

CLASSING MANUAL – *Commercial Properties*

Commercial Properties

In keeping with the three basic requirements that the appraisal of property for assessment purposes must be relatively inexpensive to administer, that the values be equal, and that the method be uniformly applied, a system that employs mass appraisal techniques in the application of the replacement-cost method has been developed. The system makes it possible to appraise many buildings and other kinds of improvements in the time it takes private appraisers, with their more detailed methods, to appraise a single structure. While it is recognized that, no doubt, a degree of accuracy is sacrificed by the method, the results achieved in economy of operation, uniformity of treatment, and equalization of assessments better serves the objectives of appraisal for assessment purposes.

Utilization of the techniques that are employed in the mass appraisal of improvements requires standardization and coordination of methods and procedures. To accomplish this, the system that has been developed is based upon: (1) building classification in which similar use types and construction types are grouped together and a class designation assigned to each group; (2) segregation of additional details not included in the specifications of basic buildings; (3) consideration of value influences; (4) units of value; (5) modification factors for area, shape, floor levels, and wall heights; and (6) depreciation for physical deterioration and obsolescence.

The classification of buildings for assessment purposes is based on use type, which is determined by the use for which the building was designed; construction type, which is determined by the kind of material used in the structural frame of the building; and quality of materials and workmanship which exists in the building. Specifications are prepared for a typical building of each class. Buildings are classified by relating them to the typical structure which they resemble most closely in use type, construction type, and quality, and assigning to them the classes so determined.

The system of classifying buildings is designed to determine uniform values for like basic structures exclusive of all appurtenant construction. Porches, garages, carports, storage areas, terraces, canopies and additional details-- which may or may not be a part of the improvements of a specific property-- are excluded from the basic structures and are valued separately from the basic structure.

The uses and types into which commercial improvements are classified are grouped into the following categories:

BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: APARTMENT 13

CLASS: 2

Low quality: Apartment building of low quality materials, design, and workmanship. Plain and inexpensive in appearance. Framed or masonry unit exterior walls. Single or framed partition walls; framed ceilings; single wood or low quality slab floors; no special features; minimum low cost plumbing installations.

FOUNDATION

- a. Footings--Concrete or
- b. masonry
- c. Walls--Wood, stucco, inexpensive masonry, concrete, metal or none
- d. Piers and Beams—Wood, masonry or concrete

FLOORS

- a. Structure--2 x 6 joists 24" o.c. or light concrete slab on fill
- b. Flooring--1x4 pine, concrete
- c. Subfloor—None
- d. Finish--Paint, varnish or cheap covering

EXTERIOR WALLS

- a. Structure--2 x 4 studs 24" o.c., low grade concrete block, tile, brick or stone on wood or plaster, paint or none on masonry
- b. Outside Covering—Wood siding, asbestos, plaster or cheap veneer
- c. Sheathing--Solid or strip of inferior material
- d. Insulation—None

ROOF

- a. Structure--2 x 6 flat roof joists or 2 x 4 rafts 24" o.c.
- b. Roofing--Rolled, metal or cheap composition shingles
- c. Sheathing--Solid or strip of inferior material
- d. Insulation—None

INTERIOR WALLS

- a. Structure--Single walls or 2 x 4 studs 30" o.c. or light masonry units
- b. Sheathing--Boxing or light wall-board
- c. Finish—Paint, paper or none
- d. Insulation ---None

CEILING

- a. Structure--2 x 6 flat roof or floor joists 24" o. c. or 2 x 4joists 30" o. c.
- b. Sheathing--Wallboard or inferior lumber
- c. Finish--Paint or paper
- d. Insulation—None

MILLWORK

- a. Windows--Wood single hung
- b. Doors--Light panel or slab or plywood
- c. Trim--Stock lumber or plain mold
- d. Built-ins--Job built of softwood

ELECTRICAL

- a. Wiring--Romax or single wire
- b. Switches and Outlets—Few

Classing Manual – Apartment – Low Quality



BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: APARTMENT 13

CLASS: 3

Fair Quality. Apartment building of fair materials, design, and workmanship; fair in appearance. Framed or fair masonry unit exterior and partition walls. Framed ceilings; double wood or concrete slab floors; limited special features; fair plumbing installations.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Concrete, masonry or stucco underpinning
- c. Piers and Beams – Concrete or masonry piers, 4 x 8 sills

FLOORS

- a. Structure – 2 x 8 joists 16" or 24" o.c. or concrete slab on fill
- b. Flooring – Softwood, hardwood or covering on concrete slab.
- c. Subfloor – None or inexpensive wood
- d. Finish – Varnish or inexpensive covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" to 24" o.c., fair concrete block, tile, stone or brick
- b. Outside Covering – None, paint, wood siding, asbestos, plaster or masonry veneer
- c. Sheathing – None or solid or strip of fair material.
- d. Insulation -- None

ROOF

- a. Structure – 2 x 4 rafters 16" to 24" o.c.
- b. Roofing – Built-up or composition shingles
- c. Sheathing – Solid or strip of inferior to average lumber

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16" to 24" o.c. or light masonry units
- b. Sheathing – Shiplap, sheetrock, masonry or none
- c. Finish – Textone, paint, paper or plaster
- d. Insulation – None

CEILINGS

- a. Structure – 2x4 ceiling joists 16" to 24" o.c. and 2 x 8 floor joists 16" to 24" o.c.
- b. Sheathing -- Shiplap or sheetrock
- c. Finish – Paint, textone or paper
- d. Insulation – Inexpensive or none

MILLWORK

- a. Windows – Wood or metal double or single hung or metal casements
- b. Doors – Panel or slab of softwood or inexpensive hardwood
- c. Trim – Plain milled or softwood
- d. Built-ins – Milled or job built of softwood or inexpensive hardwood

ELECTRICAL

- a. Wiring – Romax, single wire or conduit
- b. Switches and outlets – Few or ample

d. Insulation – None

Classing Manual – Apartment – Fair Quality





BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: APARTMENT 13

CLASS: 4

Average Quality. Apartment building of average materials, design and workmanship; average in appearance. Framed or masonry unit exterior and interior walls. Wood frame ceiling; double wood or concrete slab floors; some special features; average plumbing installations.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Concrete, masonry or stucco underpinning
- c. Piers and beams – Concrete or masonry piers and 4 x 8 sills

FLOORS

- a. Structure – 2 x 10 joists 16" o.c. or concrete slab on fill
- b. Flooring – Hardwood, vinyl, tile or carpet of average quality

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. or average masonry units
- b. Sheathing – Shiplap, sheetrock, paneling, tile or none on masonry
- c. Finish – Paint, paper, textone or natural finish
- d. Insulation – None
- e. Quality – Average to good

CEILINGS

- a. Structure – 2 x 6 joists 16" o.c. and 2 x 10 floor joists 16" o.c.
- b. Sheathing – Shiplap, sheetrock or celotex tile

- c. Subfloor – Average lumber
- d. Finish – Fill and varnish, carpet or average covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. braced, concrete block, tile, brick or stone
- b. Outside Covering – Wood siding, paint, asbestos, plaster or masonry veneer
- c. Sheathing – None or solid
- d. Insulation – None or 2" thick batts

ROOF

- a. Structure – 2 x 6 rafters 16" o.c.
- b. Roofing – Built-up, asbestos or composition shingles
- c. Sheathing – Solid or strip of average material
- d. Insulation None

- c. Finish – Paint, paper or texture
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good wood or metal units
- b. Doors – Good panel or slab of softwood or hardwood
- c. Trim – Good molded softwood and some hardwood
- d. Built-ins – Mill made of good softwood or average hardwood

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – ample with some special

Classing Manual – Apartment – Average Quality





BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: APARTMENT 13

CLASS: 5

Good Quality. Apartment building of good materials, design, and workmanship. Good in appearance. Expensive framed or masonry unit back up with veneer exterior walls. Framed or masonry unit interior walls; framed ceilings; good double wood or screeded slab floors; special features; good multiple plumbing installations.

FOUNDATION

- a. Footings – Reinforced concrete or heavy masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Concrete or masonry piers, concrete or wood beams

FLOORS

- a. Structure – 2 x 12 joists 16" o.c. or heavy concrete slab suspended or on fill
- b. Flooring – Hardwood, vinyl, tile or

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. with blocking or good masonry units
- b. Sheathing – Sheetrock, paneling, lath and plaster, tile or none or masonry
- c. Finish – Textone, paint, paper, natural finish, plaster, tile or exposed brick or stone
- d. Insulation – Limited or none or masonry

CEILING

- a. Structure – 2 x 6 joists 16" o.c. with bridging
- b. Sheathing – Sheetrock, wood plaster, celotex tile or acoustical tile

- carpet of good quality
- c. Subfloor – Good lumber well nailed
- d. Finish – Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. well braced or backup of concrete block or tile
- b. Outside Covering – Good wood, asbestos, plaster or masonry veneer
- c. Sheathing – Solid of good lumber or none or masonry
- d. Insulation – Batts, full thick or fill cells or masonry

ROOF

- a. Structure – 2 x 6 rafters 16" o.c. well braced with purlins
- b. Roofing – Built-up, asbestos, composition or tile shingles
- c. Sheathing – Solid of good lumber
- d. Insulation – Insulation sheathing

Classing Manual – Apartment – Good Quality

- c. Finish- Textone, paint, paper or natural finish
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good wood or metal units with some special
- b. Doors – Good panel or slab of good softwood or hardwood and some special
- c. Trim – Molded softwood and hardwood with some special
- d. Built-ins – Cabinets, cases and bars of hardwood and good finish

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – Ample and special





BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: APARTMENT 13

CLASS: 6

Very good quality. Apartment building of very good materials, design and workmanship. Attractive in appearance. Expensive framed or masonry unit back up with veneer exterior walls. Good framed or masonry unit partition walls. Framed or concrete ceilings; very good double wood or suspended concrete slab floors; many special features; very good plumbing installations.

FOUNDATION

- a. Footings – Reinforced concrete or heavy masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and beams – Reinforced concrete or masonry piers, concrete or wood beams

FLOORS

- a. Structure – 2 x 12 joists 16" o.c. or

INTERIOR WALLS

- a. 2 x 4 studs 16" o.c. with blocking or good masonry units with concrete tie beams
- b. Sheathing – Sheet rock, paneling, plaster or tile
- c. Finish – Plaster, panel, tile, textone, paper or exposed brick or stone
- d. Insulation – Limited or fill cells with insulation on masonry

CEILINGS

- a. Structure – 2 x 6 joists 16" o.c. with

- heavy concrete slab, suspended or on fill or steel joists
- b. Floor – hardwood, vinyl, tile or carpet of very good quality
- c. Subfloor – good lumber well nailed or none on slab
- d. Finish – Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16” o.c. well braced or backup of concrete block or tile
- b. Outside covering – Superior wood, asbestos, plaster or masonry veneer
- c. Sheathing – Solid of good lumber or none or masonry
- d. Insulation – Batts, full thick or fill cells with insulation on masonry

ROOF

- a. Structure – 2 x 6 rafts 16” o.c. well braced, steel or concrete joists or concrete slab
- b. Roofing – Built-up, asbestos, composition or tile shingles
- c. Sheathing – Solid or good lumber or metal decking
- d. Insulation – Thick batts or blown

bridging, steel or concrete joists or concrete slab suspended

- b. Sheathing – Sheetrock, wood, plaster or metal decking
- c. Finish – Textone, paint, natural finish or dropped ceilings of plaster or panel
- d. Insulation – Full thick with seal back

MILLWORK

- a. Windows – Superior wood or metal units with some special
- b. Doors --Quality slab or panel of good soft or hardwood and some special
- c. Trim – Ornate molded softwood and hardwood
- d. Built-ins – Multiple quality cabinets, cases and other built-ins

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and outlets – Ample and special

Classing Manual – Apartment – Very Good Quality





BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: CONDOMINIUM 14

CLASS: 3

Low quality. Condominium building of low quality materials, design, and workmanship. Plain and inexpensive in appearance. Framed or masonry unit exterior walls. Single or framed partition walls; framed ceilings; single wood or low quality slab floors; no special features; minimum low cost plumbing installations.

FOUNDATION

- a. Footings--Concrete or
- b. masonry
- c. Walls--Wood, stucco, inexpensive masonry, concrete, metal or none
- d. Piers and Beams—Wood,

INTERIOR WALLS

- a. Structure--Single walls or 2 x 4 studs 30" o.c. or light masonry units
- b. Sheathing--Boxing or light wall-board
- c. Finish—Paint, paper or none
- d. Insulation ---None

masonry or concrete

FLOORS

- a. Structure--2 x 6 joists 24" o.c. or light concrete slab on fill
- b. Flooring-1x4 pine, concrete
- c. Subfloor—None
- d. Finish--Paint, varnish or cheap covering

EXTERIOR WALLS

- a. Structure-2 x 4 studs 24" o.c., low grade concrete block, tile, brick or stone on wood or plaster, paint or none on masonry
- b. Outside Covering—Wood siding, asbestos, plaster or cheap veneer
- c. Sheathing--Solid or strip of inferior material
- d. Insulation—None

ROOF

- a. Structure--2 x 6 flat roof joists or 2 x 4 rafts 24" o.c.
- b. Roofing--Rolled, metal or cheap composition shingles
- c. Sheathing--Solid or strip of inferior material
- d. Insulation—None

CEILINGS

- a. Structure-2 x 6 flat roof or floor joists 24"o. c. or 2 x 4joists 30" o. c.
- b. Sheathing--Wallboard or inferior lumber
- c. Finish--Paint or paper
- d. Insulation—None

MILLWORK

- a. Windows--Wood single hung
- b. Doors--Light panel or slab or plywood
- c. Trim--Stock lumber or plain mold
- d. Built-ins--Job built of softwood

ELECTRICAL

- a. Wiring--Romax or single wire
- b. Switches and Outlets—Few

BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: CONDOMINIUM 14

CLASS: 4

Fair Quality. Condominium building of fair materials, design and workmanship; fair in appearance. Framed or fair masonry unit exterior and partition walls. Framed ceilings; double wood or concrete slab floors; limited special features; fair plumbing installations.

