

RESIDENTIAL SQUARE FOOT BUILDING COSTS 2011

Cost includes material, labor, equipment, subcontractor, and general contractor 30% O & P

AVERAGE COST PER MANHOUR: Carpenter - 36.94, Plumber - 43.47, Electrician - 41.75,
Mason - 36.88, Roofer - 41.46, Plasterer - 39.00, Painter - 39.31, Sprinkler fitter - 42.30, Laborer - 30.66

DESCRIPTION	UNIT	COST
SITework / WALKWAYS		
Tree and stump removal, 6"-8" diameter, off site disposal	EA	385.00
Tree and stump removal, 10"-14" diameter, off site disposal	EA	436.00
Tree and stump removal, 20"-30" diameter, off site disposal	EA	1,089.00
Brick Pavers, grouted	SF	14.55
Concrete Walk, 4" thick, broom finish	SF	7.95
Precast pavers, grouted	SF	12.85
DRIVEWAYS/ PARKING		
Pavement, asphalt, driveway, 2" thick, 4" base	SF	4.26
Pavement, asphalt, driveway, 2" thick, 6" base	SF	4.91
Pavement, asphalt, driveway, 3" thick, 8" base	SF	6.03
Concrete pavement, 4" thick, reinforced	SF	9.75
Concrete pavement, 6" thick, unreinforced	SF	6.27
RETAINING WALLS		
Concrete block wall, 8" thick, 4' high	LF	143.00
Concrete block wall, 12" thick, 4' high	LF	178.00
Concrete block wall, 12" thick, 8' high	LF	323.70
Concrete wall, 4' high, reinforced	LF	254.80
Concrete wall, 8' high, reinforced	LF	488.80
Concrete wall, 12' high, reinforced	LF	676.00
FENCING		
Chain link, 6' high	LF	36.40
Concrete block, 6" thick, reinforced	LF	24.39
Wood, 6' high, cedar rough board	LF	13.03
Wrought-iron, 4' high	LF	244.35
Gate, wrought iron, 6'x7'	EA	3,955.00
SPRINKLER/ IRRIGATION SYSTEMS		
Irrigate, strip, automatic	SF	4.65
Irrigate, lawn, automatic	SF	2.38
Sprinkler system control, 6 station	EA	1,156.00
Sprinkler system control, 12 station	EA	5,375.00
SWIMMING POOL		
Pool, residential	SF	84.55
Spa, 4' diameter	EA	13,504.00
FOUNDATIONS		
Foundation, continuous footing, 8" deep x 16" wide	LF	21.42
Foundation, continuous footing, 12" deep x 24" wide	LF	29.04
Foundation, spread footing, 2'x2'x12" deep	EA	39.16

WALLS BELOW GRADE		
Foundation wall, below grade, reinf. concrete, waterproofing, 8" thick	SF	26.47
Foundation wall, below grade, reinf. concrete, waterproofing, 10" thick	SF	27.59
Foundation wall, below grade, conc. block, reinforced, waterproofing, 8" thick	SF	27.85
WATERPROOFING		
Waterproofing, hot coatings, vertical, bitumals, walls, per coat	SF	1.24
Waterproofing, hot mop, 15# felt, 1 ply	SF	1.42
Waterproofing, hot mop, 15# felt, 2 ply	SF	1.98
Waterproofing, cold application, 1/32" butyl	SF	3.12
Waterproofing, cold application, 1/32" neoprenel	SF	3.12
SUBSTRUCTURE DRAINAGE		
Underdrain, fiber pipe, perforated, 4" diameter	LF	12.57
Underdrain, fiber pipe, perforated, 6" diameter	LF	14.12
SLAB ON GRADE		
Concrete, slab on grade, complete, 4" thick	LF	5.86
Concrete, slab on grade, complete, 6" thick	LF	7.23
BEAMS & GIRDERS, WOOD		
Wood beams & girders, 6"x10"	LF	23.95
Wood beams & girders, 6"x10"	LF	28.73
FLOORS, WOOD		
Floor, wood, plywood, 2"x6" joists 16" OC	SF	5.58
Floor, wood, plywood, 2"x8" joists 16" OC	SF	6.86
ROOFS, WOOD		
Roof, plywood, 2"x6" wood rafters 24" OC Flat	SF	9.59
Roof, plywood, 2"x6" wood rafters 24" OC 4 in 12 slope	SF	10.11
Roof, plywood, 2"x8" wood rafters 24" OC Flat	SF	11.95
Roof, plywood, 2"x8" wood rafters 24" OC 4 in 12 slope	SF	12.58
Roof, plywood, 2"x6" wood rafters 16" OC Flat	SF	12.42
Roof, plywood, 2"x6" wood rafters 16" OC 4 in 12 slope	SF	13.08
Roof, plywood, 2"x8" wood rafters 16" OC Flat	SF	15.94
Roof, plywood, 2"x8" wood rafters 16" OC 4 in 12 slope	SF	16.80
Ceiling joists, 2"x6", 16" OC	SF	3.42
Ceiling joists, 2"x8", 16" OC	SF	4.63
WALLS, SIDINGS ON STUD FRAME		
Siding, tongue & groove, paint, sheath, paper, insul., 2"x4" wood stud, 16" OC	SF	20.55
Siding, hardboard, paint, sheath, paper, insul., 2"x4" wood stud 16" OC	SF	15.69
Stucco, paint, sheathing, building paper, insulation, 2"x4" wood stud 16" OC	SF	15.42
EXTERIOR WALLS COATING		
Exterior coating, plaster surface, paint, prime + 2 finish	SF	1.31
Exterior coating, wood siding, paint, prime + 2 finish	SF	2.83
Exterior coating, polyurethane, 1/8" thick	SF	5.28
Exterior coating, wood trim, paint, prime, + 2 finish	SF	1.39
Finish interior wall, gypsum board, on stud, painted, wood base	SF	3.39

