Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/26/13

From: Sonia M. Barrantes and Jacob P. Staub
To: Portland Planning and Urban Development Department

Subj: COST OF WORK

Ref: (1) RSMeans Residential Cost Data 2013

1. Cost of work was estimated in accordance with reference 1. Details follow below.

2. The following data was used to select the appropriate cost from the base tables within reference 1:
   a. Class of construction – Economy wood.
   b. Type of residence – 2 story.
   c. Occupancy – One family.
   d. Building configuration
      i. Detached house.
      ii. Detached garage
         1. Three car.
   e. Exterior wall construction – Wood siding, Wood frame.
   f. Living area – 1200 ft^2.

3. Table 1 below shows the nominal cost per square foot estimate. Mechanical, electrical, and plumbing costs were removed per conventional practice for building permit application submission. Cost of work for the proposed 1200 ft^2 2 story one-family residence is nominally: $112,440. The multiplier for Portland, Maine is: 0.96. Therefore, the cost of work for the proposed 1200 ft^2 2 story one-family residence is: $107, 942.40.

Table 1: Nominal Cost Per Square Foot of Living Area 1200 ft^2

Category	Description	Cost per ft^2
Base cost	N/A	101.05
Alternative	Metal Roof	+2.02
Mechanical/plumbing	Removal	-6.94
Electrical	Removal	-2.43
Cost Per Square Foot	N/A	93.70

4. Table 2 below shows the total cost of work. Total cost of work for the proposed 1200 ft^2 2 story one-family residence and detached garage is: $184,080.

Table 2: Total Cost of Work

Category	Description	Cost (dollars)
Base cost	1200 ft^2 2 story one family residence	107,943
Modification	Solid surface countertops	+655
Modification	Half bath	+3238
Additional upgrade	Detached garage	+32,245
Additional upgrade	Site improvement	+40,000
Total	N/A	184,080

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