FOUNDATION

INTERIOR WALLS

- a. Footings – Concrete or masonry
- b. Walls – Concrete, masonry or stucco underpinning
- c. Piers and Beams – Concrete or masonry piers, 4 x 8 sills

- a. Structure – 2 x 4 studs 16” to 24” o.c. or light masonry units
- b. Sheathing – Shiplap, sheetrock, masonry or none
- c. Finish – Textone, paint, paper or plaster
- d. Insulation – None

FLOORS

- a. Structure – 2 x 8 joists 16” or 24” o.c. or concrete slab on fill
- b. Flooring – Softwood, hardwood or covering on concrete slab.
- c. Subfloor – None or inexpensive wood
- d. Finish – Varnish or inexpensive covering

CEILINGS

- a. Structure – 2x4 ceiling joists 16” to 24” o.c. and 2 x 8 floor joists 16” to 24” o.c.
- b. Sheathing -- Shiplap or sheetrock
- c. Finish – Paint, textone or paper
- d. Insulation – Inexpensive or none

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16” to 24” o.c., fair concrete block, tile, stone or brick
- b. Outside Covering – None, paint, wood siding, asbestos, plaster or masonry veneer
- c. Sheathing – None or solid or strip of fair material.
- d. Insulation -- None

MILLWORK

- a. Windows – Wood or metal double or single hung or metal casements
- b. Doors – Panel or slab of softwood or inexpensive hardwood
- c. Trim – Plain milled or softwood
- d. Built-ins – Milled or job built of softwood or inexpensive hardwood

ROOF

- a. Structure – 2 x 4 rafts 16” to 24” o.c.
- b. Roofing – Built-up or composition shingles
- c. Sheathing – Solid or strip of inferior to average lumber
- d. Insulation – None

ELECTRICAL

- a. Wiring – Romax, single wire or conduit
- b. Switches and outlets – Few or ample

Classing Manual – Condominium – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: CONDOMINIUM 14

CLASS: 5

Average Quality. Condominium building of average materials, design and workmanship; average in appearance. Framed or masonry unit exterior and interior walls. Wood frame ceiling; double wood or concrete slab floors; some special features; average plumbing installations.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Concrete, masonry or stucco underpinning
- c. Piers and beams – Concrete or masonry piers and 4 x 8 sills

FLOORS

- a. Structure – 2 x 10 joists 16” o.c. or concrete slab on fill
- b. Flooring – Hardwood, vinyl, tile or carpet of average quality
- c. Subfloor – Average lumber
- d. Finish – Fill and varnish, carpet or average covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16” o.c. braced, concrete block, tile, brick or stone
- b. Outside Covering – Wood siding, paint, asbestos, plaster or masonry veneer
- c. Sheathing – None or solid
- d. Insulation – None or 2” thick batts

ROOF

- a. Structure – 2 x 6 rafters 16” o.c.
- b. Roofing – Built-up, asbestos or composition shingles
- c. Sheathing – Solid or strip of average material
- d. Insulation None

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16” o.c. or average masonry units
- b. Sheathing – Shiplap, sheetrock, paneling, tile or none on masonry
- c. Finish – Paint, paper, textone or natural finish
- d. Insulation – None
- e. Quality – Average to good

CEILINGS

- a. Structure – 2 x 6 joists 16” o.c. and 2 x 10 floor joists 16” o.c.
- b. Sheathing – Shiplap, sheetrock or celotex tile
- c. Finish – Paint, paper or textone
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good wood or metal units
- b. Doors – Good panel or slab of softwood or hardwood
- c. Trim – Good molded softwood and some hardwood
- d. Built-ins – Mill made of good softwood or average hardwood

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – ample with some special

Classing Manual – Condominium – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: CONDOMINIUM 14

CLASS: 6

Good Quality. Condominium building of good materials, design, and workmanship. Good in appearance. Expensive framed or masonry unit back up with veneer exterior walls. Framed or masonry unit interior walls; framed ceilings; good double wood or screeded slab floors; special features; good multiple plumbing installations.

FOUNDATION

- a. Footings – Reinforced concrete or heavy masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Concrete or masonry piers, concrete or wood beams

FLOORS

- a. Structure – 2 x 12 joists 16” o.c. or heavy concrete slab suspended or on fill
- b. Flooring – Hardwood, vinyl, tile or carpet of good quality
- c. Subfloor – Good lumber well nailed
- d. Finish – Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16” o.c. well braced or backup of concrete block or tile
- b. Outside Covering – Good wood, asbestos, plaster or masonry veneer
- c. Sheathing – Solid of good lumber or none or masonry
- d. Insulation – Batts, full thick or fill cells or masonry

ROOF

- a. Structure – 2 x 6 rafters 16” o.c. well braced with purlins
- b. Roofing – Built-up, asbestos, composition or tile shingles
- c. Sheathing – Solid of good lumber
- d. Insulation – Insulation sheathing

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16” o.c. with blocking or good masonry units
- b. Sheathing – Sheetrock, paneling, lath and plaster, tile or none or masonry
- c. Finish – Textone, paint, paper, natural finish, plaster, tile or exposed brick or stone
- d. Insulation – Limited or none or masonry

CEILINGS

- a. Structure – 2 x 6 joists 16” o.c. with bridging
- b. Sheathing – Sheetrock, wood plaster, celotex tile or acoustical tile
- c. Finish- Textone, paint, paper or natural finish
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good wood or metal units with some special
- b. Doors – Good panel or slab of good softwood or hardwood and some special
- c. Trim – Molded softwood and hardwood with some special
- d. Built-ins – Cabinets, cases and bars of hardwood and good finish

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – Ample and special



BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: CONDOMINIUM 14

CLASS: 7

Very good quality. Condominium building of very good materials, design and workmanship. Attractive in appearance. Expensive framed or masonry unit back up with veneer exterior walls. Good framed or masonry unit partition walls. Framed or concrete ceilings; very good double wood or suspended concrete slab floors; many special features; very good plumbing installations.

FOUNDATION

- a. Footings – Reinforced concrete or heavy masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and beams – Reinforced concrete or masonry piers, concrete or wood beams

FLOORS

- a. Structure – 2 x 12 joists 16” o.c. or heavy concrete slab, suspended or on fill or steel joists
- b. Floor – hardwood, vinyl, tile or carpet of very good quality
- c. Subfloor – good lumber well nailed or none on slab
- d. Finish – Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16” o.c. well braced or backup of concrete block or tile
- b. Outside covering – Superior wood, asbestos, plaster or masonry veneer
- c. Sheathing – Solid of good lumber or none or masonry
- d. Insulation – Batts, full thick or fill cells with insulation on masonry

ROOF

- a. Structure – 2 x 6 rafts 16” o.c. well braced, steel or concrete joists or concrete slab
- b. Roofing – Built-up, asbestos, composition or tile shingles
- c. Sheathing – Solid or good lumber or metal decking
- d. Insulation – Thick batts or blown

INTERIOR WALLS

- a. 2 x 4 studs 16” o.c. with blocking or good masonry units with concrete tie beams
- b. Sheathing – Sheet rock, paneling, plaster or tile
- c. Finish – Plaster, panel, tile, textone, paper or exposed brick or stone
- d. Insulation – Limited or fill cells with insulation on masonry

CEILINGS

- a. Structure – 2 x 6 joists 16” o.c. with bridging, steel or concrete joists or concrete slab suspended
- b. Sheathing – Sheetrock, wood, plaster or metal decking
- c. Finish – Textone, paint, natural finish or dropped ceilings of plaster or panel
- d. Insulation – Full thick with seal back

MILLWORK

- a. Windows – Superior wood or metal units with some special
- b. Doors --Quality slab or panel of good soft or hardwood and some special
- c. Trim – Ornate molded softwood and hardwood
- d. Built-ins – Multiple quality cabinets, cases and other built-ins

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and outlets – Ample and special

Classing Manual – Condominium – Very Good Quality



BASIC SPECIFICATIONS OF A TYPICAL RESIDENTIAL BUILDING

USE TYPE: CONDOMINIUM 14

CLASS: 8

Excellent quality. Condominium building of very good materials, design and high quality workmanship, professionally designed with considerable attention to detail. Very attractive in appearance. Expensive framed or masonry unit back up with very good veneer exterior walls. Heavy wood framed or good masonry unit partition walls. Heavy framed or concrete ceilings; very good double wood or suspended concrete slab floors; many high quality special features; very good or special plumbing installations.

FOUNDATION

- a. Footings – Reinforced concrete or heavy masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and beams – Reinforced concrete or masonry piers, concrete or wood beams

FLOORS

- a. Structure – 2 x 12 joists 16" o.c. or heavy concrete slab, suspended or on fill or steel joists
- b. Floor – Select hardwood, vinyl, tile or carpet of very good quality
- c. Subfloor – good lumber well nailed or none on slab
- d. Finish – Fill and varnish or expensive coverings

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. well braced or backup of concrete block or tile
- b. Outside covering – Superior wood, asbestos, plaster or masonry veneer
- c. Sheathing – Solid of good lumber or none or masonry
- d. Insulation – Batts, full thick or fill cells with insulation on masonry

ROOF

- a. Structure – 2 x 6 rafts 16" o.c. well braced, steel or concrete joists or concrete slab
- b. Roofing – Built-up, asbestos, metal, composition or tile shingles
- c. Sheathing – Solid or good lumber or metal decking
- d. Insulation – Thick batts or blown

INTERIOR WALLS

- a. 2 x 4 studs 16" o.c. with blocking or good masonry units with concrete tie beams
- b. Sheathing – Sheet rock, paneling, plaster, tile or special walls
- c. Finish – Plaster, panel, tile, textone, paper or exposed brick or stone
- d. Insulation – Limited or fill cells with insulation on masonry

CEILINGS

- a. Structure – 2 x 6 joists 16" o.c. with bridging, steel or concrete joists or concrete slab suspended
- b. Sheathing – Sheetrock, wood, plaster or metal decking
- c. Finish – Textone, paint, natural finish or dropped ceilings of plaster or panel
- d. Insulation – Full thick with seal back

MILLWORK

- a. Windows – Superior wood or metal units with some special
- b. Doors --Quality slab or panel of good soft or hardwood and some special
- c. Trim – Ornate molded softwood and hardwood
- d. Built-ins – Multiple quality cabinets, cases and other built-ins

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and outlets – Numerous and special

BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RETAIL 20

CLASS: 1

Very low quality. Retail building of cheap materials, design, and workmanship; unattractive in appearance. Single or box frame, scrape masonry units, pipe or small concrete column exterior walls. Single or box partition walls; light wood or steel frame, pipe or no ceilings. Single softwood floors; no special features; minimum or no plumbing; no store front; no display area. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Light concrete, masonry or none
- b. Walls—Light concrete, scrap masonry units or none
- c. Piers and Beams—Wood masonry blocks, or light concrete

FLOORS

- a. Structure—2 x 6 wood joists 24" o.c. or light concrete slab on fill
- b. Flooring—Softwood or concrete
- c. Subfloor—None
- d. Finish—Paint or none

EXTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, scrap masonry units, pipe/light steel or light concrete columns
- b. Outside Covering—Boxing, metal, wood, asbestos, inferior plaster or scrap masonry units
- c. Sheathing—None
- d. Insulation—None

ROOF

- a. Structure—2 x 4 or 2 x 6 rafters widely spaced, or pipe/light steel
- b. Roofing—Rolled roofing, metal or composition
- c. Sheathing—Solid or strip of inferior material or none on steel frame
- d. Insulation--None

INTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced single or box wall
- b. Sheathing—Boxing, sheetrock, or wall board
- c. Finish—Paint or none
- d. Insulation—None

CEILINGS

- a. Structure—Lightwood, pipe/light steel or none
- b. Sheathing—Sheetrock, wall board or none
- c. Finish—Paint or none
- d. Insulation--None

MILLWORK

- a. Windows—Wood plain rail, no store front
- b. Doors—Light panel and job built
- c. Trim—Stock lumber or none
- d. Built-ins—No display area

ELECTRICAL

- a. Wiring—Romax or single wire
- b. Switches and Outlets—Few or none

Classing Manual – Retail – Very Low Quality



Classing Manual – Retail – Very Low Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RETAIL 20

CLASS: 2

Low quality. Retail building of low quality materials, design, and workmanship, plain and inexpensive in appearance. Wood framed inexpensive masonry units, pipe/ light steel, or small concrete column exterior walls. Frame or low cost masonry unit interior walls. Wood or pipe/light steel ceilings; single, double wood or concrete slab floors; limited special features; one or two inferior to average rest rooms; simple store front; limited display area. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Concrete or masonry, wood or stucco underpinning
- c. Piers and Beams—Wood, masonry or light concrete

FLOORS

- a. Structure—2 x 8 joists 16" o.c. or concrete slab on fill
- b. Flooring—Softwood or concrete slab
- c. Subfloor—Inexpensive lumber or none
- d. Finish—Inexpensive covering or none

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" – 24" o.c. low cost masonry units, pipe/light steel or concrete columns
- b. Outside Covering—Wood, asbestos, plaster, metal or low cost masonry units
- c. Sheathing—Solid strip of inexpensive lumber or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16"- 24" o.c. or light steel
- b. Roofing—Built- up or composition shingles
- c. Sheathing—Solid or strip of inexpensive lumber or metal
- d. Insulation—None or inexpensive

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" - 24" o.c. or light masonry units
- b. Sheathing—Sheetrock, shiplap, wallboard or plaster
- c. Finish—Textone or paint
- d. Insulation—None
- e.

CEILINGS

- a. Structure—2 x 4 joists or 2 x 8 flat roof joists 16" – 24" o.c. or light steel joists
- b. Sheathing—Sheetrock, shiplap, wall board or strip of wood or metal
- c. Finish—Textone, paint or plaster
- d. Insulation—None or inexpensive

MILLWORK

- a. Windows—Wood or metal economy units, simple store front
- b. Doors—Panel, slab or glass
- c. Trim—Plain milled of softwood
- d. Built-ins—Limited display area

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample

Classing Manual – Retail – Low Quality



Classing Manual – Retail – Low Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RETAIL 20

CLASS: 3

Fair quality. Retail building of fair materials, design, and workmanship; fair in appearance. Wood framed, inexpensive masonry units, pipe/ light steel or reinforced concrete column exterior walls. Frame or low cost masonry unit interior walls. Wood or pipe / light steel ceilings; double wood or concrete slab floors; limited special features; one or two average rest rooms; simple store front limited display area. Typical ceiling height; 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Concrete or masonry, wood or stucco underpinnings
- c. Piers and Beams—Wood, masonry or light concrete

INTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c. or light masonry units
- b. Sheathing—Sheetrock, shiplap, wall board or plaster
- c. Finish—Textone or paint
- d. Insulation—None

FLOORS

- a. Structure—2 x 8 joists 16" o.c. co concrete slab on fill
- b. Flooring—Softwood, hardwood or concrete slab
- c. Sub-floor—Inexpensive lumber or none
- d. Finish—Paint, varnish or average covering

CEILINGS

- a. Structure—2 x 4 joists, 2 x 8 flat roof joists 16" -24" o.c. or light steel joists
- b. Sheathing—Sheetrock, shiplap, wall board or strip of wood or metal
- c. Finish—Textone, paint or plaster
- d. Insulation—None or inexpensive

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c., low cost masonry units, pipe/light steel or reinforced concrete columns
- b. Outside Covering—Wood, asbestos, plaster, metal or cheap veneer
- c. Sheathing—Solid or strip of inexpensive lumber or none
- d. Insulation-- None

MILLWORK

- a. Windows—Wood or metal economy units, simple store front
- b. Doors—Panel, slab or glass
- c. Trim—Plain milled of softwood
- d. Built-ins—Limited display area

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16"-24" o.c. or light steel
- b. Roofing—Built-up or composition shingles
- c. Sheathing—Solid or strip of inexpensive lumber or metal
- d. Insulation—None or inexpensive

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample

Classing Manual – Retail – Fair Quality



Classing Manual – Retail – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RETAIL 20

CLASS: 4

Average quality. Retail building of average materials, design and workmanship; average to good in appearance. Wood framed, average masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; special features; average restrooms; average store front and display area. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

INTERIOR WALLS

- a. Structure -2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, texture or natural finish
- d. Insulation - None

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16" o.c. or concrete slab
- b. Flooring – Hardwood, vinyl tile and carpet of average quality
- c. Subfloor – Average lumber or none or slab
- d. Finish - Fill and varnish or good covering

CEILINGS

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel or concrete slab
- b. Sheathing – Sheetrock, wood, plaster or strip of metal
- c. Finish – Paint, texture or acoustical tile
- d. Insulation – Full thick

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2" thick batts on wood frame or none on others

MILLWORK

- a. Windows – Good metal units, average store front
- b. Doors – Good panel, slab and glass entrance
- c. Trim- Good milled wood or metal
- d. Built-ins – average display area

ROOF

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Ample with some special

Classing Manual – Retail – Average Quality



Classing Manual – Retail – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RETAIL 20

CLASS: 5

Good quality. Retail building of good materials, design and workmanship; good in appearance. Wood framed, solid masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; special features; two or more average restrooms; good store front and display area. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

INTERIOR WALLS

- a. Structure -2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, textone or natural finish
- d. Insulation - None

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16" o.c. or concrete slab
- b. Flooring – Hardwood, vinyl tile and carpet of good quality
- c. Subfloor – Good lumber or none on slab
- d. Finish - Fill and varnish or good covering

CEILINGS

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel or concrete slab
- b. Sheathing – Sheetrock, wood, plaster or strip of metal
- c. Finish – Paint, textone or acoustical tile
- d. Insulation – Full thick

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2" thick batts or wood frame or none on others

MILLWORK

- a. Windows – Good metal units, good store front
- b. Doors – Good panel, slab and glass entrance
- c. Trim- Good milled wood or metal
- d. Built-ins – Good display area

ROOF

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Ample with some special

Classing Manual – Retail – Good Quality



Classing Manual – Retail – Good Quality



BASIC SPECIFICATIONS OF A COMMERCIAL BUILDING

USE TYPE: RETAIL 20

CLASS: 6

Very good quality. Retail building of very good materials and workmanship professionally designed; attractive in appearance. Heavy wood frame, structural steel solid masonry units, backup wall with brick or stone veneer or heavy reinforced concrete columns. Good wood frame or masonry units, interior walls. Heavy wood steel or concrete roof and ceilings; floating or suspended concrete floors, many special features; two or more good restrooms; ornate store front; abundant display area. Typical ceiling height: 10 feet.