FENESTRATION		
Window, vinyl, sliding, insulated glass, one vent, with screen 2'x3'	EA	345.10
Window, vinyl, sliding, insulated glass, one vent, with screen 3'x4'	EA	402.29
Window, vinyl, sliding, insulated glass, one vent, with screen 4'x4'	EA	443.24
Window, vinyl, sliding, insulated glass, one vent, with screen 5'x4'	EA	535.20
Window, vinyl, sliding, insulated glass, one vent, with screen 6'x4'	EA	521.00
Window, vinyl, fixed, insulated glass, 2'x2'	EA	165.61
Window, vinyl, fixed, insulated glass, 3'x3'	EA	231.84
Window, vinyl, fixed, insulated glass, 5'x5'	EA	430.38
Window, vinyl, fixed, insulated glass, 8'x5'	EA	751.27
Garden window, with shelves, 3'x3', insulated	EA	1,317.75
Garden window, with shelves, 4'x3', insulated	EA	1,452.48
Garden window, with shelves, 5'x4', insulated	EA	1,836.51
Garden window, with shelves, 6'x4', insulated	EA	2,072.25
EXTERIOR DOORS		
Door, exterior, wood, prehung, flush, 3' wide, 1 3/4 thick, painted	EA	378.12
Door, exterior, wood, 9 panel, 3' wide, 1 3/4 thick masonite, painted	EA	459.45
Door, exterior, wood, 6 lite, 3' wide, 1 3/4 thick leaded glass, painted	EA	1,978.39
Door, exterior, metal, stock, painted, 3' wide	EA	644.45
GARAGE DOORS		
Door, garage, wood, spring balanced, average, painted, 7'x16'	EA	1,210.78
Door, garage, metal, spring balanced, center lock, 7'x16'	EA	882.23
Door, garage, metal, sectional, 7'x16'	EA	1,882.56
Door, garage, electric, motor operator	EA	625.82
ROOF COVERINGS		
Roof cover, shingles, composition, 240#, 'A' Fiberglass matting	SQ	267.31
Roof cover, shingles, composition, 300#, 'A' Fiberglass matting	SQ	301.00
Roof cover, tile, clay, spanish	SQ	777.36
Roof cover, tile, concrete, interlock	SQ	637.44
Roof cover, built-up, 3 ply	SQ	277.49
Roof cover, built-up, 4 ply	SQ	315.00
Roof cover, plastic, elastomeric membrane, 1/16"	SQ	619.06
Roof cover, plastic, neoprene	SQ	978.90
Mineral surface roll roofing, 90 lb., fiberglass reinf., cold applied	SQ	66.06
Mineral surface roll roofing, SBS-modified Bit., Flintlastic, cold applied	SQ	106.00
GUTTERS & DOWNSPOUTS		
Gutter, galvanized-iron, fascia, 5"	LF	8.75
Downspout, galvanized-iron, standard, 2"x3"	LF	5.40
SKYLIGHTS		
Skylights, aluminum frame, double glazed, 3'x3'	EA	400.99
Skylights, aluminum frame, double glazed, 4'x4'	EA	636.52
INSULATION		
Insulation, batt, wall and ceiling, fiberglass, 3 1/2" R13	SF	0.99
Insulation, batt, wall and ceiling, fiberglass, 6" R17	SF	1.12
GYPSUM BOARD ON STUD		
Interior, 2"x4" wood stud 16" OC, gypsum, both sides, painted, wood base	SF	10.67
water resistant	SF	11.40

