

COMMERCIAL CODE	DESCRIPTION	SECTION	DESCRIPTION
	Ag / Elevators		
554	Ag Related - Shed Office Structure	17	Are small rural office rooms, typically servicing bulk oil plants, grain elevator facilities, cement plants, etc.
	Apartment		Above retail space. Takes on depreciation of housing for the area.
102	Arenas	17	Incorporate large simple clear span riding or exercise arena, withg the better qualities have some stabling facilities. The good show, exhibit or auction/sale facility will include spectator viewing and lounge commensurate with the quality level, but does not include any fixtures or equipment such as seating, lockers, food preperation or training equipment. (Use Barn, it is the closest in description and cost).
304	Banks, Branch, and Central Offices	15	Include savings and loan and credit union occupancies where the design is of a bank type. Where such uses are made of ordinary store or office buildings, the store or office costs should be used, adding for any extra features. While a branch bank teds to be a single-purpose, low-rise neighborhood facility, the central or main bank facility may be more office building in character, where high-rise administrative office floors should be priced as such.
384	Barber Shop / Beauty Shop	13	Costs include sinks, plumbing and electrical fixtures necessary for operation but do not include the mirrors, chairs and barber cabinets, which are usually tenant-owned. The good quality includes more plumbing associated with numerous work stations found in better beauty parlors or shops.
102	Barn	17	Barns, are special purpose buildings having dairy facilities, or general-purpose used for livestock with stalls, hay and grain storage and other uses. Costs are averages of several types of one- or two-story bank-barn buildings. (Sale Barn should actually be an "Arena", not an option in Terra-Scan
442	Bars or Taverns	13	Are designed primarily for the service and consupcion of beverages, with the better qualities having limited food prepartation areas and service.
306	Bowling Alley	16	It may include restaurant, bar, billiard and miscellaneous rooms necessary plumbing and electrical connections, but do not include any equipment or fixtures such as the alleys, ball returns, kitchen and bar equipment, or other trade fixtures and chattels.
427	Bus Barns	15	Fire Stations, Volunteer Stations, are primarily for vehicular/apparatus storage only, with minimum office and meeting room facilities commensurate with the quality. The good quality may also include restroom and kitchenette facilities. If part of a station has some other occupancy, such as a library or social hall, that protion should be priced using its appropriate base cost, with each portion modified by its are/perimeter multiplier, considering the common wall as belonging to half of each of the portions, or see community service buildings.

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309	Church	16	Are buildings designed primarily for worship, but in many churches, costs will include some kind of kitchen, social, meeting and office facilities. The costs include special lighting and stained glass consistent with the overall quality of structure, but do not include seating, alters, pews, organs or bells, which may be priced from Section 65.
308	Church with Sunday School	16	Are complete facilities including educational classroom, recreation and social facilities. Because of the wide range in mix of facilities and qualities, it may be best to price each area individually. Complete religious or private schools are priced from Section 18.
471	Communications Buildings	17	Light Commercial Utility Buildings are multipurpose structures generally equipped with minimal electrical and / or water service for general storage use, garages, etc. The better farm qualities may be lined and used specifically for feed, seed, or grain storage.
491	Community Service Building	15	Are mixed structures, typically found in rural communities, and are generally smaller and utilitarian in scope. The lower qualities are generally composed of public safety facilities, volunteer fire, limited office and council meeting rooms and / or small libraries, etc. The better qualities will have a large proportion of well-finished, full-service facilities and will merge into the government occupancy. (Schools, gyms, shops, concession stands, announcer booths, country club, etc.)
313	Convalescent hospitals	15	Lack facilities for surgical care and treatment, and include so-called skilled nursing homes, rest homes, sanitariums and like buildings of hospital-type construction, giving nursing care. Treatment and therapy rooms commensurate with the quality, are included.
426	Day Care Centers	18	Are early childhood, handicapped and adult or senior care or development centers and include so called kindergartens, nurseries or children's preschools. They have light kitchen facilities, activity rooms and multiple restrooms, and are more residential style in character than schools. Generally, the better centers may have reception, office, conference, lunch, shower and changing facilities, as well as general activity or classroom.
444	Dental Clinics	15	Are small, standalone facilities and will generally have a greater amount of plumbing and partitions.
353	Drugstores	13	Include both the small neighborhood pharmacy and the large chain discount type store with a variety of merchandise departments including convenience foods. Costs include built-in refrigerators, but do not include display freezers and coolers or other trade fixtures. (Use Retail, pricing is a couple dollars a square foot cheaper, but as close as we can come without going over the dollar amount.)