FOUNDATIONS

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete or heavy masonry
- c. Piers and Beams—Reinforced concrete or masonry

FLOORS

- a. Structure—Concrete slab, steel or concrete joists, or 2 x 10 or 2 x 12 joists o.c.
- b. Flooring—Concrete screeded with wood, terrazzo or tile
- c. Subfloor—None
- d. Finish—Fill and varnish on wood, or terrazzo, good tile or quality carpet

EXTERIOR WALLS

- a. Structure—Solid brick or solid masonry units, good masonry back up, structural steel or reinforced concrete columns and beams
- b. Outside Covering—Brick, stone marble, or metal
- c. Sheathing—Solid of good lumber on wood frame or none on others
- d. Insulation—Full and thick on wood or none on others

ROOF

- a. Structure—Heavy wood, concrete slab or concrete or steel joists
- b. Roofing—Built-up and light aggregate
- c. Sheathing—Solid of good lumber or metal decking
- d. Insulation—Deep poured on decking

INTERIOR WALLS

- a. Structure—Wood or steel frame or good masonry units
- b. Sheathing—Furred with wood, plaster, paneling or good wall covering
- c. Finish—Paint, texture finish, plaster or natural finish on good paneling
- d. Insulation-- None

CEILINGS

- a. Structure—Concrete slab or concrete, steel or heavy wood joists
- b. Sheathing—Strip of steel or plaster
- c. Finish—Acoustical plaster, drywall or acoustical tile
- d. Insulation—Full thick with seal back

MILLWORK

- a. Windows—Special metal units with ornate store front
- b. Doors—Quality panel and slab with special glass entrance
- c. Trim—Good milled wood and metal
- d. Built-ins—Elaborate and abundant display area

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Abundant and many special

Classing Manual – Retail – Very Good Quality



Classing Manual – Retail – Very Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: SERVICE STATION 21

CLASS: 1

Low quality. Service station building of inferior materials, design and workmanship; unattractive in appearance. Single or box wood frame, inexpensive masonry units or light steel exterior and partition walls. Light wood frame or no ceilings. Single softwood floors or light concrete slab, no special features; one restroom; no front; light wood frame, light steel or no canopy; open wash and grease facilities. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Inexpensive masonry units or none
- c. Piers & Beams – Wood, masonry blocks or light concrete

FLOORS

- a. Structure – 2 x 6 joists 24" o.c. or light concrete slab on fill
- b. Flooring – Softwood or concrete
- c. Subfloor – None
- d. Finish – Paint or none

EXTERIOR WALLS

- a. Structure – 2 x 4 studs widely spaced, single wall inexpensive masonry units or light steel
- b. Outside Covering – Boxing, metal, wood, asbestos, inferior plaster or paint
- c. Sheathing – None or strip
- d. Insulation – None

ROOF

- a. Structure – 2 x 4 or 2 x 6 rafters, widely spaced or light steel
- b. Roofing – Rolled roofing, metal or composition
- c. Sheathing – Solid or strip of inferior material
- d. Insulation – None

INTERIOR WALLS

- a. Structure – 2 x 4 studs widely spaced, single wall or masonry units
- b. Sheathing – None
- c. Finish – Boxing, sheetrock, wall board, paint or none on masonry
- d. Insulation – None

CEILINGS

- a. Structure – None or light wood frame
- b. Sheathing – None or wall board
- c. Finish – None, sheetrock or wall board
- d. Insulation – None

MILLWORK

- a. Windows – wood plain rail, no front
- b. Doors – Light panel or job built, no overhead doors
- c. Trim – Stock lumber or none
- d. Built-ins – Light wood, steel or no canopy

ELECTRICAL

- a. Wiring – Single wire or romax
- b. Switches and Outlets – Few or none

BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: SERVICE STATION 21

CLASS: 2

Fair quality. Service station building of fair materials, design, and workmanship; fair in appearance. Wood frame, masonry units or light steel exterior and partition walls. Wood frame or light steel ceilings; wood frame or concrete slab floors; no special features; two rest rooms; limited front; wood frame or light steel canopy; enclosed or open wash and grease racks. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Concrete or masonry, wood or stucco underpinning
- c. Piers and Beams – Wood, masonry or concrete

INTERIOR WALLS

- a. Structure – 2 x 4 studs 24" o.c. or masonry units
- b. Sheathing – Sheetrock, shiplap or wall board
- c. Finish – Textone or paint
- d. Insulation – None

FLOORS

- a. Structure – 2 x 8 joists 16" o.c. or concrete slab on fill
- b. Flooring – Softwood, hardwood or concrete
- c. Subfloor – None or inexpensive lumber
- d. Finish - Paint, varnish or average covering

CEILINGS

- a. Structure – 2 x 4 joists or 2 x 8 flat roof joists 16" o.c.
- b. Sheathing – Sheetrock, shiplap or wall board
- c. Finish – Textone or paint
- d. Insulation – None

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 24" o.c., masonry units or steel
- b. Outside Covering – Wood asbestos, plaster, metal or cheap veneer
- c. Sheathing – None, solid or strip of fair lumber
- d. Insulation –None

MILLWORK

- a. Windows – Wood or metal economy units, simple front
- b. Doors – Panel or slab, light wood overhead doors
- c. Trim – plain milled or softwood
- d. Built-ins – Light wood frame or light steel canopy

ROOF

- a. Structure – Wood rafters or joists 16" o.c. or steel
- b. Roofing – Built-up, wood, metal or composition shingles
- c. Sheathing – Solid or strip of fair lumber
- d. Insulation – None

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – Few or ample

Classing Manual – Service Station – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: SERVICE STATION 21

CLASS: 2

Fair quality. Service station building of fair materials, design, and workmanship; fair in appearance. Wood frame, masonry units or light steel exterior and partition walls. Wood frame or light steel ceilings; wood frame or concrete slab floors; no special features; two rest rooms; limited front; wood frame or light steel canopy; enclosed or open wash and grease racks. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Concrete or masonry, wood or stucco underpinning
- c. Piers and Beams – Wood, masonry or concrete

INTERIOR WALLS

- a. Structure – 2 x 4 studs 24" o.c. or masonry units
- b. Sheathing – Sheetrock, shiplap or wall board
- c. Finish – Textone or paint
- d. Insulation – None

FLOORS

- a. Structure – 2 x 8 joists 16" o.c. or concrete slab on fill
- b. Flooring – Softwood, hardwood or concrete
- c. Subfloor – None or inexpensive lumber
- d. Finish - Paint, varnish or average covering

CEILINGS

- a. Structure – 2 x 4 joists or 2 x 8 flat roof joists 16" o.c.
- b. Sheathing – Sheetrock, shiplap or wall board
- c. Finish – Textone or paint
- d. Insulation – None

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 24" o.c., masonry units or steel
- b. Outside Covering – Wood asbestos, plaster, metal or cheap veneer
- c. Sheathing – None, solid or strip of fair lumber
- d. Insulation –None

MILLWORK

- a. Windows – Wood or metal economy units, simple front
- b. Doors – Panel or slab, light wood overhead doors
- c. Trim – plain milled or softwood
- d. Built-ins – Light wood frame or light steel canopy

ROOF

- a. Structure – Wood rafters or joists 16" o.c. or steel
- b. Roofing – Built-up, wood, metal or composition shingles
- c. Sheathing – Solid or strip of fair lumber
- d. Insulation – None

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – Few or ample

Classing Manual – Service Station – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: SERVICE STATION 21

CLASS: 3

Average quality. Service station building of average to good materials, design, and workmanship; average in appearance. Wood frame, masonry units or steel exterior and partition walls. Wood or steel frame ceilings; concrete slab floors; some special features; two or three average rest rooms; ample front; wood or steel frame canopy; enclosed wash and grease racks. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings – reinforced concrete
- b. Walls – Concrete or masonry
- c. Piers and Beams – Reinforced concrete

FLOORS

- a. Structure – Concrete slab on fill
- b. Flooring – Concrete
- c. Subfloor – None
- d. Finish – Average floor covering

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units or steel
- b. Outside Covering – Wood, metal, asbestos, plaster or masonry veneer
- c. Sheathing – Solid or strip of good lumber
- d. Insulation – 2" thick batts, insulation backing or none

ROOF

- a. Structure – 2 x 12 flat roof joists 12" to 16" o.c. or steel frame
- b. Roofing – Built-up or metal
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

INTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units or steel frame
- b. Sheathing – Sheetrock, wood, plaster, metal strip or none
- c. Finish – Paint, texture or tile
- d. Insulation – None

CEILINGS

- a. Structure – 2 x 6 joists or 2 x 12 flat roof joists 12" to 16" o.c. or steel frame
- b. Sheathing – Sheetrock, wood, plaster or metal strip
- c. Finish – Paint, texture or celotex
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good wood or metal units and good display front
- b. Doors – Panel or slab; heavy wood or metal overhead doors
- c. Trim – good milled wood or metal
- d. Built-ins – Heavy wood framed or metal canopy

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – Ample with some special

BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: PUBLIC GARGAGE 22

CLASS: 1, 1+

Low quality. Public garage building of inferior materials, design and workmanship; unattractive in appearance. Single or box frame, inexpensive masonry or pipe exterior and partition walls. Light wood or pipe frame roof and ceilings; light concrete or gravel floors; cheap rest room; hinged or light overhead doors. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—None or light concrete
- b. Walls—None
- c. Piers and Beams—Wood, masonry, or light concrete

INTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, inexpensive masonry or pipe
- b. Sheathing—Boxing, sheetrock, asbestos or none
- c. Finish—Paint or none
- d. Insulation—None

FLOORS

- a. Structure—Light concrete slab or none
- b. Flooring—Concrete or gravel
- c. Subfloor- None
- d. Finish--None

CEILINGS

- a. Structure—2 x 4 joists widely spaced, welded pipe or none
- b. Sheathing—None
- c. Finish—None
- d. Insulation--None

EXTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, inexpensive masonry or welded pipe
- b. Outside Covering—Boxing, metal, wood, asbestos, inferior plaster or masonry
- c. Sheathing—Strip or none
- d. Insulation—None

MILLWORK

- a. Windows—Wood plain rail or none
- b. Doors—Light wood panel, hinged or light overhead door
- c. Trim—None
- d. Built- ins-- None

ROOF

- a. Structure—2 x 4 rafters widely spaced or welded pipe
- b. Roofing—Rolled roofing, metal, or composition
- c. Sheathing—Solid or strip of inferior material
- d. Insulation-- None

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or none

Classing Manual – Public Garage – Low Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: PUBLIC GARAGE 22

CLASS: 2-, 2

Fair quality. Public garage building of fair materials, design, and workmanship; fair in appearance. Wood frame, masonry units, pipe/light steel or concrete column exterior and partition walls. Wood frame or pipe/light steel roof and ceilings; concrete slab floor; minimal rest room; average overhead doors. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete or masonry
- c. Piers and Beams-- Concrete

FLOORS

- a. Structure—Concrete slab on fill
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish--None

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16"- 24" o.c., masonry units, pipe/light steel or concrete column
- b. Outside Covering—Wood, metal, asbestos, plaster, masonry, paint or none
- c. Sheathing—Solid or strip of inexpensive lumber, metal or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters or 2 x 8 flat roof joists 16"-24" o.c. or light steel
- b. Roofing—Built- up, metal or composition
- c. Sheathing—Solid or strip of inexpensive lumber
- d. Insulation--None

INTERIOR WALLS

- a. Structure—2 x4 studs 16" – 24" o.c., average masonry or light steel
- b. Sheathing—Sheetrock, wallboard or none
- c. Finish—Paint or none
- d. Insulation -- None

CEILING

- a. Structure—2 x 4 joists or 2 x 6 flat roof joists 16" – 24" o.c. or light steel
- b. Sheathing—None
- c. Finish—None
- d. Insulation--None

MILLWORK

- a. Windows—Wood or metal economy units
- b. Doors—Panel or slab, average overhead doors
- c. Trim—Plain milled or lumber
- d. Built-ins--None

ELECTRIAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample

Classing Manual – Public Garage – Fair Quality



Classing Manual – Public Garage – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: PUBLIC GARAGE 22

CLASS: 2+, 3-

Average quality. Public garage building of average to good materials, design and workmanship; good in appearance; wood frame, masonry units, steel frame or reinforced concrete column exterior and partition walls. Heavy wood frame, wood truss, steel or concrete joists ceiling and roof; reinforced concrete slab floor; adequate rest room; good overhead doors. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Reinforced concrete slab
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish--None

EXTERIOR WALLS

- a. Structure—2 x 4 or 2 x 6 studs 16" o.c., masonry units, steel or reinforced concrete
- b. Outside Covering—Wood, metal, asbestos, plaster, or masonry veneer
- c. Sheathing—Solid or strip of good lumber or none on masonry, steel and concrete
- d. Insulation-- None

ROOF

- a. Structure—2 x 12 joists 16" o.c. or wood trusses, steel or concrete joists
- b. Roofing—Built up, metal roofing or poured concrete
- c. Sheathing—Solid or strip of good lumber or metal
- d. Insulation—None or inexpensive

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., masonry or steel
- b. Sheathing—Sheetrock, wood, metal, asbestos or none on masonry
- c. Finish—Paint, plaster or none on masonry
- d. Insulation--None

CEILINGS

- a. Structure—2 x 12 joists or wood trusses, steel or concrete joists
- b. Sheathing—None or sheetrock
- c. Finish—Paint or plaster
- d. Insulation—None or inexpensive

MILLWORK

- a. Windows—Good metal units
- b. Doors—Good panel or slab, heavy wood or metal overhead doors
- c. Trim—Wood or metal
- d. Built ins-- None

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Ample with some special

Classing Manual – Public Garage – Average Quality



Classing Manual – Public Garage – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: PUBLIC GARAGE 22

CLASS: 3. 3+

Good quality. Public garage building of good materials, design and workmanship; good in appearance; wood frame, good masonry units, steel frame or reinforced concrete column exterior and partition walls. Heavy wood frame, wood truss, steel or concrete joists ceiling and roof; concrete slab floor; good rest rooms; many good overhead doors. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Reinforced concrete slab
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish-- None

