520	697
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848

Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	89,550	909
1 Storey – No Basement	**01**	81,210	812
Split Entry	**02**	89,310	962
2 Storey & Basement	**09**	105,860	1,578
2 Storey – No Basement	**10**	97,520	1,481
1 Storey Upper	**13**	16,310	669
Lower Level Unit	**23**	28,280	514
1 Storey Upper Unit	**26**	39,860	669
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848

Duplex/Fourplex Housing–Custom Quality (06) - Installation Rates and Adjustments

Model Types 060 and 061 Duplex/Fourplex Housing Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	37,470	380
1 Storey Upper Finish	**19**	4,930	430
Adjustment (per unit)			
Concrete Slab under crawl space (for extensions without basement)	**add**	0	83.00
Note: equate concrete to slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	9,800	31.00
Split Level or Split Entry	**add**	14,700	43.00
2 Storey	**add**	19,600	54.00
Cedar Shakes or Masonry Tile	**add**	680	56.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	2,420	0.00
whirlpool bathtub	**add**	1,390	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer **or** good masonry fireplace with limited features	**add**	8,080	0.00
Fireplace–Free-Standing good metal	**add**	4,950	0.00
Lofts 2 Storey–loft area	**deduct**	0	263.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	73.00

MODEL TYPE 060, 061–DUPLEX/FOURPLEX HOUSING–GOOD CUSTOM QUALITY (07)

Quality Range -5% to +11%

This class represents good to expensive quality of duplex/fourplex housing that is normally custom or contract built and, on occasion, may be constructed under the supervision of an architect. To make the exterior attractive, the style may be innovative and breaks in the roof line are common. The interior design of each unit usually shows some originality, including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are present and attention to detail may be evident. The total finished floor area generally ranges from 160 to 270 m^2.

Exterior

Roofing: Wood shakes; attractive soffits and fascia.

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Duplex/Fourplex Housing–Good Custom Quality (07) Cont'd

Model Type 060 Base Rates Duplex/Fourplex Housing Side by Side Units Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	113,640	1,090
1 Storey – No Basement	**01**	104,450	987
Split Entry	**02**	114,570	1,154
Split Level	**03**	120,420	1,615
Split Level & Crawl Space	**04**	134,080	1,714
2 Storey & Basement	**09**	133,540	1,849
2 Storey – No Basement	**10**	124,350	1,746
1 Storey Upper	**13**	19,900	760
Lower Level Unit	**23**	38,460	578
1 Storey Upper unit	**26**	52,510	760
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975

Model Type 061 Base Rates Duplex/Fourplex Housing Back to Back Units Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	109,090	1,046
1 Storey – No Basement	**01**	100,270	947
Split Entry	**02**	109,990	1,107
2 Storey & Basement	**09**	128,200	1,775
2 Storey – No Basement	**10**	119,370	1,676
1 Storey Upper	**13**	19,100	729
Lower Level Unit	**23**	36,920	555
1 Storey Upper unit	**26**	50,410	729
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975

Duplex/Fourplex Housing–Good Custom Quality (07) - Installation Rates and Adjustments

Model Types 060 and 061 Duplex/Fourplex Housing Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	47,250	450
1 Storey Upper Finish	**19**	5,850	460
Adjustment (per unit)			
Concrete Slab			
under crawl space			
(for extensions without basement)	**add**	0	84.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	8,800	28.00
Split Level or Split Entry	**add**	13,200	38.00
2 Storey	**add**	17,600	48.00
Composition Shingles	**deduct**	690	57.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	2,250	0.00
whirlpool bathtub	**add**	3,040	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	**add**	10,840	0.00
Lofts			
2 Storey–loft area	**deduct**	0	276.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	72.00

2.23 TOWNHOME / ROW HOUSING

MODEL TYPE 070, 071–TOWNHOME / ROW HOUSING–SUBSTANDARD QUALITY (02)

Quality Range -10% to +10%

This class represents low to moderate cost townhome / row housing where building requirements are only occasionally satisfied. The structure is basically rectangular and the exterior design is usually very plain. Each unit has a simple floor plan consisting of relatively small rooms. Finishing materials are of substandard quality and no attention is given to decorative features. The total finished floor area of each unit generally ranges from 80 to 110 m^2.

Exterior

Roofing: Composition shingles or equivalent; minimal eave overhang.