WALL FINISHES		
Wall painting, wallboard or plaster, prime + 1 finish	SF	0.73
Wall painting, wallboard or plaster, prime + 2 finish	SF	1.17
DOORS, INCLUDING HARDWARE		
Door, hollow core, prehung, 2' 4" x 6' 8", hardware, painted	EA	325.42
Door, hollow core, prehung, 3' 0" x 6' 8", hardware, painted	EA	337.34
Door, solid core, prehung, 2' 4" x 6' 8", hardware, painted	EA	407.29
Door, solid core, prehung, 3' 0" x 6' 8", hardware, painted	EA	433.40
Door, wardrobe, by pass slide, 5', painted	EA	323.62
Door, wardrobe, by pass slide, 6', painted	EA	335.61
Door, wardrobe, by pass slide, 6', painted	EA	354.76
Door, wood, prehung, louvered, 2' x 6' 8", painted	EA	296.43
Door, wood, prehung, louvered, 2' 6" x 6' 8", painted	EA	323.52
CEILING		
Ceiling, gypsum board, thin coat plaster, painted, 1/2" thick	SF	3.51
Ceiling, gypsum board, thin coat plaster, painted, 5/8" thick	SF	3.85
FLOORING		
Resilient floor, linoleum inlaid, heavy duty	SF	7.37
Underlayment, plywood, 1/2" thick	SF	2.35
Ceramic tile, floor, average quality	SF	16.84
Hardwood floor, oak, common, finished	SF	14.44
CABINETS & TOPS		
Cabinets and laminated plastic tops, custom, base	LF	111.33
Cabinets and laminated plastic tops, custom, wall	LF	108.17
Cabinets and laminated plastic tops, custom, full height	LF	144.78
CARPET		
Carpet and pad, typical for average residence	SY	34.36
Carpet and pad, typical for custom residence	SY	49.13
TOILET ACCESSORIES		
Toilet accessories, toilet paper holder, stainless steel	EA	84.76
Toilet accessories, toilet paper holder, brass	EA	69.73
Toilet accessories, brass soap dish	EA	101.95
Toilet accessories, towel bar, 18"	EA	45.28
Toilet accessories, towel bar, 30"	EA	61.30
Toilet accessories, mirror, stainless steel frame, 16" x 24"	EA	164.71
Toilet accessories, medicine cabinet & mirror, 16" x 24"	EA	154.13
Toilet accessories, shower door, sliding	EA	564.19
Toilet accessories, shower door, swing with side lite	EA	749.83
FIREPLACE		
Fireplace, common brick, with 15' stack, 30" box	EA	2,705.43
Fireplace, common brick, with 15' stack, 36" box	EA	3,510.20
Fireplace, common brick, with 15' stack, 42" box	EA	5,370.24
Fireplace, common brick, with 15' stack, 48" box	EA	6,287.22
Prefabricated fireplace, metal, 36" x 24" opening	EA	3,743.12
Prefabricated fireplace, metal, 42" x 27" opening	EA	5,676.75