EXTERIOR WALLS

- a. Structure—2 x 4 or 2 x 6 studs 16" o.c. masonry units, steel or reinforced concrete
- b. Outside Covering—Wood, metal, asbestos, plaster or masonry veneer
- c. Sheathing—Solid or strip of good lumber or none on masonry, steel and concrete
- d. Insulation--None

ROOF

- a. Structure—2 x 12 joists 16" o.c. or wood trusses, steel or concrete joists
- b. Roofing—Built-up, metal roofing or poured concrete
- c. Sheathing—Solid of or strip of good lumber or metal
- d. Insulation—Inexpensive or average

INTERIOR WALLS

- a. Structure—2 x 4 studs 16' o.c., masonry or steel
- b. Sheathing—Sheetrock, wood, metal, asbestos or none on masonry
- c. Finish—Paint, plaster or none on masonry
- d. Insulation-- None

CEILINGS

- a. Structure—2 x 12 joists or wood trusses, steel or concrete joists
- b. Sheathing—None or sheetrock
- c. Finish—Paint, plaster or none
- d. Insulation—Inexpensive or average

MILLWORK

- a. Windows—Good metal units
- b. Doors—Good panel or slab, heavy wood or metal overhead doors
- c. Trim—Wood or metal
- d. Built-ins--None

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Many with some special

Classing Manual – Public Garage – Good Quality



Classing Manual – Public Garage – Good Quality



BASIC SPECIFICATION OF A TYPICAL COMMERCIAL BUILDING

USETYPE: OFFICE 23

CLASS: 3

Low quality. Office building of low quality materials, design and workmanship; very plain in appearance. Wood frame, low cost masonry unit or light steel exterior walls and partition walls. Wood frame ceilings; wood frame and soft wood or concrete slab floor; minimum plumbing; no special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete, masonry or stucco underpinning
- c. Piers and Beams—Concrete, masonry or wood

FLOORS

- a. Structure—Concrete slab on fill or 2 x 8 joists
- b. Flooring—Concrete, softwood, vinyl, tile or carpet
- c. Subfloor—None or inexpensive lumber
- d. Finish—Fill and varnish or cheap covering

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., low cost masonry units or light steel
- b. Outside covering—Wood, plaster, metal, asbestos, or masonry veneer
- c. Sheathing—Solid or strip of lumber or none
- d. Insulation—None or inexpensive

ROOF

- a. Structure—2 x 6 rafters 16" o.c. or light steel
- b. Roofing—Built-up, wood, asbestos, composition shingles or metal
- c. Sheathing—Solid or stripped inexpensive lumber
- d. Insulation--None

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c. or low cost masonry units
- b. Sheathing—Shiplap, sheetrock, plaster or none
- c. Finish—Textone, paint or natural finish
- d. Insulation--None

CEILINGS

- a. Structure—2 x 4 joist 16" o.c. or light steel
- b. Sheathing—Shiplap, sheetrock, or celotex
- c. Finish—Textone, paint or acoustical tile
- d. Insulation—Some or none

MILLWORK

- a. Windows—Wood or metal economy units, fixed glass front
- b. Doors—Panel or slab of softwood
- c. Trim—Stock lumber or none
- d. Built-ins—Wood counters and job built shelves

ELECTRICAL

- a. Wiring—Romax
- b. Switches and Outlets--Few

Classing Manual – Office – Low Quality



BASIC SPECIFICATION OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: OFFICE

CLASS 4

Fair quality. Office building of fair materials, design, and workmanship; plain in appearance. Wood frame, masonry unit or light steel exterior walls and partition walls. Wood frame ceilings; wood frame and wood or concrete slab floor; adequate plumbing; few special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete, masonry or stucco underpinning
- c. Piers and Beams—Concrete or wood sills

FLOORS

- a. Structure—Concrete slab on fill or 2 x 8 joists
- b. Flooring—Concrete, hardwood, vinyl, tile, or carpet
- c. Subfloor—None or inexpensive lumber
- d. Finish—Fill and varnish or inexpensive covering

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., masonry units or light steel
- b. Outside covering—Wood, plaster, metal, asbestos or masonry veneer
- c. Sheathing—Solid or strip of lumber or none
- d. Insulation—None or inexpensive

ROOF

- a. Structure—2 x 6 rafters 16" o.c. or light steel
- b. Roofing—Built-up, wood, asbestos, composition shingles or metal
- c. Sheathing—Solid or stripped lumber
- d. Insulation--None

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c. or masonry units
- b. Sheathing—Shiplap, sheetrock, tile, paneling or none or masonry
- c. Finish—Textone, paint or natural finish
- d. Insulation--None

CEILINGS

- a. Structure—2 x 6 joist 16" o.c. or light steel
- b. Sheathing—Shiplap, sheetrock or celotex
- c. Finish—Textone, paint or acoustical tile
- d. Insulation—Some

MILLWORK

- a. Windows—Wood or metal economy units, fixed glass front
- b. Doors—Panel or slab of softwood
- c. Trim—Plain molded softwood
- d. Built-ins—Wood counters and stock shelves

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets--Ample

Classing Manual – Office – Fair Quality



Classing Manual – Office – Fair Quality



BASIC SPECIFICATION OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: OFFICE

CLASS 5

Average quality. Office building of average materials, design, and workmanship; average in appearance. Wood frame, average masonry unit, steel or concrete column exterior walls and partition walls. Wood or steel frame ceilings. Wood frame and wood or concrete slab floor; average plumbing; few special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete or stucco underpinning
- c. Piers and Beams—Reinforced concrete or wood sills

FLOORS

- a. Structure—Concrete slab on fill or 2 x 8 joists
- b. Flooring—Concrete, hardwood, vinyl, tile or carpet
- c. Subfloor—None or inexpensive lumber
- d. Finish—Fill and varnish or average covering

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., average masonry units, steel or concrete column
- b. Outside covering—Wood, plaster, asbestos or masonry veneer
- c. Sheathing—Solid or strip of lumber or none
- d. Insulation—None or inexpensive

ROOF

- a. Structure—2 x 6 rafters 16" o.c. or steel
- b. Roofing—Built-up, wood, asbestos, composition shingles or metal
- c. Sheathing—Solid or stripped lumber
- d. Insulation--None

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c. or average masonry units
- b. Sheathing—Shiplap, sheetrock, tile, paneling or none or masonry
- c. Finish—Textone, paint, paper, plaster or natural finish
- d. Insulation--None

CEILINGS

- a. Structure—2 x 6 joist 16" o.c. or steel
- b. Sheathing—Shiplap, sheetrock, or celotex
- c. Finish—Textone, paint, celotex acoustical tile
- d. Insulation—Full thick

MILLWORK

- a. Windows—Wood or metal economy units, fixed glass front
- b. Doors—Panel or slab of softwood or inexpensive hardwood
- c. Trim—Good molded softwood
- d. Built-ins—Wood counters and stock shelves

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Ample with few special

Classing Manual – Office – Average Quality



Classing Manual – Office – Average Quality



BASIC SPECIFICATION OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: OFFICE

CLASS 6

Good quality. Office building of good materials, design, and workmanship; good in appearance. Wood frame, good masonry unit, steel or concrete column, exterior walls. Wood frame or average masonry unit partition walls. Wood or steel frame ceilings; Heavy wood frame with double floors or concrete slab. Ample plumbing; average special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete or stucco
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—2 x 12 joists 16" o.c. or concrete slab
- b. Flooring—Carpet, hardwood or tiles of good quality
- c. Subfloor—Good lumber or none on slab
- d. Finish—Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., well braced, good masonry units, steel or reinforced concrete column
- b. Outside covering—Good wood, asbestos siding, plaster or veneer
- c. Sheathing—Solid of good material or good masonry curtain walls
- d. Insulation—Full thick or none on masonry

ROOF

- a. Structure—2 x 6 or 2 x 8 rafters 16" o.c. well braced or steel joists
- b. Roofing—Built-up, wood, asbestos, or slate
- c. Sheathing—Solid of good lumber or metal decking
- d. Insulation—None or insulation sheathing

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c. well braced, masonry units, steel or concrete columns
- b. Sheathing—Solid or stripped with sheetrock, paneling or masonry units
- c. Finish—Textone, paint, paper, plaster or natural finish
- d. Insulation—Partial for essential walls

CEILINGS

- a. Structure—2 x 6 joist 16" o.c. or well braced or steel
- b. Sheathing—Solid or stripped of good lumber or sheetrock
- c. Finish—Textone, paint, natural, celotex or acoustical tile
- d. Insulation—Full thick

MILLWORK

- a. Windows—good metal units with some special
- b. Doors—Good panel or slab of good softwood or hardwood
- c. Trim—Good milled softwood or hardwood
- d. Built-ins—Covered hardwood counters and wood stock shelves

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Ample with many special

Classing Manual – Office – Good Quality



Classing Manual – Office – Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: BANK 24

CLASS: 3

Fair quality. Bank building of fair to average materials, design, and workmanship; fair in appearance. Wood or steel frame, average masonry units or light concrete column exterior walls; masonry units, steel or wood frame partition walls; wood or steel frame roof and plaster ceilings; concrete slab on fill floor; minimum rest rooms; average special features. Typical ceiling height: 12 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Reinforced concrete slab on fill
- b. Flooring—Fair floor covering
- c. Subfloor--None
- d. Finish—Natural

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., masonry units, steel, or light reinforced concrete columns
- b. Outside Covering—Plaster, paint, veneer or none
- c. Sheathing—Solid wood or curtain walls of average masonry units
- d. Insulation--None

ROOF

- a. Structure—Wood frame or steel joists
- b. Roofing—Built-up, metal or composition shingles
- c. Sheathing—Solid or strip lumber, metal decking or insulation decking
- d. Insulation—Minimum

INTERIOR WALLS

- a. Structure—Masonry units, wood or steel studs 16" o.c.
- b. Sheathing—Plaster, sheetrock, paneling, tile, or none
- c. Finish—Paint or natural
- d. Insulation--None

CEILINGS

- a. Structure—Wood frame or steel joists
- b. Sheathing—Wood or channel iron 3' o.c. and metal lath and plaster
- c. Finish—Paint or none
- d. Insulation—Minimum

MILLWORK

- a. Windows—Metal and fixed glass of average quality
- b. Doors—Glass and average slab or panel
- c. Trim—Good molded softwood
- d. Built-ins—Average of softwood

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Minimum

Classing Manual – Bank – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: BANK 24

CLASS: 4

Average quality. Bank building of average materials, design, and workmanship; fair in appearance. Wood or steel frame, average masonry units or concrete column exterior walls; masonry units, steel or wood frame partition walls; wood or steel frame roof and plaster ceilings; concrete slab on fill floor; Adequate rest rooms; average special features. Typical ceiling height: 12 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Reinforced concrete slab on fill
- b. Flooring—Average floor covering
- c. Subfloor--None
- d. Finish—Natural

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., masonry units, steel, or reinforced concrete columns
- b. Outside Covering—Plaster, paint, veneer or none
- c. Sheathing—Solid wood or curtain walls of average masonry units
- d. Insulation--None

ROOF

- a. Structure—Wood frame or steel joists
- b. Roofing—Built-up, metal or composition shingles
- c. Sheathing—Solid or strip lumber, metal decking or insulation decking
- d. Insulation—Average

INTERIOR WALLS

- a. Structure—Masonry units, wood or steel studs 16" o.c.
- b. Sheathing—Plaster, sheetrock, paneling, tile, or none
- c. Finish—Paint or natural
- d. Insulation--None

CEILINGS

- a. Structure—Wood frame or steel joists
- b. Sheathing—Wood or channel iron 3' o.c. and metal lath and plaster
- c. Finish—Paint or none
- d. Insulation—Average

MILLWORK

- a. Windows—Metal and fixed glass of average quality
- b. Doors—Glass and good slab or panel
- c. Trim—Good molded softwood
- d. Built-ins—Average of softwood

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Ample

Classing Manual – Bank – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: BANK 24

CLASS: 5

Good quality. Bank building of good materials, design, and workmanship; attractive in appearance. Steel frame or reinforced concrete column with good masonry unit backup, wood frame or masonry with good veneer exterior walls; good masonry units, steel or wood frame partition walls; wood or steel frame roof with acoustical ceilings; free-floating concrete slab floor on compact fill; good rest rooms; many good special features. Typical ceiling height: 12 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Floating reinforced concrete slab on fill
- b. Flooring—Terrazzo, carpet, tile, or good covering
- c. Subfloor--None
- d. Finish—Natural

EXTERIOR WALLS

- a. Structure—2 x 4 or 2 x 6 studs 16" o.c., steel or reinforced concrete columns, masonry backup walls
- b. Outside Covering—Good brick or stone veneer
- c. Sheathing—None
- d. Insulation--None

ROOF

- a. Structure—2 x 6 or 2 x 8 rafters, steel joists well braced or concrete joists
- b. Roofing—Built-up with multiple ply or metal
- c. Sheathing—Metal decking or insulation decking
- d. Insulation—Light aggregate slab or insulated sheathing

INTERIOR WALLS

- a. Structure—Good masonry units, wood or steel studs 16" o.c.
- b. Sheathing—Plaster, furring and paneling, tile, or glass
- c. Finish—Texture or natural
- d. Insulation--None

CEILINGS

- a. Structure—Wood or steel joists well braced
- b. Sheathing—Channel iron and acoustical tile or plaster
- c. Finish—Natural or paint
- d. Insulation—6" loose blown

MILLWORK

- a. Windows—Quality decorative section fixed glass
- b. Doors—Armor glass and special or solid quality doors
- c. Trim—Good molded hardwood
- d. Built-ins—Good fabricated of hardwood or special

ELECTRICAL

- a. Wiring—Conduit and flex cable
- b. Switches and Outlets—Abundant and special

Classing Manual – Bank – Good Quality



Classing Manual – Bank – Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: BANK 24

CLASS: 6

Very good quality. Bank building of ideal materials, design, and workmanship; excellent in appearance. Heavy wood or structural steel frame, solid brick, stone or reinforced concrete column exterior walls; quality masonry units; steel or wood frame partition walls; wood or steel frame roof with dropped acoustical ceiling; suspended reinforced concrete slab floor; large expensive rest rooms; abundant expensive specials features. Typical ceiling height: 12 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Suspended reinforced concrete slab
- b. Flooring—Quality tiles and carpet
- c. Subfloor--None
- d. Finish—Polish and natural

EXTERIOR WALLS

- a. Structure—2 x 4 or 2 x 6 studs 16" o.c., masonry backup walls, structural steel or reinforced concrete columns
- b. Outside Covering—Quality brick or stone veneer
- c. Sheathing—None
- d. Insulation--None

ROOF

- a. Structure—2 x 6 or 2 x 8 rafters, special fabricated steel or concrete joists
- b. Roofing—Built-up with multiple ply or metal
- c. Sheathing—Heavy gauge steel decking or insulation decking
- d. Insulation—Light aggregate slab or insulated sheathing

INTERIOR WALLS

- a. Structure—Quality masonry units, wood or steel studs 16" o.c.
- b. Sheathing—Exposed quality masonry, expensive paneling, or texture plaster
- c. Finish—Texture or natural
- d. Insulation--None

CEILINGS

- a. Structure—Dropped with hangers
- b. Sheathing—Channel iron with expensive acoustical tile or plaster
- c. Finish--Natural

MILLWORK

- a. Windows—Imported texture glass fixed sections
- b. Doors—Special of solid hardwood and revolving glass
- c. Trim—Carved wood and molded plaster
- d. Built-ins—Special fabricated of masonry, glass, wood, and metal

ELECTRICAL

- a. Wiring—Conduit and cable
- b. Switches and Outlets—Abundant and expensive special

Classing Manual – Bank – Very Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: THEATER 25

CLASS: 3

Average quality. Theater building of average materials, design, and workmanship; good in appearance; Steel frame, average masonry units or concrete column exterior walls; masonry units and/or steel or wood frame partition walls; steel truss and wood frame roof with plaster ceilings; concrete slab on fill floor; good rest rooms; limited special features. Typical ceiling height: 18 feet.