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

Interior

Walls & Ceilings: Gypsum wallboard or equivalent.

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

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

Doors & Windows: Low grade hollow core doors; low grade aluminum windows or equivalent.

Mechanical

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

Heating: Fair forced air or equivalent.

Electrical: Substandard light fixtures.

Model Type 070 Base Rates Townhome / Row Housing Side by Side Units Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	25,460	545
1 Storey – No Basement	**01**	21,620	468
Split Entry	**02**	25,520	555
2 Storey & Basement	**09**	30,050	890
2 Storey – No Basement	**10**	26,220	813
1 Storey Upper	**13**	4,590	345
1 Storey Upper Unit	**26**	10,760	345
Open Veranda	**16**	985	287
Closed Veranda	**17**	2,518	474

Townhome / Row Housing–Substandard Quality (02) Cont'd

Model Type 071 Base Rates Townhome / Row Housing Back to Back Units Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	24,440	523
1 Storey – No Basement	**01**	20,760	450
Split Entry	**02**	24,490	532
2 Storey & Basement	**09**	28,850	854
2 Storey – No Basement	**10**	25,170	780
1 Storey Upper	**13**	4,410	331
1 Storey Upper Unit	**26**	10,330	331
Open Veranda	**16**	985	287
Closed Veranda	**17**	2,518	474

Townhome / Row Housing – Substandard Quality (02) - Installation Rates and Adjustments

Model Types 070 and 071 Townhome / Row Housing Substandard Quality (02)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	9,880	204
1 Storey Upper Finish	**19**	1,200	214
Adjustments (per unit)			
Concrete Slab on grade	**deduct**	1280	20.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	930	0.00

MODEL TYPE 070, 071–TOWNHOME / ROW HOUSING–FAIR QUALITY (03)

Quality Range -8% to +9%

This class represents fair quality multiple housing that barely meets minimum building requirements. The structure normally has an unoriginal exterior design that is basically rectangular. Each unit has a practical floor plan with adequate room sizes. Finishes are of fair to average quality materials and there is little or no attention given to decorative features. The total finished floor area generally ranges from 80 to 120 m^2.

Exterior

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

Walls: Fair to average grade stucco, aluminum or equivalent; limited amounts of wood siding or equivalent may be used as a decorative feature.

Interior

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

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

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

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

Mechanical

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

Heating: Fair forced air.

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

Model Type 070 Base Rates Townhome / Row Housing Side by Side Units Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	31,310	656
1 Storey – No Basement	**01**	27,650	577
Split Entry	**02**	31,180	670
2 Storey & Basement	**09**	37,040	1,092
2 Storey – No Basement	**10**	33,380	1,013
1 Storey Upper	**13**	5,730	436
1 Storey Upper Unit	**26**	13,020	436
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Townhome / Row Housing–Fair Quality (03) Cont'd

Model Type 071 Base Rates Multiple Housing Back to Back Units Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	30,060	630
1 Storey – No Basement	**01**	26,550	554
Split Entry	**02**	29,940	643
2 Storey & Basement	**09**	35,560	1,048
2 Storey – No Basement	**10**	32,040	972
1 Storey Upper	**13**	5,500	418
1 Storey Upper Unit	**26**	12,500	418
Open Veranda	**16**	1,159	337
Closed Veranda	**17**	2,962	558

Townhome / Row Housing – Fair Quality (03) - Installation Rates and Adjustments

Model Types 070 and 071 Multiple Housing Fair Quality (03)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	12,060	246
1 Storey Upper Finish	**19**	1,520	276
Adjustments (per unit)			
Concrete Slab			
on grade	**deduct**	2,660	23.00
under crawl space (for extensions without basement)	**add**	0	50.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	1,080	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	**add**	0	37.00
Fireplace–Built-in fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing **or** substandard to fair masonry fireplace	**add**	4,380	0.00
Fireplace–Free-Standing fair metal	**add**	2,750	0.00

MODEL TYPE 070, 071– TOWNHOME / ROW HOUSING–STANDARD QUALITY (04)

Quality Range -7% to +5%

This class represents multiple housing of average quality that meets and occasionally exceeds minimum building requirements. The structure may have minimal variations in its exterior design although it is generally rectangular. Finishes are normally limited to average quality pre-manufactured or standard materials and a minimum number of decorative features may be present. The total finished floor area of each unit generally ranges from 90 to 160 m^2.

