

2009 REPLACEMENT COST FACTORS

\$/Sq. Ft.

Construction vs. Occupancy

	4	6	8	9	10	11	12	23	25	27
1	\$78	\$48	\$112	\$174	\$106	N/A	\$101	\$156	\$102	\$53
2	\$86	\$54	\$121	\$166	\$115	\$41	\$95	\$150	\$112	\$59
3	\$92	\$50	\$103	\$139	\$84	\$34	\$80	\$166	\$120	\$67
4	\$114	\$78	\$150	\$221	\$133	\$41	\$125	\$201	\$145	\$84
6	\$186	\$98	\$214	\$260	\$211	\$85	\$163	\$245	\$245	\$238
7	\$90	\$78	\$90	\$110	\$110	\$78	\$78	\$90	\$110	\$121

Note - There was no cost factors available for construction type 7, they were indexed by 11%. There was no cost factors available for construction type 6, occupancies 12 & 27, they were left as reported for 2006

	Construction Codes
	Occupancy Codes

1	Wood Frame Structure (or Aesthetic Brick Veneer) Exterior Walls; Wood Joisted Supported (Pitched) Wood Deck Roof
2	Masonry (Concrete Block, Concrete Tilt-up, Structural Brick) Exterior Walls; Wood Joisted Supported (Pitched) Wood Deck Roof
3	All-Metal (Butler) Building; Steel Beam Supported (Pitched) Metal Roof
4	Masonry (Concrete Block, Concrete Tilt-up, Structural Brick) Exterior Walls; Steel Joisted Supported (Flat) Ribbed Metal Deck Roof
6	Masonry (Concrete Block, Concrete Tilt-up, Structural Brick) Exterior Walls; Concrete (Flat) Roof
7	Masonry (Concrete Block, Structural Brick) Exterior Walls; Heavy Beam Supported (Slightly Pitched) Wood Deck Roof

4	Dormitories
6	Warehouse/Storage
8	Offices & Legislative Buildings
9	Hospitals/Healthcare
10	Convention Centers, Exhibit Halls, Arenas & Stadiums
11	Parking Garage
12	Armories
23	Parks & Recreation
25	College/Classroom
27	Port Authority

****Please note: there is a lot of subjectivity and judgment used in developing cost factors, and they should be used as a guide and not an exact science. Selecting the proper construction type (code) is a critical first step in the valuation process.***