FOUNDATION

- a. Footings – Concrete
- b. Walls – Concrete
- c. Piers and Beams – reinforced concrete.

INTERIOR WALLS

- a. Structure – Average masonry units and wood frame
- b. Sheathing – Sheetrock, lath and plaster or none
- c. Finish – Paint or none
- d. Insulation – None

FLOORS

- a. Structure – Concrete slab on fill.
- b. Flooring – asphalt or vinyl tile
- c. Subfloor – None
- d. Finish – Natural

CEILINGS

- a. Structure – Steel trusses or joists and channel iron
- b. Sheathing – Lath and plaster
- c. Finish – Paint or none
- d. Insulation – None

EXTERIOR WALLS

- a. Structure – Concrete block, structural tile, steel or concrete columns
- b. Outside Covering – Paint, plaster or none
- c. Sheathing – None or curtain walls of average masonry units.
- d. Insulation – None

MILLWORK

- a. Windows – None or limited fixed glass
- b. Doors – Average panel, slab or metal
- c. Trim – Plain molded softwood
- d. Built-ins – Average counters, display cases and wood stage

ROOF

- a. Structure – Steel trusses and 2 x 10 joists 16" o.c.
- b. Roofing Built-up 4 ply
- c. Sheathing – Wood, plywood or metal or insulation decking
- d. Insulation – Minimum or none

ELECTRICAL

- a. Wiring – Conduit
- b. Switches and outlets – Ample

BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: THEATER 25

CLASS: 4

Good quality. Theater building of good materials, design, and workmanship; decorative in appearance. Steel frame, good masonry units or reinforced concrete frame with back up of good masonry units and brick or stone veneer exterior walls; good masonry units partition walls; steel truss and bar joists or concrete frame with concrete joists roof with dropped plaster ceilings; concrete slab floor; good rest rooms; good special features.

Typical ceiling height: 18 feet.

FOUNDATION

- a. Footings – Reinforced concrete
- b. Walls – Reinforced concrete
- c. Piers and Beams – Reinforced concrete

FLOORS

- a. Structure – 6' suspended concrete slab or concrete joists and reinforced concrete slab
- b. Flooring – Carpet or quality tiles
- c. Subfloor – None
- d. Finish – Natural

EXTERIOR WALLS

- a. Structure – Heavy structural steel frame, good masonry units, back-up of block or tile or special formed concrete frame and beams
- b. Outside Covering – Brick or stone veneer
- c. Sheathing – None or backup of good block or tile
- d. Insulation – None

ROOF

- a. Structure – Steel trusses or frame with bar joists 2'-3' o.c. or special formed concrete frame and beams
- b. Roofing – Built-up
- c. Sheathing – Metal or insulation decking or none or concrete frame
- d. Insulation – 5" or insulation decking

INTERIOR WALLS

- a. Structure – Good masonry units of block or tile or steel studs 16" o.c.
- b. Sheathing – None or lath and plaster
- c. Finish – Plaster with texture finish or paint
- d. Insulation – None

CEILINGS

- a. Structure – Bar joists, channel iron dropped with hangers or concrete joists
- b. Sheathing – Lath and acoustical plaster
- c. Finish – Texture finish
- d. Insulation -- 6" loose blown or none or concrete

MILLWORK

- a. Windows – Quality fixed glass section front
- b. Doors – Special wood, metal and armor glass
- c. Trim – Good molded wood or plaster mold
- d. Built-ins – Special counters, case and hardwood stage

ELECTRICAL

- a. Wiring – Conduit or cable
- b. Switches and Outlets – Many and special

Classing Manual – Theater – Good Quality



Classing Manual – Theater – Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: OFFICE TOWER 26

CLASS: 4

Average quality. Multistory office building of average materials, design and workmanship: good in appearance. Structural steel frame or reinforced concrete columns and beams with curtain walls of average masonry units and veneered exterior walls. Channel iron and plaster/drywall or average masonry unit partition walls. Steel frame or concrete joists roof with dropped ceilings; steel frame floors with concrete slab; average community rest rooms; average special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete or masonry
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Steel bar joists 36" o.c. or concrete joists
- b. Flooring—Carpet, composition tile and ceramic tile
- c. Subfloor—5" reinforced concrete slab on metal decking
- d. Finish--Natural

EXTERIOR WALLS

- a. Structure—Steel H columns and I beams or reinforced concrete columns and beams
- b. Outside Covering—Brick or inexpensive stone veneer
- c. Sheathing—Curtain walls of average masonry units
- d. Insulation-- None

ROOF

- a. Structure—Steel bar joists 36" o.c. or concrete joists
- b. Roofing—5 ply built up
- c. Sheathing—Metal decking or none on concrete joists
- d. Insulation—Light aggregate slab

INTERIOR WALLS

- a. Structure—Steel frame with channel iron or reinforced concrete columns and beams
- b. Sheathing—Metal lath and plaster/ drywall or average masonry units
- c. Finish—Paint, tile, paper, plaster and inexpensive paneling
- d. Insulation--None

CEILINGS

- a. Structure—Steel bar joists 36" o.c. or concrete joists
- b. Sheathing—Dropped channel iron
- c. Finish—Plaster and paint
- d. Insulation—None or limited amount

MILLWORK

- a. Windows—Average metal units
- b. Doors—Inexpensive hardwood or softwood slab or panel
- c. Trim—Inexpensive hardwood or softwood
- d. Built -ins—Limited hardwood and softwood

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Ample

Classing Manual – Office Tower – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: OFFICE TOWER 26

CLASS: 5

Good quality. Multistory office building of good materials, design, and workmanship; attractive in appearance. Structural steel frame or reinforced concrete columns and beams with curtain walls of good masonry units and veneered exterior walls. Steel frame or good masonry unit partition walls; steel frame or poured reinforced concrete slab roof with dropped acoustical ceilings, steel frame floors with concrete slab, or poured reinforced concrete slab floors. Good individual and community rest rooms; many good special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings--Reinforced concrete
- b. Walls--Reinforced concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Heavy steel joists 30" o.c. or pan system reinforced concrete slab
- b. Flooring--Carpet, tile, marble, or expensive covering
- c. Subfloor--6" reinforced concrete slab on metal decking
- d. Finish—Natural or polished

EXTERIOR WALLS

- a. Structure-- Heavy steel or reinforced concrete columns and beams
- b. Outside Covering--Brick or stone veneer
- c. Sheathing--Curtain walls of good masonry units
- d. Insulation--None

ROOF

- a. Structure—Heavy steel joists 30" o.c. or pan system reinforced concrete slab
- b. Roofing—Multiple ply built-up
- c. Sheathing—Metal decking

INTERIOR WALLS

- a. Structure—Heavy steel frame with steel studs 16" o.c. or reinforced concrete columns and beams
- b. Sheathing—Metal lath and plaster/drywall or good masonry units
- c. Finish—Texture finish and paint, tile, paper, and paneling
- d. Insulation—None

CEILINGS

- a. Structure—Heavy steel joists 30" o.c. or pan system reinforced concrete slab
- b. Sheathing--Dropped channel iron
- c. Finish—Acoustical tile or plaster
- d. Insulation—12" loose blown

MILLWORK

- a. Windows—Good quality metal units
- b. Doors—Good hardwood slab or panel and glass
- c. Trim--Good hardwood and metal
- d. Built-ins—Many good hardwood and special

ELECTRICAL

- a. Wiring—Conduit or cable
- b. Switches and Outlets—Many and special

d. Insulation—Light aggregate slab
and or 12" loose blown
Classing Manual – Office Tower – Good Quality



Classing Manual – Office Tower – Good Quality



Classing Manual – Office Tower – Good Quality





BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: HOTEL 27

CLASS 3

Fair quality. Three or more story hotel building of fair materials, design, and workmanship; plain in appearance; inferior to average masonry units exterior walls; wood frame partition walls; wood frame roof and ceilings; wood frame floor; low quality bathrooms; no special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Masonry
- c. Piers and Beams—Concrete and wood

FLOORS

- a. Structure—2 x 10 joists 16" o.c.
- b. Flooring—Softwood or hardwood
- c. Subfloor—None or inferior lumber
- d. Finish—Paint, varnish, or composition tile

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c.
- b. Sheathing—1" solid wood, lath or sheetrock
- c. Finish—Plaster, paint, paper, or wood
- d. Insulation--None

CEILINGS

- a. Structure—2 x 10 joists 16" o.c.
- b. Sheathing—Solid wood, sheetrock, or plaster
- c. Finish—Paint, paper, or none
- d. Insulation—None

EXTERIOR WALLS

- a. Structure—Block, tile, or brick or fair quality
- b. Outside Covering—Paint, plaster or none
- c. Sheathing—None
- d. Insulation--None

ROOF

- a. Structure—2 x 8 or 2 x 6 joists 16" o.c.
- b. Roofing—4 ply built-up
- c. Sheathing—1" solid wood
- d. Insulation — None

MILLWORK

- a. Windows—Wood or inexpensive
- b. Doors—Wood panel
- c. Trim—Plain softwood
- d. Built-ins—None or limited softwood

ELECTRICAL

- a. Wiring—Conduit, romax, or single wire
- b. Switches and Outlets—Few or minimal

Classing Manual – Hotel – Fair Quality





BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: HOTEL 27

CLASS 4

Average quality. Three or more story hotel building of average materials, design, and workmanship; good in appearance. Structural steel frame, average masonry units or reinforced concrete columns with curtain walls of average masonry units and veneer or plaster exterior walls; steel, wood frame or masonry unit partition walls; steel frame or concrete joists roof with dropped ceilings; steel frame or concrete joists floors with concrete slab; average bath rooms; average special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete or masonry
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Steel bar or concrete joists

INTERIOR WALLS

- a. Structure—Steel or wood frame, reinforced concrete or average masonry units with concrete tie beams
- b. Sheathing—Metal lath and plaster, drywall or masonry units
- c. Finish—Plaster, paint, tile, paper, and inexpensive paneling
- d. Insulation--None

CEILINGS

- a. Structure—Steel bar or concrete joists

- b. Flooring—Carpet, composition tile, and ceramic tile
- c. Subfloor—5" reinforced concrete slab
- d. Finish--Natural

- b. Sheathing—Dropped channel iron
- c. Finish—Plaster and paint
- d. Insulation—None or limited amount

EXTERIOR WALLS

- a. Structure—Steel or reinforced concrete columns and beams or average masonry units with concrete tie beams
- b. Outside Covering—Brick or stone veneer or plaster
- c. Sheathing—Curtain walls of masonry units
- d. Insulation--None

MILLWORK

- a. Windows—Average metal units
- b. Doors—Inexpensive hardwood or softwood slab or panel
- c. Trim—Inexpensive hardwood or softwood
- d. Built-ins—Limited hardwood and softwood

ROOF

- a. Structure—Steel bar or concrete joists
- b. Roofing—5 ply built-up
- c. Sheathing—Metal decking or none on concrete
- d. Insulation—Light aggregate slab

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Ample

Classing Manual – Hotel – Average Quality





BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: HOTEL 27

CLASS 5

Good quality. Three or more story hotel building of good materials, design, and workmanship; attractive in appearance. Steel frame, average masonry units or reinforced concrete columns and beams with curtain walls of good masonry units and veneered or plaster exterior walls; good steel, wood frame or masonry units partition walls; steel frame or poured reinforced concrete slab roof with dropped acoustical ceilings; poured reinforced concrete slab floors; good bath rooms; many good special features. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete
- c. Piers and Beams—Reinforced concrete

INTERIOR WALLS

- a. Structure—Steel, wood or reinforced concrete columns and beams or masonry units with concrete tie beams
- b. Sheathing—Curtain walls of good masonry units, drywall or metal lathe
- c. Finish—Texture plaster, paint, tile, paper, and paneling
- d. Insulation—None

FLOORS

- a. Structure—Heavy steel or pan system reinforced concrete slab
- b. Flooring—Carpet, tile, marble, or expensive covering
- c. Subfloor—Reinforced concrete slab or metal decking
- d. Finish—Natural or polished finish

EXTERIOR WALLS

- a. Structure—Heavy steel or reinforced concrete columns and beams or average masonry units with concrete tie beams
- b. Outside Covering—Brick or stone veneer or plaster
- c. Sheathing—Curtain walls of good masonry units
- d. Insulation--None

ROOF

- a. Structure—Heavy steel or pan system reinforced concrete slab
- b. Roofing—Multiple ply built-up
- c. Sheathing—Metal decking or none on concrete
- d. Insulation—12" loose blown

Classing Manual – Hotel – Good Quality

CEILINGS

- a. Structure—Steel or pan system reinforced concrete slab
- b. Sheathing—Dropped channel iron
- c. Finish—Acoustical tile or acoustical plaster
- d. Insulation—12" loose blown

MILLWORK

- a. Windows—Good quality metal units
- b. Doors—Good hardwood slab or panel and sliding glass
- c. Trim—Good hardwood and metal
- d. Built-ins—Many good hardwood and special

ELECTRICAL

- a. Wiring—Conduit or cable
- b. Switches and Outlets—Many and special



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: WAREHOUSE 28

CLASS: 1, 1+

Low quality. Warehouse building of inferior materials, design and workmanship; unattractive in appearance; single or box wood, inexpensive masonry or pipe exterior and partition walls; light wood frame or pipe roof and ceilings; light concrete, softwood or gravel floors. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—None or concrete
- b. Walls—None
- c. Piers and Beams—Wood, masonry, or light concrete

FLOORS

- a. Structure—Light concrete slab, light wood joists or none
- b. Flooring—Concrete, gravel or softwood
- c. Subfloor—None
- d. Finish-- None

EXTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, inexpensive masonry units or pipe
- b. Outside Covering—Boxing, metal, wood, asbestos, inferior plaster or paint or none on masonry
- c. Sheathing—Strip or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters widely spaced or pipe
- b. Roofing—Rolled roofing, metal or composition
- c. Sheathing—Solid or strip of inferior material
- d. Insulation-- None

INTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, inexpensive masonry units or pipe
- b. Sheathing—Boxing, sheetrock, metal strip, metal or none
- c. Finish—Paint or none
- d. Insulation-- None

CEILINGS

- a. Structure—2 x 4 joists widely spaced, welded pipe or none
- b. Sheathing—None
- c. Finish—None
- d. Insulation-- None

MILLWORK

- a. Windows—Wood plain rail or none
- b. Doors—Light wood panel
- c. Trim—None
- d. Built-ins-- None

ELECTRICAL

- a. Wiring—Romax or single wire
- b. Switches and Outlets—Few or none



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: WAREHOUSE 28

CLASS: 2-, 2

Fair quality. Warehouse building of fair materials, design, and workmanship; fair in appearance; wood frame, average masonry unit, pipe/ light steel, or concrete column exterior and partition walls; wood frame, pipe or light steel roof and ceilings; concrete slab floor; adequate rest rooms. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete or masonry
- c. Piers and Beams-- Concrete

FLOORS

- a. Structure—Concrete slab on fill
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish—None

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16"- 24" o.c., average masonry units, pipe/ steel or concrete columns and beams
- b. Outside Covering—Wood, metal, asbestos, plaster, cheap veneer or paint or none on masonry
- c. Sheathing—Solid or strip of inexpensive lumber, metal or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16" – 24" o.c or light steel
- b. Roofing—Built-up, metal, or composition
- c. Sheathing—Solid or strip of inexpensive wood or metal
- d. Insulation-- None

INTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c., average masonry units or steel frame
- b. Sheathing—Sheetrock, wallboard, or none
- c. Finish—Paint or none
- d. Insulation-- None

CEILING

- a. Structure—2 x 4 joists, 2 x 8 flat roof joists 16" – 24" o.c. or light steel
- b. Sheathing—None
- c. Finish—None
- d. Insulation-- None

MILLWORK

- a. Windows—Wood or metal economy units
- b. Doors—Panel or slab
- c. Trim—Plain milled or lumber
- d. Built – ins-- None

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: WAREHOUSE 28

CLASS: 2+, 3-, 3

Average quality. Warehouse building of average materials, design and workmanship; good in appearance; wood frame, average masonry unit, steel or reinforced concrete column exterior and partition walls; heavy wood frame, wood truss, steel or concrete joists ceiling and roof; concrete slab floor; average rest rooms. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Reinforced concrete slab
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish—None

EXTERIOR WALLS

- a. Structure— 2 x 4, 2 x 6 studs 16" o.c., average masonry units, steel or reinforced concrete columns and beams
- b. Outside Covering— Wood, asbestos, paint, metal, plaster or masonry veneer
- c. Sheathing— Solid or strip of good lumber or none
- d. Insulation— Inexpensive or none

ROOF

- a. Structure— 2 x 12 joists 16" o.c., wood trusses, steel or concrete joists
- b. Roofing—Built-up, metal or poured concrete
- c. Sheathing-- Solid or strip of wood or metal
- d. Insulation— None or inexpensive

INTERIOR WALLS

- a. Structure— 2 x 4 studs 16" o.c., masonry or steel frame
- b. Sheathing— Sheetrock, wood, metal, asbestos or non on masonry
- c. Finish—Paint , plaster or none
- d. Insulation—None

CEILINGS

- a. Structure— 2 x 12 joists, wood trusses, steel or concrete joists
- b. Sheathing—None, sheetrock, or strip of wood or metal
- c. Finish—Paint, plaster or none
- d. Insulation—None, inexpensive or insulation decking

MILLWORK

- a. Windows—Good metal units
- b. Doors—Good panel or slab
- c. Trim—Wood or metal
- d. Built ins—None

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Ample with some special



Classing Manual – Warehouse – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: WAREHOUSE 28

CLASS: 3+

Good quality. Warehouse building of good materials, design, and workmanship; good in appearance; wood frame, good masonry unit, steel or reinforced concrete column exterior and partition walls; heavy wood frame, wood truss, steel or concrete joists ceiling and roof; concrete slab floor; good rest rooms. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Reinforced Concrete
- b. Walls—Concrete
- c. Piers and Beams-- Reinforced concrete

FLOORS

- a. Structure— Reinforced concrete slab
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish—None

EXTERIOR WALLS

- a. Structure—2 x 4, 2 x 6 studs 16" o.c., good masonry units, steel or reinforced concrete columns and beams
- b. Outside Covering—Wood , asbestos, paint, metal plaster, or masonry veneer
- c. Sheathing—Solid or strip of good lumber or none
- d. Insulation-- Average

ROOF

- a. Structure—2 x 12 joists 16" o.c., wood trusses, steel or concrete joists
- b. Roofing—Built-up, metal, or poured concrete
- c. Sheathing—Solid or strip of wood or metal
- d. Insulation-- Average

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., masonry or steel frame
- b. Sheathing—Sheetrock, wood, metal, asbestos or none on masonry
- c. Finish—Paint , plaster or none
- d. Insulation-- None

CEILINGS

- a. Structure—2 x 12 joists, wood trusses, steel or concrete joists
- b. Sheathing—None, sheetrock or strip of wood or metal
- c. Finish— Paint , plaster or none
- d. Insulation--Average

MILLWORK

- a. Windows— Good metal units
- b. Doors—Good panel or slab
- c. Trim—Wood or metal
- d. Built – ins-- None

ELECTRICAL

- a. Wiring— Conduit
- b. Switches and Outlets— Ample with some special



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: FACTORY 29

CLASS: 1, 1+

Low quality. Factory building of inferior materials, design and workmanship; unattractive in appearance; single or box wood, inexpensive masonry or pipe exterior and partition walls; light wood frame or pipe roof and ceilings; light concrete, softwood or gravel floors. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—None or concrete
- b. Walls—None
- c. Piers and Beams—Wood, masonry, or light concrete

INTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, inexpensive masonry units or pipe
- b. Sheathing—Boxing, sheetrock, metal strip, metal or none
- c. Finish—Paint or none
- d. Insulation-- None

FLOORS

- a. Structure—Light concrete slab, light wood joists or none
- b. Flooring—Concrete, gravel or softwood
- c. Subfloor—None
- d. Finish-- None

CEILINGS

- a. Structure—2 x 4 joists widely spaced, welded pipe or none
- b. Sheathing—None
- c. Finish—None
- d. Insulation-- None

EXTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, inexpensive masonry units or pipe
- b. Outside Covering—Boxing, metal, wood, asbestos, inferior plaster or paint or none on masonry
- c. Sheathing—Strip or none
- d. Insulation-- None

MILLWORK

- a. Windows—Wood plain rail or none
- b. Doors—Light wood panel
- c. Trim—None
- d. Built-ins-- None

ROOF

- a. Structure—2 x 4 rafters widely spaced or pipe
- b. Roofing—Rolled roofing, metal or composition
- c. Sheathing—Solid or strip of inferior material
- d. Insulation-- None

ELECTRICAL

- a. Wiring—Romax or single wire
- b. Switches and Outlets—Few or none



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: FACTORY 29

CLASS: 2-, 2

Fair quality. Factory building of fair materials, design, and workmanship; fair in appearance; wood frame, average masonry unit, pipe/ light steel, or concrete column exterior and partition walls; wood frame, pipe or light steel roof and ceilings; concrete slab floor; adequate rest rooms. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Concrete
- b. Walls—Concrete or masonry
- c. Piers and Beams-- Concrete

FLOORS

- a. Structure—Concrete slab on fill
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish—None

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16"- 24" o.c., average masonry units, pipe/ steel or concrete columns and beams
- b. Outside Covering—Wood, metal, asbestos, plaster, cheap veneer or paint or none on masonry
- c. Sheathing—Solid or strip of inexpensive lumber, metal or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16" – 24" o.c or light steel
- b. Roofing—Built-up, metal, or composition
- c. Sheathing—Solid or strip of inexpensive wood or metal
- d. Insulation-- None

INTERIOR WALLS

- a. Structure—2 x 4 studs 16"- 24" o.c., average masonry units or steel frame
- b. Sheathing—Sheetrock, wallboard, or none
- c. Finish—Paint or none
- d. Insulation-- None

CEILINGS

- a. Structure—2 x 4 joists, 2 x 8 flat roof joists 16" – 24" o.c. or light steel
- b. Sheathing—None
- c. Finish—None
- d. Insulation-- None

MILLWORK

- a. Windows—Wood or metal economy units
- b. Doors—Panel or slab
- c. Trim—Plain milled or lumber
- d. Built – ins-- None

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: FACTORY 29

CLASS: 2+, 3-, 3

Average quality. Factory building of average materials, design and workmanship; good in appearance; wood frame, average masonry unit, steel or reinforced concrete column exterior and partition walls; heavy wood frame, wood truss, steel or concrete joists ceiling and roof; concrete slab floor; average rest rooms. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure—Reinforced concrete slab
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish—None

EXTERIOR WALLS

- a. Structure— 2 x 4, 2 x 6 studs 16" o.c., average masonry units, steel or reinforced concrete columns and beams
- b. Outside Covering— Wood, asbestos, paint, metal, plaster or masonry veneer
- c. Sheathing— Solid or strip of good lumber or none
- d. Insulation— Inexpensive or none

ROOF

- a. Structure— 2 x 12 joists 16" o.c., wood trusses, steel or concrete joists
- b. Roofing—Built-up, metal or poured concrete
- c. Sheathing-- Solid or strip of wood or metal
- d. Insulation— None or inexpensive

INTERIOR WALLS

- a. Structure— 2 x 4 studs 16" o.c., masonry or steel frame
- b. Sheathing— Sheetrock, wood, metal, asbestos or non on masonry
- c. Finish—Paint, plaster or none
- d. Insulation—None

CEILINGS

- a. Structure— 2 x 12 joists, wood trusses, steel or concrete joists
- b. Sheathing—None, sheetrock, or strip of wood or metal
- c. Finish—Paint, plaster or none
- d. Insulation—None, inexpensive or insulation decking

MILLWORK

- a. Windows—Good metal units
- b. Doors—Good panel or slab
- c. Trim—Wood or metal
- d. Built ins—None

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Ample with some special

Classing Manual – Factory – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: FACTORY 29

CLASS: 3+, 4-

Good quality. Factory building of good materials, design, and workmanship; good in appearance; wood frame, good masonry unit, steel or reinforced concrete column exterior and partition walls; heavy wood frame, wood truss, steel or concrete joists ceiling and roof; concrete slab floor; good rest rooms. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Reinforced Concrete
- b. Walls—Concrete
- c. Piers and Beams-- Reinforced concrete

FLOORS

- a. Structure— Reinforced concrete slab
- b. Flooring—Concrete
- c. Subfloor—None
- d. Finish—None

EXTERIOR WALLS

- a. Structure—2 x 4, 2 x 6 studs 16" o.c., good masonry units, steel or reinforced concrete columns and beams
- b. Outside Covering—Wood , asbestos, paint, metal plaster, or masonry veneer
- c. Sheathing—Solid or strip of good lumber or none
- d. Insulation-- Average

ROOF

- a. Structure—2 x 12 joists 16" o.c., wood trusses, steel or concrete joists
- b. Roofing—Built-up, metal, or poured concrete
- c. Sheathing—Solid or strip of wood or metal
- d. Insulation-- Average

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" o.c., masonry or steel frame
- b. Sheathing—Sheetrock, wood, metal, asbestos or none on masonry
- c. Finish—Paint , plaster or none
- d. Insulation-- None

CEILINGS

- a. Structure—2 x 12 joists, wood trusses, steel or concrete joists
- b. Sheathing—None, sheetrock or strip of wood or metal
- c. Finish— Paint , plaster or none
- d. Insulation--Average

MILLWORK

- a. Windows— Good metal units
- b. Doors—Good panel or slab
- c. Trim—Wood or metal
- d. Built – ins-- None

ELECTRICAL

- a. Wiring— Conduit and heavy electric
- b. Switches and Outlets— Ample with some special

Classing Manual – Factory – Good Quality



BASIC SPECIFICATIONS OF A TYPICAL INDUSTRIAL BUILDING

USE TYPE: FACTORY 29

CLASS: 4, 4+

Very good quality. Factory building of very good materials, design, and workmanship; excellent in appearance; heavy wood frame, good masonry unit, structural steel or reinforced concrete column exterior and partition walls; heavy wood frame, wood truss, structural steel or reinforced concrete columns ceiling and roof; heavy reinforced concrete slab floor, large good rest rooms. Typical ceiling height: 14 feet.

FOUNDATION

- a. Footings—Reinforced concrete
- b. Walls—Concrete
- c. Piers and Beams—Reinforced concrete

FLOORS

- a. Structure— Reinforced concrete slab
- b. Flooring— Heavy concrete
- c. Subfloor—None
- d. Finish—None

EXTERIOR WALLS

- a. Structure— 2 x 6 or 2 x 8 studs 16" o.c., good masonry units, steel or reinforced concrete columns and beams
- b. Outside Covering— Excellent wood, asbestos, paint, metal, plaster, or masonry veneer
- c. Sheathing— Solid or strip of good material
- d. Insulation—Average

ROOF

- a. Structure— 2 x 12 joists 16" o.c., wood trusses, structural steel or reinforced concrete joists
- b. Roofing— Built- up, metal or poured concrete
- c. Sheathing -- Solid or strip of wood or metal
- d. Insulation— Average

INTERIOR WALLS

- a. Structure— 2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing— Sheetrock, wood, metal, asbestos or none on masonry
- c. Finish— Paint, plaster or none
- d. Insulation—None

CEILINGS

- a. Structure – 2 x 12 joists, wood trusses, steel or reinforced concrete joists
- b. Sheathing— None, sheetrock or strip or wood or metal
- c. Finish— Paint , plaster or none
- d. Insulation— Average

MILLWORK

- a. Windows— Good metal units
- b. Doors— Good panel or slab
- c. Trim— Wood or metal
- d. Built ins—None

ELECTRICAL

- a. Wiring— Conduit and heavy electric service
- b. Switches and Outlets— Abundant with many special

Classing Manual – Factory – Very Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: MOTEL 30

CLASS: 2

Low quality. Motel building of low quality materials, design, and workmanship. Plain and inexpensive in appearance. Framed or masonry unit exterior walls. Single or framed partition walls; framed ceilings; single wood or low quality slab floors; no special features; minimum low cost plumbing installations.

FOUNDATION

- a. Footings--Concrete or
- b. masonry
- c. Walls--Wood, stucco, inexpensive masonry, concrete, metal or none
- d. Piers and Beams—Wood, masonry or concrete

FLOORS

- a. Structure--2 x 6 joists 24" o.c. or light concrete slab on fill
- b. Flooring--1x4 pine, concrete
- c. Subfloor—None
- d. Finish--Paint, varnish or cheap covering

EXTERIOR WALLS

- a. Structure--2 x 4 studs 24" o.c., low grade concrete block, tile, brick or stone on wood or plaster, paint or none on masonry
- b. Outside Covering—Wood siding, asbestos, plaster or cheap veneer
- c. Sheathing--Solid or strip of inferior material
- d. Insulation—None

ROOF

- a. Structure--2 x 6 flat roof joists or 2 x 4 rafts 24" o.c.
- b. Roofing--Rolled, metal or cheap composition shingles
- c. Sheathing--Solid or strip of inferior material
- d. Insulation—None

INTERIOR WALLS

- a. Structure--Single walls or 2 x 4 studs 30" o.c. or light masonry units
- b. Sheathing--Boxing or light wall-board
- c. Finish—Paint, paper or none
- d. Insulation ---None

CEILINGS

- a. Structure--2 x 6 flat roof or floor joists 24"o. c. or 2 x 4joists 30" o. c.
- b. Sheathing--Wallboard or inferior lumber
- c. Finish--Paint or paper
- d. Insulation—None

MILLWORK

- a. Windows--Wood single hung
- b. Doors--Light panel or slab or plywood
- c. Trim--Stock lumber or plain mold
- d. Built-ins--Job built of softwood

ELECTRICAL

- a. Wiring--Romax or single wire
- b. Switches and Outlets—Few

BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: MOTEL 30

CLASS: 3

Fair Quality. Motel building of fair materials, design and workmanship; fair in appearance. Framed or fair masonry unit exterior and partition walls. Framed ceilings; double wood or concrete slab floors; limited special features; fair plumbing installations.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Concrete, masonry or stucco underpinning
- c. Piers and Beams – Concrete or masonry piers, 4 x 8 sills

FLOORS

- a. Structure – 2 x 8 joists 16" or 24" o.c. or concrete slab on fill
- b. Flooring – Softwood, hardwood or covering on concrete slab.
- c. Subfloor – None or inexpensive wood
- d. Finish – Varnish or inexpensive covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" to 24" o.c., fair concrete block, tile, stone or brick
- b. Outside Covering – None, paint, wood siding, asbestos, plaster or masonry veneer
- c. Sheathing – None or solid or strip of fair material.
- d. Insulation -- None

ROOF

- a. Structure – 2 x 4 rafts 16" to 24" o.c.
- b. Roofing – Built-up or composition shingles
- c. Sheathing – Solid or strip of inferior to average lumber
- d. Insulation – None

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16" to 24" o.c. or light masonry units
- b. Sheathing – Shiplap, sheetrock, masonry or none
- c. Finish – Textone, paint, paper or plaster
- d. Insulation – None

CEILINGS

- a. Structure – 2x4 ceiling joists 16" to 24" o.c. and 2 x 8 floor joists 16" to 24" o.c.
- b. Sheathing -- Shiplap or sheetrock
- c. Finish – Paint, textone or paper
- d. Insulation – Inexpensive or none

MILLWORK

- a. Windows – Wood or metal double or single hung or metal casements
- b. Doors – Panel or slab of softwood or inexpensive hardwood
- c. Trim – Plain milled or softwood
- d. Built-ins – Milled or job built of softwood or inexpensive hardwood

ELECTRICAL

- a. Wiring – Romax, single wire or conduit
- b. Switches and outlets – Few or ample

Classing Manual – Motel – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: MOTEL 30

CLASS: 4

Average Quality. Motel building of average materials, design and workmanship; average in appearance. Framed or masonry unit exterior and interior walls. Wood frame ceiling; double wood or concrete slab floors; some special features; average plumbing installations.