Exterior

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

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

Interior

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

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

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

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

Mechanical

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

Heating: Average forced air.

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

Townhome / Row Housing–Standard Quality (04) Cont'd

Model Type 070 Base Rates Multiple Housing Side by Side Units Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	36,310	747
1 Storey – No Basement	**01**	32,260	662
Split Entry	**02**	36,660	778
Split Level	**03**	38,280	1,088
Split Level & Crawl Space	**04**	44,060	1,200
2 Storey & Basement	**09**	43,220	1,252
2 Storey – No Basement	**10**	39,170	1,168
1 Storey Upper	**13**	6,910	505
1 Storey Upper Unit	**26**	15,620	505
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Model Type 071 Base Rates Multiple Housing Back to Back Units Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	34,860	717
1 Storey – No Basement	**01**	30,970	636
Split Entry	**02**	35,200	747
Split Level	**03**	36,750	1,045
Split Level & Crawl Space	**04**	42,300	1,152
2 Storey & Basement	**09**	41,490	1,202
2 Storey – No Basement	**10**	37,600	1,121
1 Storey Upper	**13**	6,640	485
1 Storey Upper Unit	**26**	14,990	485
Open Veranda	**16**	1,333	388
Closed Veranda	**17**	3,407	641

Townhome / Row Housing – Standard Quality (04) - Installation Rates and Adjustments

Model Types 070 and 071 Multiple Housing Standard Quality (04)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	14,360	288
1 Storey Upper Finish	**19**	1,620	310
Adjustments (per unit)			
Concrete Slab			
on grade	**deduct**	2,650	21.00
under crawl space (for extensions without basement)	**add**	0	58.00
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	5,400	60.00
Split Level or Split Entry	**add**	8,200	85.00
2 Storey	**add**	10,700	108.00
Plumbing (rate includes 4 fixtures) per fixture	**add or deduct**	1,230	0.00
Heating/Air Conditioning (total finished floor area) fair air conditioning	**add**	0	37.00
Fireplace–Built-in average metal fresh air fireplace and accessories; interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling **or** average quality masonry fireplace with limited features	**add**	5,290	0.00
Fireplace–Free-Standing average metal	**add**	3,470	0.00
Lofts 2 Storey–loft area	**deduct**	0	199.00
Cathedral Ceilings classify and calculate cathedral area as a 1 Storey structure	**add**	0	63.00

MODEL TYPE 070, 071–TOWNHOME / ROW HOUSING–SEMI-CUSTOM QUALITY (05)

Quality Range -5% to +13%

This class represents average to good quality multiple housing. The structure usually has limited repetitious variations in its design to make the exterior attractive. Each unit has a functional floor plan which usually includes one or more built-in feature. Finishes are average to good quality materials and a minimum number of decorative features are present. The total finished floor area of each unit generally ranges from 110 to 180 m^2.

Exterior

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

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

Interior

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

Floors: Average to good quality carpet or equivalent.

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

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

Mechanical

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

Heating: Average forced air.

Electrical: Average to good quality fixtures.

Townhome / Row Housing–Semi-Custom Quality (05) Cont'd

Model Type 070 Base Rates Multiple Housing Side by Side Units Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	44,220	817
1 Storey – No Basement	**01**	39,720	728
Split Entry	**02**	44,810	853
Split Level	**03**	46,620	1,200
Split Level & Crawl Space	**04**	52,810	1,317
2 Storey & Basement	**09**	52,230	1,385
2 Storey – No Basement	**10**	47,730	1,297
1 Storey Upper	**13**	8,010	568
1 Storey Upper Unit	**26**	21,160	568
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Model Type 071 Base Rates Multiple Housing Back to Back Units Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	42,450	784
1 Storey – No Basement	**01**	38,130	699
Split Entry	**02**	43,020	819
Split Level	**03**	44,750	1,152
Split Level & Crawl Space	**04**	50,690	1,264
2 Storey & Basement	**09**	50,140	1,330
2 Storey – No Basement	**10**	45,820	1,245
1 Storey Upper	**13**	7,690	546
1 Storey Upper Unit	**26**	20,310	546
Open Veranda	**16**	1,533	446
Closed Veranda	**17**	3,918	738

Townhome / Row Housing – Semi-Custom Quality (05) - Installation Rates and Adjustments