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470	Equipment Buildings	17	Sheds or shops are designed for the maintenance and storage of equipment. Those with extensive shop areas or offices should be priced from Section 14, Service / Repair Garages. For farm implement sales buildings see Showrooms in Section 14.
566	Farm Sun Shade Shelter	17	Are shelters, whether urban or rural, have many uses. These material and farm shelters are open (unwalled) sheds used as weather shades for commodities, equipment, livestock, etc.
427	Fire Stations, Volunteer Stations	15	Are primarily for vehicular/apparatus storage only, with minimum office and meeting room facilities commensurate with the quality. The good quality may also include restroom and kitchenette facilities. If part of a station has some other occupancy, such as a library or social hall, that portion should be priced using its appropriate base cost, with each portion modified by its are/perimeter multiplier, considering the common wall as belonging to half of each of the portions, or see community service buildings.
493	Flathouse	17	Are large grain or rice storage structures. Aeration, loading and unloading systems are not included in costs.
331	General hospital	15	Costs include fixed equipment (Group 1) but not Groups II and III equipment, whether installed or classed as personal property.
327	Governmental Buildings	15	Include major city halls or town centers, courthouses, etc., but do not include typical office or service buildings, which should be priced under the property category in this or other sections of the manual.
424	Group Care Homes	11	Are small congregate care or special needs buildings that are more family or residential style in character than convalescent hospitals, and include intermediate-care facilities for the physically challenged or mentally handicapped, substance abusers, battering victims, emergency homeless and other like groups. Therapy rooms or lounges and administrative rooms commensurate with the quality are included.
329	Hanger, Maintenance w/Office	14	Buildings designed for aircraft storage, and repair maintenance, and normally will have offices and storage space commensurate with the quality and type of services they perform.
328	Hanger, Storage	14	Will have limited facilities for light line maintenance and repair servicing only.
495	Industrial, Heavy Mfg.	14	Are characterized by their heavy frames, walls and floors typical of specialized manufacturing processes and power or utility service plants. The industrial building costs will include power leads to the building and industrial sewer and drainage lines, but do not include the power panel, power wiring or industrial piping to the fixtures and equipment used in the manufacturing processes.

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335	Jails, Correctional Facilities	15	Or detention centers include the jail hardware; i.e., cell blocks and locking equipment, for which average costs are given. The full range of facilities, for minimum to maximum security, is included, commensurate with the quality of the entire prison plant.
490	KENNEL		VET CLINIC KENNEL
336	Laundromat	13	Constructed to hold automatic self-service washing machines, dryers, and dry cleaning machines, and the costs include the plumbing and electrical fixtures necessary for operation but not the laundry or cleaning equipment, which is usually tenant-owned.
560	Lean-To's	17	Are shed building side extensions.
337	Library or Media Resource Center	15	Includes the basic construction of the building, including most items found in the general contract, but not furnishings and fixtures such as counters, kitchenette, seating or book stacks which are not considered built-in and permanently attached under building contract.
471	Light Commercial Utility Buildings	17	Are multipurpose structures generally equipped with minimal electrical and / or water service for general storage use, garages, etc. The better farm qualities may be lined and used specifically for feed, seed, or grain storage.
494	Light Industrial	14	Industrial buildings are designed for manufacturing processes. An average amount of office space commensurate with the quality of the building is included.
379	Livestage, Theater	16	Are designed primarily for stage or screen presentations and include a stage commensurate with type and quality of construction but not scenery, curtains or seating.
339	Lumber Storage Buildings and Sheds	17	Costs include storage racks, Retail sales buildings are found in Section 13.
340	Market	13	Are retail stores which often handle limited lines of other merchandise. The costs include built-in refrigerators, cold rooms and ancillary cooling equipment which are usually classed as real estate, but do not include display freezers and coolers or other equipment generally classed as personal property or trade fixtures.
473	Material Shelter	17	Open hay shed.
468	Material Storage Shed	17	Are the most weatherproof lumber yard type structures designed for closed storage of such building materials as cement, lime, nails, roofing, etc.
468	Material Storage Shed, 3-Sided	17	Are the most weatherproof lumber yard type structures designed for closed storage of such building materials as cement, lime, nails, roofing, etc.