FOUNDATION

- a. Footings – Concrete or masonry
- b. Walls – Concrete, masonry or stucco underpinning
- c. Piers and beams – Concrete or masonry piers and 4 x 8 sills

FLOORS

- a. Structure – 2 x 10 joists 16" o.c. or concrete slab on fill
- b. Flooring – Hardwood, vinyl, tile or carpet of average quality
- c. Subfloor – Average lumber
- d. Finish – Fill and varnish, carpet or average covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. braced, concrete block, tile, brick or stone
- b. Outside Covering – Wood siding, paint, asbestos, plaster or masonry veneer
- c. Sheathing – None or solid
- d. Insulation – None or 2" thick batts

ROOF

- a. Structure – 2 x 6 rafters 16" o.c.
- b. Roofing – Built-up, asbestos or composition shingles
- c. Sheathing – Solid or strip of average material
- d. Insulation None

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. or average masonry units
- b. Sheathing – Shiplap, sheetrock, paneling, tile or none on masonry
- c. Finish – Paint, paper, textone or natural finish
- d. Insulation – None
- e. Quality – Average to good

CEILINGS

- a. Structure – 2 x 6 joists 16" o.c. and 2 x 10 floor joists 16" o.c.
- b. Sheathing – Shiplap, sheetrock or celotex tile
- c. Finish – Paint, paper or textone
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good wood or metal units
- b. Doors – Good panel or slab of softwood or hardwood
- c. Trim – Good molded softwood and some hardwood
- d. Built-ins – Mill made of good softwood or average hardwood

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – ample with some special

Classing Manual – Motel – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: MOTEL 30

CLASS: 5

Good Quality. Motel building of good materials, design, and workmanship. Good in appearance. Expensive framed or masonry unit back up with veneer exterior walls. Framed or masonry unit interior walls; framed ceilings; good double wood or screeded slab floors; special features; good multiple plumbing installations.

FOUNDATION

- a. Footings – Reinforced concrete or heavy masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Concrete or masonry piers, concrete or wood beams

FLOORS

- a. Structure – 2 x 12 joists 16" o.c. or heavy concrete slab suspended or on fill
- b. Flooring – Hardwood, vinyl, tile or carpet of good quality
- c. Subfloor – Good lumber well nailed
- d. Finish – Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. well braced or backup of concrete block or tile
- b. Outside Covering – Good wood, asbestos, plaster or masonry veneer
- c. Sheathing – Solid of good lumber or none or masonry
- d. Insulation – Batts, full thick or fill cells or masonry

ROOF

- a. Structure – 2 x 6 rafters 16" o.c. well braced with purlins
- b. Roofing – Built-up, asbestos, composition or tile shingles
- c. Sheathing – Solid of good lumber
- d. Insulation – Insulation sheathing

INTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. with blocking or good masonry units
- b. Sheathing – Sheetrock, paneling, lath and plaster, tile or none or masonry
- c. Finish – Textone, paint, paper, natural finish, plaster, tile or exposed brick or stone
- d. Insulation – Limited or none or masonry

CEILINGS

- a. Structure – 2 x 6 joists 16" o.c. with bridging
- b. Sheathing – Sheetrock, wood plaster, celotex tile or acoustical tile
- c. Finish- Textone, paint, paper or natural finish
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good wood or metal units with some special
- b. Doors – Good panel or slab of good softwood or hardwood and some special
- c. Trim – Molded softwood and hardwood with some special
- d. Built-ins – Cabinets, cases and bars of hardwood and good finish

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and Outlets – Ample and special

Classing Manual – Motel – Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: MOTEL 30

CLASS: 6

Very good quality. Motel building of very good materials, design and workmanship. Attractive in appearance. Expensive framed or masonry unit back up with veneer exterior walls. Good framed or masonry unit partition walls. Framed or concrete ceilings; very good double wood or suspended concrete slab floors; many special features; very good plumbing installations.

FOUNDATION

- a. Footings – Reinforced concrete or heavy masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and beams – Reinforced concrete or masonry piers, concrete or wood beams

FLOORS

- a. Structure – 2 x 12 joists 16" o.c. or heavy concrete slab, suspended or on fill or steel joists
- b. Floor – hardwood, vinyl, tile or carpet of very good quality
- c. Subfloor – good lumber well nailed or none on slab
- d. Finish – Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 studs 16" o.c. well braced or backup of concrete block or tile
- b. Outside covering – Superior wood, asbestos, plaster or masonry veneer
- c. Sheathing – Solid of good lumber or none or masonry
- d. Insulation – Batts, full thicker fill cells with insulation on masonry

ROOF

- a. Structure – 2 x 6 rafts 16" o.c. well braced, steel or concrete joists or concrete slab
- b. Roofing – Built-up, asbestos, composition or tile shingles
- c. Sheathing – Solid or good lumber or metal decking
- d. Insulation – Thick batts or blown

INTERIOR WALLS

- a. 2 x 4 studs 16" o.c. with blocking or good masonry units with concrete tie beams
- b. Sheathing – Sheet rock, paneling, plaster or tile
- c. Finish – Plaster, panel, tile, textone, paper or exposed brick or stone
- d. Insulation – Limited or fill cells with insulation on masonry

CEILINGS

- a. Structure – 2 x 6 joists 16" o.c. with bridging, steel or concrete joists or concrete slab suspended
- b. Sheathing – Sheetrock, wood, plaster or metal decking
- c. Finish – Textone, paint, natural finish or dropped ceilings of plaster or panel
- d. Insulation – Full thick with seal back

MILLWORK

- a. Windows – Superior wood or metal units with some special
- b. Doors --Quality slab or panel of good soft or hardwood and some special
- c. Trim – Ornate molded softwood and hardwood
- d. Built-ins – Multiple quality cabinets, cases and other built-ins

ELECTRICAL

- a. Wiring – Romax or conduit
- b. Switches and outlets – Ample and special

Classing Manual – Motel – Very Good Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RESTAURANT 31

CLASS: 3

Low quality. Restaurant building of low quality materials, design, and workmanship, plain and inexpensive in appearance. Wood framed inexpensive masonry units, pipe/ light steel, or small concrete column exterior walls. Frame or low cost masonry unit interior walls. Wood or pipe/light steel ceilings; single, double wood or concrete slab floors; no special features; minimum rest rooms; low cost plain front. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Concrete or masonry, wood or stucco underpinning
- c. Piers and Beams—Wood, masonry or light concrete

FLOORS

- a. Structure—2 x 8 joists 16" o.c. or concrete slab on fill
- b. Flooring—Softwood or concrete slab
- c. Subfloor—Inexpensive lumber or none
- d. Finish—Inexpensive covering or none

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" – 24" o.c. low cost masonry units, pipe/light steel or concrete columns
- b. Outside Covering—Wood, asbestos, plaster, metal or low cost masonry units
- c. Sheathing—Solid strip of inexpensive lumber or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16"- 24" o.c. or light steel
- b. Roofing—Built- up or composition shingles
- c. Sheathing—Solid or strip of inexpensive lumber or metal
- d. Insulation—None or inexpensive

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" - 24" o.c. or light masonry units
- b. Sheathing—Sheetrock, shiplap, wallboard or plaster
- c. Finish—Textone or paint
- d. Insulation—None

CEILINGS

- a. Structure—2 x 4 joists or 2 x 8 flat roof joists 16" – 24" o.c. or light steel joists
- b. Sheathing—Sheetrock, shiplap, wall board or strip of wood or metal
- c. Finish—Textone, paint or plaster
- d. Insulation—None or inexpensive

MILLWORK

- a. Windows—Wood or metal economy units, simple front
- b. Doors—Panel, slab or glass
- c. Trim—Plain milled of softwood
- d. Built-ins—minimum or no finish

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or minimum

Classing Manual – Restaurant – Low Quality



Classing Manual – Restaurant – Low Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RESTAURANT 31

CLASS: 4

Fair quality. Restaurant building of fair materials, design, and workmanship; fair in appearance. Wood framed, inexpensive masonry units, light steel or reinforced concrete column exterior walls. Frame or low cost masonry unit interior walls. Wood or light steel ceilings; double wood or concrete slab floors; few limited special features; average rest rooms; simple front. Typical ceiling height; 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Concrete or masonry, wood or stucco underpinnings
- c. Piers and Beams—Wood, masonry or light concrete

INTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c. or light masonry units
- b. Sheathing—Sheetrock, shiplap, wall board or plaster
- c. Finish—Textone or paint
- d. Insulation—None

FLOORS

- a. Structure—2 x 8 joists 16" o.c. co concrete slab on fill
- b. Flooring—Softwood, hardwood or concrete slab
- c. Sub-floor—Inexpensive lumber or none
- d. Finish—Paint, varnish or average covering

CEILINGS

- a. Structure—2 x 4 joists, 2 x 8 flat roof joists 16" -24" o.c. or light steel joists
- b. Sheathing—Sheetrock, shiplap, wall board or strip of wood or metal
- c. Finish—Textone, paint or plaster
- d. Insulation—None or inexpensive

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c., low cost masonry units, light steel or reinforced concrete columns
- b. Outside Covering—Wood, asbestos, plaster, metal or cheap veneer
- c. Sheathing—Solid or strip of inexpensive lumber or none
- d. Insulation-- None

MILLWORK

- a. Windows—Wood or metal economy units, simple front
- b. Doors—Panel, slab or glass
- c. Trim—Plain milled of softwood
- d. Built-ins—Simple finish

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16"-24" o.c. or light steel
- b. Roofing—Built-up or composition shingles
- c. Sheathing—Solid or strip of inexpensive lumber or metal
- d. Insulation—None or inexpensive

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Ample

Classing Manual – Restaurant – Fair Quality



Classing Manual – Restaurant – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RESTAURANT 31

CLASS: 5

Average quality. Restaurant building of average materials, design and workmanship; average to good in appearance. Wood framed, average masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; stock special features; average restrooms; plain front. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16" o.c. or concrete slab
- b. Flooring – Hardwood, vinyl tile and carpet of average quality
- c. Subfloor – Average lumber or none or slab
- d. Finish - Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2" thick batts on wood frame or none on others

ROOF

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

INTERIOR WALLS

- a. Structure -2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, texture or natural finish
- d. Insulation - None

CEILINGS

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel or concrete slab
- b. Sheathing – Sheetrock, wood, plaster or strip of metal
- c. Finish – Paint, texture or acoustical tile
- d. Insulation – Full thick

MILLWORK

- a. Windows – Average metal units, plain front
- b. Doors – Average panel, slab and glass entrance
- c. Trim- Average milled wood or metal
- d. Built-ins – Average finish

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Adequate

Classing Manual – Restaurant – Average Quality



Classing Manual – Restaurant – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: RESTAURANT 31

CLASS: 6

Good quality. Restaurant building of good materials, design and workmanship; good in appearance. Wood framed, solid masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; some special features; good restrooms; good front. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16" o.c. or concrete slab
- b. Flooring – Hardwood, vinyl tile and carpet of good quality
- c. Subfloor – Good lumber or none on slab
- d. Finish - Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2" thick batts or wood frame or none on others

ROOF

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

INTERIOR WALLS

- a. Structure -2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, textone or natural finish
- d. Insulation - None

CEILINGS

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel or concrete slab
- b. Sheathing – Sheetrock, wood, plaster or strip of metal
- c. Finish – Paint, textone or acoustical tile
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good metal units, good front
- b. Doors – Good panel, slab and glass entrance
- c. Trim- Good milled wood or metal
- d. Built-ins – Good finish

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Good

Classing Manual – Restaurant – Good Quality





Classing Manual – Restaurant – Good Quality





BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: FAST FOOD 32

CLASS: 3

Fair quality. Fast food building of fair materials, design, and workmanship; fair in appearance. Wood framed, inexpensive masonry units, light steel or reinforced concrete column exterior walls. Frame or low cost masonry unit interior walls. Wood or light steel ceilings; double wood or concrete slab floors; no special features; minimum rest rooms; low cost front. Typical ceiling height; 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Concrete or masonry, wood or stucco underpinnings
- c. Piers and Beams—Wood, masonry or light concrete

INTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c. or light masonry units
- b. Sheathing—Sheetrock, shiplap, wall board or plaster
- c. Finish—Textone or paint
- d. Insulation—None

FLOORS

- a. Structure—2 x 8 joists 16" o.c. co concrete slab on fill
- b. Flooring—Softwood, hardwood or concrete slab
- c. Sub-floor—Inexpensive lumber or

CEILINGS

- a. Structure—2 x 4 joists, 2 x 8 flat roof joists 16" -24" o.c. or light steel joists
- b. Sheathing—Sheetrock, shiplap, wall board or strip of wood or

- none
- d. Finish—Paint, varnish or average covering

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c., low cost masonry units, light steel or reinforced concrete columns
- b. Outside Covering—Wood, asbestos, plaster, metal or cheap veneer
- c. Sheathing—Solid or strip of inexpensive lumber or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16"-24" o.c. or light steel
- b. Roofing—Built-up or composition shingles
- c. Sheathing—Solid or strip of inexpensive lumber or metal
- d. Insulation—None or inexpensive

metal

- c. Finish—Textone, paint or plaster
- d. Insulation—None or inexpensive

MILLWORK

- a. Windows—Wood or metal economy units, low cost front
- b. Doors—Panel, slab or glass
- c. Trim—Plain milled of softwood
- d. Built-ins—Simple finish

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample

Classing Manual – Fast Food – Fair Quality





BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: FAST FOOD 32

CLASS: 4

Average quality. Fast food building of average materials, design and workmanship; average to good in appearance. Wood framed, average masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; some special features; average restrooms; average front. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16" o.c. or concrete slab
- b. Flooring – Hardwood, vinyl tile and carpet of average quality
- c. Subfloor – Average lumber or none

INTERIOR WALLS

- a. Structure -2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, textone or natural finish
- d. Insulation - None

CEILING

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel or concrete slab
- b. Sheathing – Sheetrock, wood, plaster or strip of metal

- or slab
- d. Finish - Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16” o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2” thick batts on wood frame or none on others

ROOF

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Inexpensive

- c. Finish – Paint, texture or acoustical tile
- d. Insulation – Adequate

MILLWORK

- a. Windows – Average metal units and front
- b. Doors – Average panel, slab and glass entrance
- c. Trim- Average milled wood or metal
- d. Built-ins – Average finish

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Adequate

Classing Manual – Fast Food – Average Quality





BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: FAST FOOD 32

CLASS: 5

Good quality. Fast food building of good materials, design and workmanship; good in appearance. Wood framed, solid masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; special features; good restrooms; good front and ornamentation. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16” o.c. or concrete slab

INTERIOR WALLS

- a. Structure -2 x 4 studs 16” o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, textone or natural finish
- d. Insulation - None

CEILING

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel or

- b. Flooring – Hardwood, vinyl tile and carpet of good quality
- c. Subfloor – Good lumber or none on slab
- d. Finish - Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16” o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2” thick batts or wood frame or none on others

ROOF

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

concrete slab

- b. Sheathing – Sheetrock, wood, plaster or strip of metal
- c. Finish – Paint, texture or acoustical tile
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good metal units, good front
- b. Doors – Good panel, slab and glass entrance
- c. Trim- Good milled wood or metal
- d. Built-ins – Good finish

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Good with some special

Classing Manual – Fast Food – Good Quality





BASIC SPECIFICATIONS OF A COMMERCIAL BUILDING

USE TYPE: FAST FOOD 32

CLASS: 6

Very good quality. Fast food building of very good materials and workmanship professionally designed; attractive in appearance. Heavy wood frame, structural steel solid masonry units, backup wall with brick or stone veneer or heavy reinforced concrete columns. Good wood frame or masonry units, interior walls. Heavy wood steel or concrete roof and ceilings; floating or suspended concrete floors, many special features; good restrooms; ornate front. Typical ceiling height: 10 feet.