Model Types 070 and 071 Multiple Housing Semi-Custom Quality (05)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	18,040	320
1 Storey Upper Finish	**19**	1,810	347
Adjustments (per unit)			
Concrete Slab			
on grade	**deduct**	630	2.00
under crawl space (for extensions without basement)	**add**	0	59.00
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	4,700	51.00
Split Level or Split Entry	**add**	7,100	72.00
2 Storey	**add**	9,400	93.00
Cedar Shakes or Masonry Tile	**add**	320	55.00
Plumbing (rate includes 6 fixtures)	**add or**		
per fixture	**deduct**	1,570	0.00
whirlpool bathtub	**add**	1,800	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent **or** average to good masonry fireplace with limited features	**add**	6,570	0.00
Fireplace–Free-Standing			
average to good metal	**add**	4,200	0.00
Lofts			
2 Storey–loft area	**deduct**	0	225.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	70.00

MODEL TYPE 070, 071– TOWNHOME / ROW HOUSING – CUSTOM QUALITY (06)

Quality Range -10% to +6%

This class represents good quality multiple housing. The structure often has an attractive exterior style that may provide each unit with an individualistic appearance. There may be limited variations between each unit's interior design and they regularly contain a minimum number of built-in features. Finishes are usually good quality pre-manufactured or custom built materials and a limited number of decorative features are normally present. The total finished floor area of each unit generally ranges from 140 to 220 m^2.

Exterior

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

Walls: Good grade stucco, wood siding or equivalent; masonry veneer may be encountered as a decorative feature.

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Townhome / Row Housing–Custom Quality (06) Cont'd

Model Type 070 Base Rates Multiple Housing Side by Side Units Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	88,620	900
1 Storey – No Basement	**01**	80,370	804
Split Entry	**02**	88,380	952
Split Level	**03**	93,060	1,358
Split Level & Crawl Space	**04**	105,940	1,451
2 Storey & Basement	**09**	104,760	1,562
2 Storey – No Basement	**10**	96,510	1,465
1 Storey Upper	**13**	16,140	662
1 Storey Upper Unit	**26**	39,450	662
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848

Model Type 071 Base Rates Multiple Housing Back to Back Units Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	85,070	864
1 Storey – No Basement	**01**	77,150	771
Split Entry	**02**	84,840	914
Split Level	**03**	89,340	1,304
Split Level & Crawl Space	**04**	101,700	1,393
2 Storey & Basement	**09**	100,570	1,499
2 Storey – No Basement	**10**	92,650	1,407
1 Storey Upper	**13**	15,500	635
1 Storey Upper Unit	**26**	37,870	635
Open Veranda	**16**	1,763	513
Closed Veranda	**17**	4,505	848

Townhome / Row Housing – Custom Quality (06) - Installation Rates and Adjustments

Model Types 070 and 071 Multiple Housing Custom Quality (06)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	35,600	362
1 Storey Upper Finish	**19**	4,680	406
Adjustments (per unit)			
Concrete Slab			
under crawl space (for extensions without basement)	**add**	0	79.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	9,800	31.00
Split Level or Split Entry	**add**	14,700	43.00
2 Storey	**add**	19,600	54.00
Cedar Shakes or Masonry Tile	**add**	680	56.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	1,900	0.00
whirlpool bathtub	**add**	2,100	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer **or** good masonry fireplace with limited features	**add**	8,080	0.00
Fireplace–Free-Standing			
good metal	**add**	4,950	0.00
Lofts			
2 Storey–loft area	**deduct**	0	263.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	73.00

MODEL TYPE 070, 071– TOWNHOME / ROW HOUSING – GOOD CUSTOM QUALITY (07)

Quality Range -4% to +11%

This class represents good to expensive quality multiple housing. The structure may have an innovative exterior style and always provides an attractive appearance. The interior design of each unit usually shows some originality including a limited number of built-in features and fairly spacious rooms. Finishes in this class are normally best quality pre-manufactured or good custom materials. A moderate number of decorative features are regularly present and attention to detail may be evident. The total finished floor area of each unit generally ranges from 160 to 260 m^2.

Exterior

Roofing: Wood shakes; attractive soffits and fascia.

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

Interior

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

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

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

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

Mechanical

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

Heating: Good forced air.