APPLIANCES		
Kitchen appliance, range & oven, drop-in	EA	1,350.00
Kitchen appliance, dishwasher, built-in	EA	1,027.00
Kitchen appliance, garbage disposal	EA	382.20
Kitchen appliance, kitchen hood	EA	453.70
Kitchen appliance, range hood with microwave oven	EA	1,831.70
GREENHOUSES & GAZEBOS		
Greenhouse, freestanding, to 1,000 SF	SF	43.00
Gazebo, 10' diameter	EA	3,966.00
SWIMMING POOLS		
Swimming pool, 80' perimeter, 300 SF of deck	EA	22,198.80
Swimming pool, 95' perimeter, 500 SF of deck	EA	28,688.40
Swimming pool, custom 95' perimeter, 750 SF of deck	EA	114,319.40
Spa, below grade, tile rim	EA	15,161.90
WATER HEATER		
Heater, water, electric, 30 gallon	EA	1,105.00
Heater, water, electric, 40 gallon	EA	1,183.05
Heater, water, gas, 30 gallon	EA	1,106.38
Heater, water, gas, 40 gallon	EA	1,197.12
Heater, water, gas, 50 gallon	EA	1,497.48
Heater, water, gas, 80 gallon	EA	2,160.57
Heater, water, gas, 100 gallon	EA	3,189.00
Heater, water, Tankless, gas, 117,000 Btu =40 gal., pilotless	EA	1,140.68
Heater, water, Tankless, electric, 240 volts, 27 KW =40 gal.	EA	1,079.00
Pump, circulating, in line, 3/4" to 1 1/2"	EA	1,003.85
FIXTURES, STANDARD GRADE		
Fixture, standard grade, bathtub, steel, with shower	EA	2,850.24
Fixture, standard grade, bathtub, fiberglass, with integral walls	EA	2,456.02
Fixture, standard grade, lavatory, steel, vanity mounted	EA	1,578.70
Fixture, standard grade, shower and drain receptor	EA	2,226.26
Fixture, standard grade, sink, counter, single, porcelain on cast-iron	EA	1,902.77
Fixture, standard grade, water closet (toilet), with tank, floor mounted	EA	2,116.73
Fixture, standard grade, bath tub, 5' x 42"	EA	3,540.38
Fixture, standard grade, bath tub, 6' x 36"	EA	4,455.79
PLUMBING		
Replacing sewer line from 3' to 6' deep, manual excavation	LF	50.00
Replacing sewer line from 3' to 10' deep, manual excavation	LF	105.00
Install two way 4" Ø two way cleanout 3 feet deep, with excavation	EA	800.00
Install two way 4" Ø two way cleanout 4 feet deep, with excavation	EA	1,000.00
Install copper pipe in 18" high raised foundation, repair affected walls	per Bath	4,617.00
Replace main service pipe with valve and pressure regulator	LF	35.00
PVC pipe, schd. 40, in trench, with fittings, 1/2"	LF	9.56
PVC pipe, schd. 40, in trench, with fittings, 3/4"	LF	10.92
Steel pipe, black, schd. 40, 3/4"	LF	18.11
Steel pipe, galvanized, schd. 40, 3/4"	LF	33.51

FURNACES		
Wall furnace, gas fired, single, thermostat, 25 MBTU	EA	1,133.60
Wall furnace, gas fired, dual, thermostat, 25 MBTU	EA	1,224.60
Furnace, gas fired, forced air, up flow, 80 MBTU	EA	1,561.30
Furnace, gas fired, forced air, up flow, 100 MBTU	EA	1,719.90
Furnace, gas fired, forced air, up flow, 120 MBTU	EA	1,952.60
Furnace, gas fired, forced air, up flow, 150 MBTU	EA	2,675.40
Furnace, gas fired, forced air, horizontal flow, 80 MBTU	EA	1,859.00
Furnace, gas fired, forced air, horizontal flow, 100 MBTU	EA	2,067.00
Duct heater, gas fired, indoor, 100 MBTU	EA	2,509.00
AIR CONDITIONERS SPLIT SYSTEM		
Air conditioner, split system, 2 TON	EA	4,334.20
Air conditioner, split system, 3 TON	EA	5,361.20
Air conditioner, split system, 4 TON	EA	7,192.90
Evaporative cooler, 3000 CFM	EA	1,996.80
Evaporative cooler, 4000 CFM	EA	2,137.20
HEAT & COOL UNITS PACKAGE SYSTEM		
Heating and cooling, combination, 2 Ton, 80 MBH	EA	7,338.50
Heating and cooling, combination, 3 Ton, 100 MBH	EA	10,171.20
Heating and cooling, combination, 4 Ton, 140 MBH	EA	13,171.60
Heating and cooling, heat pump, plenum mounted, 2 Ton, 26000 BTU	EA	5,254.60
Heating and cooling, heat pump, plenum mounted, 3 Ton, 37000 BTU	EA	6,671.60
Heating and cooling, heat pump, plenum mounted, 4 Ton, 52000 BTU	EA	8,425.30
EXHAUST FAN		
Fan, exhaust, roof mounted, 600 CFM	EA	1,948.70
Fan, exhaust, roof mounted, 1,600 CFM	EA	2,156.70
ELECTRICAL SERVICE		
Electrical service, main meter, circuit breakers, panel, ground, 100 ampere	EA	1,508.00
Electrical service, main meter, circuit breakers, panel, ground, 200 ampere	EA	2,571.40
Electrical service, main meter, circuit breakers, panel, ground, 400 ampere	EA	5,448.30
Electrical service mast, with wire, 1 1/4"	EA	362.70
Electrical service mast, with wire, 2"	EA	521.30
Electrical service mast, with wire, 3"	EA	744.90
Electrical main circuit breaker, 2 pole, 100 ampere	EA	244.40
Electrical main circuit breaker, 2 pole, 200 ampere	EA	370.50
Electrical sub-panel, 250V, 100 ampere	EA	530.40
FIXTURES		
Lighting fixture, average, dining room	EA	247.56
Lighting fixture, average, bathroom	EA	106.85
Lighting fixture, average, kitchen	EA	97.73
Lighting fixture, average, bedroom	EA	79.60
Lighting fixture, average, porch	EA	110.12
Lighting fixture, average, exterior	EA	84.62
Duplex outlet	EA	48.93
Duplex outlet, with ground fault interrupter	EA	117.57
Duplex outlet, waterproof, with ground fault interrupter	EA	154.31