FOUNDATIONS

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete or heavy masonry
- c. Piers and Beams—Reinforced concrete or masonry

INTERIOR WALLS

- a. Structure—Wood or steel frame or good masonry units
- b. Sheathing—Furred with wood, plaster, paneling or good wall covering
- c. Finish—Paint, texture finish, plaster or natural finish on good paneling
- d. Insulation-- None

FLOORS

- a. Structure—Concrete slab, steel or concrete joists, or 2 x 10 or 2 x 12 joists o.c.
- b. Flooring—Concrete screeded with wood, terrazzo or tile
- c. Subfloor—None
- d. Finish—Fill and varnish on wood, or terrazzo, good tile or quality carpet

EXTERIOR WALLS

- a. Structure—Solid brick or solid masonry units, good masonry back up, structural steel or reinforced concrete columns and beams
- b. Outside Covering—Brick, stone marble, or metal
- c. Sheathing—Solid of good lumber on wood frame or none on others
- d. Insulation—Full and thick on wood or none on others

ROOF

- a. Structure—Heavy wood, concrete slab, concrete, or steel joists
- b. Roofing—Built-up and light aggregate
- c. Sheathing—Solid of good lumber or metal decking
- d. Insulation—Deep poured on decking

CEILINGS

- a. Structure—Concrete slab or concrete, steel or heavy wood joists
- b. Sheathing—Strip of steel or plaster
- c. Finish—Acoustical plaster, drywall or acoustical tile
- d. Insulation—Full thick with seal back

MILLWORK

- a. Windows—Special metal units with ornate front
- b. Doors—Quality panel and slab with special glass entrance
- c. Trim—Good milled wood and metal
- d. Built-ins—Better finish

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Abundant and many special

Classing Manual – Fast Food – Very Good Quality



BASIC SPECIFICATIONS OF A COMMERCIAL BUILDING

USE TYPE: FAST FOOD 32

CLASS: 7

Excellent quality. Fast food building of very good materials and high quality workmanship, individually designed; very attractive in appearance. Heavy wood frame, structural steel solid masonry units, backup wall with brick or stone veneer or heavy reinforced concrete columns. Good wood frame or masonry units, interior walls. Heavy wood steel or concrete roof and ceilings; floating or suspended concrete floors, many special features; good restrooms; very ornate front; high-quality finish. Typical ceiling height: 10 feet.

FOUNDATIONS

- a. Footings—Reinforced concrete
- b. Walls—Reinforced concrete or heavy masonry
- c. Piers and Beams—Reinforced concrete or masonry

FLOORS

- a. Structure—Concrete slab, steel or concrete joists, or 2 x 10 or 2 x 12 joists o.c.
- b. Flooring—Concrete screeded with wood, terrazzo or tile
- c. Subfloor—None
- d. Finish—Fill and varnish on wood, or terrazzo, good tile or quality carpet

EXTERIOR WALLS

- a. Structure—Solid brick or solid masonry units, good masonry back up, structural steel or reinforced concrete columns and beams
- b. Outside Covering—Brick, stone marble, or metal
- c. Sheathing—Solid of good lumber on wood frame or none on others
- d. Insulation—Full and thick on wood or none on others

ROOF

- a. Structure—Heavy wood, concrete slab or concrete or steel joists
- b. Roofing—Built-up and light aggregate
- c. Sheathing—Solid of good lumber or metal decking
- d. Insulation—Deep poured on decking

INTERIOR WALLS

- a. Structure—Wood or steel frame or good masonry units
- b. Sheathing—Furred with wood, plaster, paneling or good wall covering
- c. Finish—Paint, texture finish, plaster or natural finish on good paneling
- d. Insulation-- None

CEILINGS

- a. Structure—Concrete slab or concrete, steel or heavy wood joists
- b. Sheathing—Strip of steel or plaster
- c. Finish—Acoustical plaster, drywall or acoustical tile
- d. Insulation—Full thick with seal back

MILLWORK

- a. Windows—Special metal units with very ornate front
- b. Doors—Superior panel and slab with special glass entrance
- c. Trim—Best milled wood and metal
- d. Built-ins— High-quality finish

ELECTRICAL

- a. Wiring—Conduit
- b. Switches and Outlets—Abundant and many special

BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: CONVENIENCE STORE 33

CLASS: 2-, 2

Very low quality. Convenience store of cheap materials, design, and workmanship; unattractive in appearance. Single or box frame, scrape masonry units, pipe or small concrete column exterior walls. Single or box partition walls; light wood or steel frame, pipe or no ceilings. Single softwood floors; no special features; minimum or no plumbing; no store front; cheap or no display area; light wood, steel or no canopy. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Light concrete, masonry or none
- b. Walls—Light concrete, scrap masonry units or none
- c. Piers and Beams—Wood masonry blocks, or light concrete

INTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced single or box wall
- b. Sheathing—Boxing, sheetrock, or wall board
- c. Finish—Paint or none
- d. Insulation—None

FLOORS

- a. Structure—2 x 6 wood joists 24" o.c. or light concrete slab on fill
- b. Flooring—Softwood or concrete
- c. Subfloor—None
- d. Finish—Paint or none

CEILINGS

- a. Structure—Lightwood, pipe/light steel or none
- b. Sheathing—Sheetrock, wall board or none
- c. Finish—Paint or none
- d. Insulation--None

EXTERIOR WALLS

- a. Structure—2 x 4 studs widely spaced or single wall, scrap masonry units, pipe/light steel or light concrete columns
- b. Outside Covering—Boxing, metal, wood, asbestos, inferior plaster or scrap masonry units
- c. Sheathing—None
- d. Insulation—None

MILLWORK

- a. Windows—Wood plain rail, no store front
- b. Doors—Light panel and job built
- c. Trim—Stock lumber or none
- d. Built-ins—Cheap or no display area; light wood, steel or no canopy

ROOF

- a. Structure—2 x 4 or 2 x 6 rafters widely spaced, or pipe/light steel
- b. Roofing—Rolled roofing, metal or composition
- c. Sheathing—Solid or strip of inferior material or none on steel frame
- d. Insulation--None

ELECTRICAL

- a. Wiring—Romax or single wire
- b. Switches and Outlets—Few or none

Classing Manual – Convenience Store – Very Low Quality



Classing Manual – Convenience Store – Very Low Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: CONVENIENCE STORE 33

CLASS: 2+, 3-

Low quality. Convenience store of low quality materials, design, and workmanship, plain and inexpensive in appearance. Wood framed inexpensive masonry units, pipe/ light steel, or small concrete column exterior walls. Frame or low cost masonry unit interior walls. Wood or pipe/light steel ceilings; single, double wood or concrete slab floors; limited special features; one or two inferior to average rest rooms; simple store front; low cost display area; light wood or steel canopy. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Concrete or masonry, wood or stucco underpinning
- c. Piers and Beams—Wood, masonry or light concrete

FLOORS

- a. Structure—2 x 8 joists 16" o.c. or concrete slab on fill
- b. Flooring—Softwood or concrete slab
- c. Subfloor—Inexpensive lumber or none
- d. Finish—Inexpensive covering or none

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16" – 24" o.c. low cost masonry units, pipe/light steel or concrete columns
- b. Outside Covering—Wood, asbestos, plaster, metal or low cost masonry units
- c. Sheathing—Solid strip of inexpensive lumber or none
- d. Insulation-- None

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16"- 24" o.c. or light steel
- b. Roofing—Built- up or composition shingles
- c. Sheathing—Solid or strip of inexpensive lumber or metal
- d. Insulation—None or inexpensive

INTERIOR WALLS

- a. Structure—2 x 4 studs 16" - 24" o.c. or light masonry units
- b. Sheathing—Sheetrock, shiplap, wallboard or plaster
- c. Finish—Textone or paint
- d. Insulation—None

CEILINGS

- a. Structure—2 x 4 joists or 2 x 8 flat roof joists 16" – 24" o.c. or light steel joists
- b. Sheathing—Sheetrock, shiplap, wall board or strip of wood or metal
- c. Finish—Textone, paint or plaster
- d. Insulation—None or inexpensive

MILLWORK

- a. Windows—Wood or metal economy units, simple store front
- b. Doors—Panel, slab or glass
- c. Trim—Plain milled of softwood
- d. Built-ins—Low cost display area, light wood or steel canopy

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: CONVENIENCE STORE 33

CLASS: 3, 3+

Fair quality. Convenience store of fair materials, design, and workmanship; fair in appearance. Wood framed, inexpensive masonry units, pipe/ light steel or reinforced concrete column exterior walls. Frame or low cost masonry unit interior walls. Wood or pipe / light steel ceilings; double wood or concrete slab floors; limited special features; one or two average rest rooms; simple store front average display area; wood or steel canopy. Typical ceiling height; 10 feet.

FOUNDATION

- a. Footings—Concrete or masonry
- b. Walls—Concrete or masonry, wood or stucco underpinnings
- c. Piers and Beams—Wood, masonry or light concrete

INTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c. or light masonry units
- b. Sheathing—Sheetrock, shiplap, wall board or plaster
- c. Finish—Textone or paint
- d. Insulation—None

FLOORS

- a. Structure—2 x 8 joists 16" o.c. co concrete slab on fill
- b. Flooring—Softwood, hardwood or concrete slab
- c. Sub-floor—Inexpensive lumber or none
- d. Finish—Paint, varnish or average covering

CEILINGS

- a. Structure—2 x 4 joists, 2 x 8 flat roof joists 16" -24" o.c. or light steel joists
- b. Sheathing—Sheetrock, shiplap, wall board or strip of wood or metal
- c. Finish—Textone, paint or plaster
- d. Insulation—None or inexpensive

EXTERIOR WALLS

- a. Structure—2 x 4 studs 16"-24" o.c., low cost masonry units, pipe/light steel or reinforced concrete columns
- b. Outside Covering—Wood, asbestos, plaster, metal or cheap veneer
- c. Sheathing—Solid or strip of inexpensive lumber or none
- d. Insulation-- None

MILLWORK

- a. Windows—Wood or metal economy units, simple store front
- b. Doors—Panel, slab or glass
- c. Trim—Plain milled of softwood
- d. Built-ins—Average display area, wood or steel canopy

ROOF

- a. Structure—2 x 4 rafters, 2 x 8 flat roof joists 16"-24" o.c. or light steel
- b. Roofing—Built-up or composition shingles
- c. Sheathing—Solid or strip of inexpensive lumber or metal
- d. Insulation—None or inexpensive

ELECTRICAL

- a. Wiring—Romax or conduit
- b. Switches and Outlets—Few or ample

Classing Manual – Convenience Store – Fair Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: CONVENIENCE STORE 33

CLASS: 4-, 4

Average quality. Convenience store of average materials, design and workmanship; average to good in appearance. Wood framed, average masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; special features; average restrooms; average store front and display area; steel canopy. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

INTERIOR WALLS

- a. Structure -2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, texture or natural finish
- d. Insulation - None

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16" o.c. or concrete slab
- b. Flooring – Hardwood, vinyl tile and carpet of average quality
- c. Subfloor – Average lumber or none or slab
- d. Finish - Fill and varnish or good covering

CEILINGS

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel or concrete slab
- b. Sheathing – Sheetrock, wood, plaster or strip of metal
- c. Finish – Paint, texture or acoustical tile
- d. Insulation – Full thick

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2" thick batts on wood frame or none on others

MILLWORK

- a. Windows – Good metal units, average store front
- b. Doors – Good panel, slab and glass entrance
- c. Trim- Good milled wood or metal
- d. Built-ins – average display area, steel canopy

ROOF

- a. Structure – 2 x 12 flat roof joists, light wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Ample with some special

Classing Manual – Convenience Store – Average Quality



Classing Manual – Convenience Store – Average Quality



BASIC SPECIFICATIONS OF A TYPICAL COMMERCIAL BUILDING

USE TYPE: CONVENIENCE STORE 33

CLASS: 4+

Good quality. Convenience store of good materials, design and workmanship; good in appearance. Wood framed, solid masonry units, steel or reinforced concrete column exterior walls; wood frame or masonry unit interior walls; wood or steel framed ceilings; double wood or concrete slab floors; special features; two or more average restrooms; good store front and display area; heavy steel canopy. Typical ceiling height: 10 feet.

FOUNDATION

- a. Footings – Reinforced concrete or masonry
- b. Walls – Reinforced concrete or masonry
- c. Piers and Beams – Reinforced concrete, masonry and some wood beams

FLOORS

- a. Structure – 2 x 10 or 2 x 12 joists 16" o.c. or concrete slab
- b. Flooring – Hardwood, vinyl tile and carpet of good quality
- c. Subfloor – Good lumber or none on slab
- d. Finish - Fill and varnish or good covering

EXTERIOR WALLS

- a. Structure – 2 x 4 or 2 x 6 studs 16" o.c., masonry units, steel or reinforced concrete columns
- b. Outside Covering – Wood, asbestos, plaster, metal or masonry veneer
- c. Sheathing – Solid of average lumber or wood frame or none on others
- d. Insulation – Full or 2" thick batts or wood frame or none on others

ROOF

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel joists or concrete slab
- b. Roofing – Built-up or metal roofing
- c. Sheathing – Solid of good lumber or metal decking
- d. Insulation – Full thick

INTERIOR WALLS

- a. Structure -2 x 4 studs 16" o.c., good masonry units or steel frame
- b. Sheathing – Sheetrock, wood or plaster
- c. Finish – paint, texture or natural finish
- d. Insulation - None

CEILING

- a. Structure – 2 x 12 flat roof joists, average wood trusses, steel or concrete slab
- b. Sheathing – Sheetrock, wood, plaster or strip of metal
- c. Finish – Paint, texture or acoustical tile
- d. Insulation – Full thick

MILLWORK

- a. Windows – Good metal units, good store front
- b. Doors – Good panel, slab and glass entrance
- c. Trim- Good milled wood or metal
- d. Built-ins – Good display area, heavy steel canopy

Electrical

- a. Wiring – Conduit
- b. Switches and Outlets – Ample with some special

Classing Manual – Convenience Store – Good Quality