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

Townhome / Row Housing–Good Custom Quality (07) Cont'd

Model Type 070 Base Rates Multiple Housing Side by Side Units Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	107,960	1,035
1 Storey – No basement	**01**	99,230	937
Split Entry	**02**	108,840	1,096
Split Level	**03**	114,400	1,534
Split Level & Crawl Space	**04**	127,370	1,628
2 Storey & Basement	**09**	126,860	1,757
2 Storey – No basement	**10**	118,130	1,659
1 Storey Upper	**13**	18,900	722
1 Storey Upper Unit	**26**	49,890	722
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975

Model Type 071 Base Rates Multiple Housing Back to Back Units Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
1 Storey & Basement	**00**	103,640	994
1 Storey – No basement	**01**	95,260	900
Split Entry	**02**	104,490	1,052
Split Level	**03**	109,820	1,473
Split Level & Crawl Space	**04**	122,280	1,563
2 Storey & Basement	**09**	121,790	1,687
2 Storey – No basement	**10**	113,400	1,592
1 Storey Upper	**13**	18,150	693
1 Storey Upper Unit	**26**	47,890	693
Open Veranda	**16**	2,027	590
Closed Veranda	**17**	5,181	975

Townhome / Row Housing – Good Custom Quality (07) - Installation Rates and Adjustments

Model Types 070 and 071 Multiple Housing Good Custom Quality (07)	Structure Code	Constant ($)	AR m^2 ($)
Installation Rates (per unit)			
Main Level Finish	**18**	44,890	429
1 Storey Upper Finish	**19**	5,550	438
Adjustments (per unit)			
Concrete Slab			
under crawl space			
(for extensions without basement)	**add**	0	80.00
Note: equate concrete slab on grade to rate without basement			
Masonry Veneer (100% exterior wall)			
1 Storey	**add**	8,800	28.00
Split Level or Split Entry	**add**	13,200	38.00
2 Storey	**add**	17,600	48.00
Composition Shingles	**deduct**	690	57.00
Plumbing (rate includes 8 fixtures)	**add or**		
per fixture	**deduct**	2,250	0.00
whirlpool bathtub	**add**	3,040	0.00
Heating/Air Conditioning (total finished floor area)			
average air conditioning	**add**	0	47.00
average hot water	**add**	0	67.00
Fireplace–Built-in			
expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer			
or			
good to expensive masonry fireplace with custom features	**add**	10,840	0.00
Lofts			
2 Storey–loft area	**deduct**	0	276.00
Cathedral Ceilings			
classify and calculate cathedral area as a 1 Storey structure	**add**	0	72.00

SECTION 3 RESIDENTIAL UNIT COSTS

3.1 CONCRETE

RESIDENTIAL BASEMENT EXTENSIONS

The following codes and rates shall be applied to the portion of a basement extended beyond the main floor area of a residence. Examples would be a basement under an attached garage, a basement cold storage room, a concrete entrance landing or a room under a concrete patio.

	Constant ($)	AR m^2 ($)
003-03-35	0	178
003-04-35	0	187
003-05-35	0	188
003-06-35	0	186
003-07-35	0	186
003-08-35	0	213
003-09-35	0	225

INSULATED CONCRETE FORMS

Description	Adjustment	(%)
Premium adjustment for ICF used in foundation walls only	**Add to overall cost**	1%
Premium adjustment for ICF used in roof level	**Add to overall cost**	5%

3.2 SPECIAL CONSTRUCTION

FIREPLACE–BUILT-IN

Quality	Description	Firebox Each ($)
03	fair metal fireplace; interior wall finished with gypsum wallboard and little or no decorative facing **or** to fair masonry fireplace	4,380
04	average metal fresh air fireplace and accessories interior wall may be finished with gypsum wallboard, masonry veneer or wood panelling **or** average quality masonry fireplace with limited features	5,290
05	average to good metal fresh air fireplace and accessories; interior wall finished with masonry veneer or equivalent **or** average to good masonry fireplace with limited features	6,570
06	good metal fresh air fireplace and accessories; exterior chase and interior wall finished with good quality masonry veneer **or** good masonry fireplace with limited features	8,080
07	expensive metal fresh air fireplace and accessories; exterior chase and interior wall finished with expensive masonry veneer **or** good to expensive masonry fireplace with custom features	10,840
08	expensive masonry fireplace with attention given to design and workmanship	15,730
09	luxurious masonry fireplace, usually a unique design or shape with considerable attention given to detail and workmanship	17,140