SPECIAL CONSTRUCTION per floor area		
Economy, 1 story, slab and raised found., wood siding, comp. shingles, carpet, heat	SF	90.70
Economy, 2 story, slab and raised found., wood siding, comp. shingles, carpet, heat	SF	86.20
Fair, 1 story, slab and raised found., wood siding, comp. shingles, carpet, heat	SF	104.70
Fair, 2 story, slab and raised found., wood siding, comp. shingles, carpet, heat	SF	100.80
Standard, 1 story, slab/raised found., wood siding, comp. shingles, carpet, heat & cool	SF	120.60
Standard, 2 story, slab/raised found., wood siding, comp. shingles, carpet, heat & cool	SF	115.60
Custom, 1 story, slab/raised found., wood siding, cement tiles, carpet, heat & cool	SF	145.70
Custom, 2 story, slab/raised found., wood siding, cement tiles, carpet, heat & cool	SF	137.00
Patio, open, standard	SF	56.11
Patio, enclosed, standard	SF	111.36
Garage, 2 car, attached, stucco on stud frame	SF	65.13
Garage, 2 car, detached, stucco on stud frame	SF	74.49
Plumbing, standard 1 and 2 story, kitchen and bathroom fixtures	SF	12.77
HVAC, standard 1 and 2 story, heat and air conditioning	SF	13.17
Electrical, standard 1 and 2 story, power service and lighting	SF	3.91
Plumbing, custom 1 and 2 story, kitchen and bathroom fixtures	SF	15.35
HVAC, custom 1 and 2 story, heat and air conditioning	SF	15.80
Electrical, custom 1 and 2 story, power service and lighting	SF	4.69
SPECIAL SERVICES		
Mold ocular Inspection, report, mileage adjustments	EA	150.00
Mold ocular Inspection, report, 2 air sample with lab test, 7 days, mileage adjustments	EA	350.00
Video camera inspection, airducts, up to 1,000 sq. ft. house, mileage adjustments	EA	150.00
Video camera inspection, chimney, mileage adjustments	EA	125.00
Video camera inspection for up to 1,000 sq. ft. house, mileage adjustments	EA	275.00
Video camera inspection for up to 2,000 sq. ft. house, mileage adjustments	EA	360.00
Excavating heavy soil up to 5' including shaping	CF	11.70
Excavating heavy soil 5' up including shaping, shoring, liners and lifting soil	CF	18.00
Drainage, Pipe, ABS, Plastic, 6" diameter with trench	LF	79.72
Mold remediation, 1,000 sq. ft. house, no structural damage, typical	LOT	2,000-6,000
Mold remediation, 1,000 sq. ft. house, structural damage	LOT	10,000-30,000
Asbestos abatement, 1,000 sq. ft. house, airduct insulation	LOT	1,500-2,000
Asbestos abatement, 1,500 sq. ft. house, airduct insulation	LOT	2,000-3,000
Asbestos abatement, 1,500 sq. ft. house, with asbestos everywhere	LOT	20,000-30,000
Asbestos acoustic spray ceiling removal including sample and test	SF	16.00
Asbestos pipe removal, 10 ft. long	EA	400-650
Install air duct, buried, fiberglass reinforced plastic, 8" diameter	LF	62.80
Install air duct, buried, fiberglass reinforced plastic, 10" diameter	LF	75.21
Install air duct, buried, fiberglass reinforced plastic, 12" diameter	LF	80.44
Install air duct, buried, fiberglass reinforced plastic, 14" diameter	LF	98.31
Install air duct, buried, fiberglass reinforced plastic, 16" diameter	LF	112.81
Install air duct, buried, fiberglass reinforced plastic, 18" diameter	LF	130.57
Install air duct, buried, fiberglass reinforced plastic, 20" diameter	LF	137.31