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	MCA - Mobile Home Court Average		Average - These are average costs of parks built more or less for permanent occupancy and represent the low-end midpoint for permanent parks. They will have spaces to accommodate the manufactured house up to 55 or 60 feet long, as well as large transient trailers. They will have utility buildings, offices, recreation buildings and other recreational facilities, which may be computed from other sections of the service.
	MCLBA - Camper Hookup Basic		
341	Medical office buildings	15	Are designed for medical and/or dental services with examination and outpatient treatment, and includes private and public clinics.
531	Mini-Mart	13	Food stores are small convenience outlets that cater primarily to a transient trade for self-service snack foods and beverages. The better stores will have public restrooms and limited hot or deli food preparation and service areas.
386	Mini-warehouses	14	Are warehouses subdivided into a mixture of cubicles of generally small size, designed primarily to be rented for small self storage or noncommercial storage and may include some office-living space.
342	Mortuaries or Funeral Homes	11	Include chapels, stained glass and laboratories commensurate with the general quality. Generally, the better funeral homes may include some living area. Vehicular garages should be priced from Section 12 or 14 as appropriate.
343	Motel & Motel Apartments	12	Are multiple sleeping units or three or fewer stories, with or without kitchen facilities, and designed for transient occupancy.
352	Multiple residences	12	Often referred to as garden apartments, are buildings of three or fewer stories, in which each unit has a kitchen and bath, and which are designed for other than transient occupation. Priced per building, costs include common areas such as lobbies, hallways, laundry, recreation, etc. (In what was a commercial building or part of current commercial operation).
481	Museum	16	Are designed for long-term display of works of art, crafts, natural history, etc., and include exhibit-gallery, collection storage, vault, workshop, sales, lecture/meeting, theater, food-service areas, etc., commensurate with the quality. Costs include the basic building display structures and necessary permanent lighting, electrical connections and security, but do not include any display cases, food equipment, movable trade fixtures and chattels or works of art.
344	Office Buildings	15	Are buildings designed for general commercial occupancy, including administrative government and corporate uses, and are normally subdivided into relatively small units. If part of an office building has some other occupancy, such as bank or store on the first floor, that portion should be priced using its appropriate base cost.

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544	Office-apartment	12	Are to be used in conjunction with the guest rooms or independently as typically encountered in mobile home parks, mini-warehouse developments, etc.
346	Post Office	14	Costs are derived from cost of buildings built under lease agreements with the Postj Office Department. Branch offices are small faciliteis, typicaaly under 7,000 square feet.
350	Restaurant	13	Are constructed for the purpose of preparation and sale of food and/or beverages, and include cafeterias, bars and taverns where the design of of a restaurant type. The costs include all necessary plumbing, built-in refrigerators and electrical connections to provide for thses services but do not include the restaurant and bar fixtures or equipment or signs.
349	Restaurant - Fast Food	13	Small or limited-menu outlets will contain limited seating in relation to preparation area, including drive-up windows commensurate with the quality. Site costs outside the building are not included.
432	Restroom buildings	18	Are generallyly of single-purpose design although the better qualities can include some storage and/or limited snack bar sales area. For separate snack bars, see Section 13. Costs do not reflect remote/resort-type locations.
353	Retail Stores	13	Are buildings designed for retail sales and display and usually have display and/or decorative fronts. Both one- and two-story stores are included in the averages. They will include stores occupied by so-called secondary or junior department stores with limited mercahndise lines, specialty shops and commercial buildings designed for general occupancy.
468	School, Abandonment	17	These are unique properties, old abandoned schools that are used for storage purposes.
528	Service Repair, Garages	14	Are buildings designed primarily for vehicular repair and maintenance.
403	Shower Building	18	Comfort station, changing room or bath house costs include built-in lockers, with other amenities at the better qualities, such as saunas and/or steam rooms, small office, etc., commensurate with the quality. They may be built into a bleacher or stadium complex.
326	Storage Garage	14	Are buildings designed for live and dead (warm) storage of automobiles. For municipal storage garages with office and/or meeting space, use the Fire Station, Volunteer Station costs found in Section 15 Code 427.
326	Storage Garage, 3 Sided	14	Are buildings designed for live and dead (warm) storage of automobiles. For municipal storage garages with office and/or meeting space, use the Fire Station, Volunteer Station costs found in Section 15 Code 427.
381	Veterinary hospitals	15	Are designed for the medical and surgical care and treatment of small animals. Costs do not include cages and runs or open shelters, which would be priced separately.

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381	Veterinary hospitals - 3 Sided Open	15	Are designed for the medical and surgical care and treatment of small animals. Costs do not include cages and runs or open shelters, which would be priced separately. 3 Sided Open
574	Visitor Center	16	Include the low-cost travelers' aid or rest stop structure to the high-cost interpretive center with good orientation, exhibit, meeting, audiovisual theater and limited retail and food service facilities. Costs do not include any display or food service equipment.
406	Warehouse Storage	14	Are designed primarily for storage. An amount of office space commensurate with the quality of the building is included in the costs. Typically, this is between 3% and 12% of the total area. (This is stand alone commercial storage.
407	Warehouse, Distribution	14	Will have larger areas, between 145% to 30% for office/sale and/or other subdivisions designed to accommodate breakdown and transshipment for small lots, as well as increased plumbing, lighting, and compartmentation to accommodate a larger personnel load.
468	Wellhouse or Pump Shed	17	Material Storage: Are the most weatherproof lumber yard type structures designed for closed storage of such building materials as cement, lime, nails, roofing, etc. When it is part of the retail but not used as part of the business.