FIREPLACE–FREE-STANDING

Quality	Description		($)
03	Fair metal	Each	2,750
04	Average metal	Each	3,470
05	Average to Good metal	Each	4,200
06	Good metal	Each	4,950

HOT TUBS (WOOD)

Quality	Description		($)
04	Average	Each	8,600
06	Custom	Each	10,040
08	Expensive	Each	15,020

SAUNAS

Quality	Description		($)
04	Average	Each	4,300
06	Custom	Each	6,880

3.3 ROOF FINISH ALTERNATIVES

ROOFING MATERIAL OTHER

Quality		Constant ($)	AR m^2 ($)
Metal Roofing	**add**	1,776	14.34
Copper	**add**	3,909	95.36
SBS	**add**	750	18.50
Slate	**add**	2,279	55.60

3.4 DECKS/PATIOS

DECKS–GROUND LEVEL

Quality	Description	Constant ($)	AR m^2 ($)
01	**economy patio**–sidewalk blocks or poured concrete slab or equivalent	0	58.00
02	**substandard deck/patio**–wood sills, blocking or equivalent, 38 x 89 mm spruce decking or equivalent **or** patio paving stones	0	78.00
04	**average deck/patio**–wood sills on concrete pads or equivalent, 38 x 140 mm spruce or tongue-and-groove plywood decking or equivalent, paint/stain **or** inter-locking patio blocks	0	110.00
06	**good deck**–treated wood sills on concrete pads or equivalent, 38 x 89 mm cedar decking or equivalent, paint/stain	0	130.00
07	**good to expensive deck**–treated wood sills on concrete pads or equivalent, 38 x 140 mm cedar decking or equivalent, paint/stain	0	136.00

DECKS–RAISED

Quality	Description	Constant ($)	AR m^2 ($)
02	**substandard deck**–blocking or pads, Wood posts, wood joists and beams, 38 x 89 mm spruce decking or equivalent, steps	0	125.00
04	**average deck**–concrete pad footings or piling, wood posts, wood beams and joists, 38 x 140 mm spruce or tongue-and-groove plywood decking, indoor-outdoor carpet, railing and steps, paint/stain	0	147.00
06	**good deck**–concrete piling and wood joists or equivalent, wood beams and joists, 38 x 89 mm cedar or tongue-and-groove plywood decking, indoor-outdoor carpet, good railing and steps, paint/stain	0	165.00
07	**good to expensive deck**–concrete piling and wood posts or equivalent, wood beams and joists, 38 x 140 mm cedar or tongue-and-groove plywood decking, indoor-outdoor carpet, good to expensive railings and steps, paint/stain	0	182.00

3.5 RESIDENTIAL PASSENGER ELEVATORS

This class of elevator represents a slow, hydraulic type with a limited capacity, of two people or space for a wheel chair and one person. The elevators are designed specifically for single-family residences and multi-residential homes.

Costs include all components for a complete system such as travel guide rails, electrical, hydraulics, passenger car, entrance doors, controls and installation.

Quality	Description		($)
04	**average elevator**–basic package with a maximum 2 stops and travel of 6.7 m. Features include a car with front entrance only, stainless steel fixtures and trim, and plastic laminate panel finish.	Each	56,970
06	**custom elevator**–consists of a good package with 3 stops and 15.2 m of travel. Features include a larger car, heavier frame, front and rear entrances per stop, bronze trim and fixtures, and plastic laminate panels.	Each	93,910
08	**expensive elevator**–most expensive model and package available with 3 stops and 15.2 m of travel. Additional features will be found such as side entrances, glass walls, oak panelling and moulding, oak doors, crystal/gold fixtures and key operated stations.	Each	115,870

Adjustments		($)
Base Rates are based on the number of floors specified in the table above		
for more or less floors at Quality 06 or 08	Add or deduct per stop	17,290
Single elevator shafts (included in rate)		

3.6 MECHANICAL

PLUMBING SYSTEMS

Quality	Description	Per Fixture ($)
00	Poor to Economy	620
01	Economy to Substandard	770
02	Substandard	930
03	Fair	1,080
04	Average	1,230
05	Average to Good	1,570
06	Good	1,900
07	Good to Expensive	2,250
08	Expensive	2,820
09	Luxurious	1,980

