



Why use Moore Cost Online

More precision, More flexibility, More transparency



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Welcome to Moore Cost Online

More precision, More flexibility, More transparency



More Precision...

- In Building Type Classifications
- More Building Structural Types

More Flexibility...

- Building structure cost and use area finish costs costed separately
- Over 200 specific interior use finish cost rates provided

More Transparency...

- More transparency in the costing process



The Precision Costing Procedure

- Select the building structure type from nine available types
- Provide the perimeter length, wall height, and section area
- Select the exterior cover from nine available cost groups
 - Use as many exterior wall segments as needed for multiple exterior cover types
 - Use different wall heights as needed
- Unlimited number of building sections - a floor level is a section
- Add as many uses (occupancy finish types) as needed in each section



Flexibility...

- Building structure cost and use area finish costs are held separately
 - Building structure and interior use finish both depreciate at different rates
 - Interior use can change over time with new tenants and remodeling
 - Basic building structure normally remains unchanged while uses change
- Over 200 specific interior use finish cost rates provided
 - Any of the interior use types can be applied to any building structure type
 - Interior use finish types depreciate at different rates
 - ✓ Retail interiors must have a nearly new look and feel to attract and retain customers
 - ✓ Commercial uses that do not rely on appearance for business can have more depreciation
- The process gives more flexibility in the application of depreciation



Which Makes More Sense?

Starting with the building structure type and adding the finish?

or

Starting with the finish (use) and then adding the structure type?



Building Structural Types with *Load Bearing Walls*

- 1 - Light wood or steel stud frame - typical dwelling
- 2 - Heavier wood or steel stud frame - commercial
- 3 - Unreinforced masonry walls, wood joists - dwelling or commercial
- 4 - Reinforced masonry walls, metal joists, decks w/concrete fill
- 5 - Pre-cast/tilt-up concrete shear wall buildings

**2 - Heavier wood or steel stud
frame
commercial**



**3 - Unreinforced masonry walls,
wood joists
dwelling or commercial**



4 - Reinforced masonry walls, metal joists, decks w/concrete fill



5 - Pre-cast/tilt-up concrete shear wall buildings



Building Structural Types with *Load Bearing Frames*

6 - Wood post frame

7 - Prefabricated light steel frame

8 - Structural steel frame with fire resistant coatings

9 - Steel reinforced concrete frame, highly fire resistant, nearly fireproof

6 - Wood post frame buildings



7 - Prefabricated light steel frame



8 - Structural steel frame with fire resistant coatings



9 - Steel reinforced concrete frame, highly fire resistant, nearly fireproof





Nine Exterior Cover (Cladding) Groups

- Group 1** Vinyl, Hardboard, T-1-11, OSB, Plywood panels, and similar cost cladding
- Group 2** Galvanized steel siding, fiber cement siding, and similar cost cladding
- Group 3** Alum siding, pine siding, stucco, and similar cost cladding
- Group 4** Cedar shingles, Nailite thermoplastic resin siding, redwood siding, log cabin siding
- Group 5** Adobe block or concrete block , replacing stud wall
- Group 6** EIFS - Exterior Wall Insulation and Finish System
- Group 7** Brick veneer cladding or curtain wall
- Group 8** Stone veneer or glass cladding or curtain wall; solid log load-bearing walls
- Group 9** Solid stone cut blocks such as limestone 18" thick



Building Structural Types

Buildings with Load Bearing Walls

	CLASSIFICATIONS		
	FEMA	IBC	MVS
1 - Light wood or steel stud frame (residential)	W1	V	D
2 - Heavier wood or steel stud frame (light commercial)	W2	V	D
3 - Unreinforced masonry walls, wood joists (both residential & commercial)	URM	III	C
4 - Reinforced masonry walls, metal joists, decks w/concrete fill	RM2	IIA	C
5 - Pre-cast tilt-up concrete wall buildings, metal joists, decks w/conc fill	PC1	IIA	C

Buildings with Load Bearing Frames

6 - Wood post frame (pole)	W1A	IV	DPOLE
7 - Pre-engineered steel frame	S3	IIB	S
8 - Structural steel frame with fire resistant coatings	S1	IB	A/B
9 - Steel reinforced concrete frame, highly fire resistant, nearly fireproof	C1	IA	A/B



Building Structural Type Shell Costs

1-story, 4,000 SF floor area, 360 LF perimeter, steel exterior cover, 9' wall ht

Buildings with Load Bearing Walls

	CLASSIFICATIONS			Ext Shell Cost/SF	Office Use Finish @48.76/SF	Building RCN 4,000 SF
	FEMA	IBC	MVS			
1 - Light wood or steel stud frame (residential)	W1	V	D	22.17	70.93	283,720
2 - Heavier wood or steel stud frame (light commercial)	W2	V	D	29.12	77.88	311,520
3 - Unreinforced masonry walls, wood joists (both residential & commercial)	URM	III	C	34.67	83.43	333,720
4 - Reinforced masonry walls, metal joists, decks w/concrete fill	RM2	IIA	C	45.33	94.09	376,360
5 - Pre-cast tilt-up concrete wall buildings, metal joists, decks w/conc fill	PC1	IIA	C	53.21	101.97	407,880

Buildings with Load Bearing Frames

6 - Wood post frame (pole)	W1A	IV	DPOLE	15.42	64.18	256,720
7 - Pre-engineered steel frame	S3	IIB	S	23.51	72.27	289,080
8 - Structural steel frame with fire resistant coatings	S1	IB	A/B	69.79	118.55	474,200
9 - Steel reinforced concrete frame, highly fire resistant, nearly fireproof	C1	IA	A/B	86.87	135.63	542,520



Benefits

- Specifically developed for professional appraisers
- Engineered for precision and accuracy
- No limit on sections, levels, segments, uses or features
- MCO's report is second to none
- MCO is affordable: \$25 per building



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