TANKLESS WATER HEATERS

Quality		($)
Fair	Each	2,000
Standard	Each	3,500
Custom	Each	5,000

STEAM SHOWERS

Description		($)
Pre-built basic	Each	3,500
Pre-built expensive	Each	6,000
Expensive custom	Each	10,000
Luxurious custom	Each	25,000

3.7 HEATING SYSTEMS

Description	Constant ($)	AR m^2 ($)
Gas line and chimney	0	0
Floor furnace, wall furnace or old-style gravity	0	32
Gravity	0	39
Forced air fair or electric	0	44
Forced air average	0	53
Forced air good	0	63
Pulse forced air or forced air wood/coal/gas combination	0	79
Space pack or hydro pulse	0	77
Hot water old-style	0	60
Hot water average	0	86
Hot water good	0	104
Radiant roll		
basement slabs	0	90
main floors slab-on-grade	0	90
main floors joisted	0	100
upper floors joisted	0	100
Combination Radiant Roll (basement) & forced air (main)	0	140.00

AIR CONDITIONING–FORCED AIR HEATING SYSTEMS

Quality	Constant ($)	AR m^2 ($)
Fair	0	37.00
Average	0	47.00
Good	0	57.00

AIR CONDITIONING–HOT WATER HEATING SYSTEMS

Quality	Constant ($)	AR m^2 ($)
Average	0	67.00
Good	0	77.00

GEOTHERMAL HEATING SYSTEMS

Quality	Constant ($)	AR m^2 ($)
Average	0	154.00
Good	0	209.00

3.8 SOLAR POWER SYSTEM

Quality	Constant ($)	AR m^2 ($)
Average	0	132.00
Good	0	164.00

3.9 HOME ENTERTAINMENT SYSTEM

Quality	Description	Constant ($)	AR m^2 ($)
04	**Fair**–Basic system prewired to 5.1 surround sound with no equipment provided.	Each	1,980
06/07	**Standard**–System wired for 7.1 surround sound with basic out of box speaks, receiver and LCD/Plasma TV.	Each	7,150
08	**Custom-**System wire for 7.1 surround sound with upgraded speaker system, upgraded receiver and basic projection type movie screen**.**	Each	24,200
09	**Luxurious-**System wire for 7.1 or greater surround sound with upgraded speaker system, upgraded receiver and higher level projection type movie screen.	Each	37,400

3.10 HOME THEATER/MEDIA ROOMS

Quality	Description	Constant ($)	AR m^2 ($)
07	**Media Room**–Typically the bonus room of the house, closed in with door, additional insulation in walls.	16,000	5.00
08	**Home Theater**–Dedicated room for movies. Often the floor will have two tiered seat rows and additional sound proofing and acoustics are found.	30,000	10.00
07	**Private Cinema–**Large dedicated room for movies. Often found with multi-tiered seating, architectural movie theater features, custom lighting.	40,000	15.00

*Note for home theatre/media rooms – finished area costs must be determined first before adding the cost for a theatre/media room.

3.11 HOME AUTOMATION

Quality		($)
Fair	Each	5,000
Standard	Each	12,500
Custom	Each	20,000
Luxurious	Each	25,000

3.12 WINE CELLARS

Description		($)
100 Bottle Temp Controlled Wine Cabinet	Each	2,500
500 Bottle Temp Controlled Wine Cabinet	Each	7,500
Custom Wine Room (standalone room, non-climate controlled room)	AR m2	50.00
Luxurious Wine Room (standalone climate controlled room often with tasting room)	AR m2	145.00

*Note for custom and luxurious wine rooms – finished area costs must be determined first before adding the cost for a wine room

SECTION 4 PERCENTAGE DISTRIBUTION TABLES

4.1 RESIDENTIAL COMPONENT PERCENTAGE DISTRIBUTION TABLE

Component	% of Base Rate	Stage Total (%)	Cumulative Total (%)
Stage 1			
Site work & Excavation	02		
Pads & Footings	02		
Foundation Walls	09		
Posts & Beam	01		
Joist & Sub floor	05	19	19
Stage 2			
Base Exterior Walls	04		
Partitions	04		
Base Roof	08		
Roof Covering	02		
Soffits & Eaves trough	01	19	38
Stage 3			
Concrete Slab	04		
Windows	06		
Exterior Doors	03		
Stairs	01		
Exterior Wall Finish	04	18	56
Stage 4			
Ceiling Finish	03		
Interior Wall Finish	02		
Interior Painting	02		
Interior Doors	04	11	67
Stage 5			
Cabinets	06		
Baseboards	01		
Floor Coverings	05	12	79
Stage 6			
Plumbing	10		
Heating	05		
Electrical	06	21	100
Total	100%	100%	

GARAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE

Component	(%)of Base Rate	Cumulative Total (%)
Excavation & Concrete Slab	20	20
Base Exterior Walls	13	33
Base Roof	18	51
Roof Covering	08	59
Soffits & Eaves trough	06	65
Windows	03	68
Exterior Doors	11	79
Exterior Wall Finish	17	96
Electrical	04	100
Total	100%	

SUMMER COTTAGE COMPONENT PERCENTAGE DISTRIBUTION TABLE

Component	% of Base Rate	Stage Total %	Cumulative Total (%)
Stage 1			
Site work & Excavation	01		
Pads & Footings	04		
Foundation Walls	13		
Posts & Beam	01		
Joist & Sub floor	05	24	24
Stage 2			
Base Exterior Walls	05		
Partitions	04		
Base Roof	09		
Roof Covering	02		
Soffits & Eaves trough	02	22	46
Stage 3			
Concrete Slab	05		
Windows	07		
Exterior Doors	03		
Stairs	02		
Exterior Wall Finish	10	27	73
Stage 4			
Ceiling Finish	03		
Interior Wall Finish	01		
Interior Painting	03		
Interior Doors	02	09	82
Stage 5			
Cabinets	03		
Baseboards	01		
Floor Coverings	06	10	92
Stage 6			
Plumbing*	00		
Heating*	00		
Electrical	08	08	100
Total	100%	100%	
* Nil in Rate			

4.2 RESIDENTIAL ENERGY EFFICIENT TABLE

Energy Efficient Model Type Comparison

Model Type 004	Model Type 003
Quality 03 Equates to	Quality 03 + 8.5% of Base Cost
Quality 04 Equates to	Quality 04 + 5.0% of Base Cost
Quality 05 Equates to	Quality 05 + 5.5% of Base Cost
Quality 06 Equates to	Quality 06 + 5.0% of Base Cost
Quality 07 Equates to	Quality 07 + 5.0% of Base Cost
Quality 08 Equates to	Quality 08 + 6.0% of Base Cost
Quality 09 Equates to	Quality 09 + 3.6% of Base Cost

Model Type 004 Includes:(Compared With Model 003)

Basement Walls Insulated	Better Quality Exterior Doors
38 x 140 @ 400 o.c. Wall	Better Quality Windows
R.S.I. 3.5 Wall Insulation	Better Quality Heating System
R.S.I. 6.2 Ceiling Insulation	

Note:the R.2000 energy efficient package is made up of the following:

Foundation Walls (fully insulated with vapour barrier)	Windows (triple, low E or heat mirror glazing)
Wall Framing (38 x 140 @ 400 o.c. or greater)	Heating Systems (High Efficiency)
	Air exchanger system
High Heel Truss Rafter System	Extra caulking and gaskets
Insulation–Walls & Ceilings	Hot Water Tank (energy efficient)
(RSI 3.5 & RSI 6.2 or greater)	Fireplace Doors
- Vapour Barrier (6 mil sealed envelope)	Electrical System (outlets capped and caulked)
- Exterior Doors (insulated slab)	

FRAMING AND INSULATION COMPARISON

38 x 140 @ 400 o.c. framing and extra insulation (walls & ceiling) compared to standard framing and insulation

Model Type 003	Model Type 060 and 070
Quality 03 + 4.0% of Base Cost	Quality 03 + 1.6% of Base Cost
Quality 04 + 2.0% of Base Cost	Quality 04 + 1.4% of Base Cost
Quality 05 + 2.0% of Base Cost	Quality 05 + 1.3% of Base Cost
Quality 06 + 1.5% of Base Cost	Quality 06 + 1.6% of Base Cost
Quality 07 + 1.5% of Base Cost	Quality 07 + 1.2% of Base Cost
Quality 08 + 1.5% of Base Cost	
Quality 09 + 1.0% of Base Cost	

Printed on Recycled Paper