OBIs with Grades

- General purpose bank and flat barns
- Free stall dairy/beef barns
- Special purpose dairy and horse barns
- Lean-tos
- Stables
- Residential greenhouses
- Detached residential garages

General Purpose Barns

- Bank barns
  - AB1 Masonry
  - AB2 Wood
  - AB3 Pole
- Flat barns
  - AB4 Masonry
  - AB5 Wood
  - AB6 Pole

General Purpose Bank Barns

What you need to cost:

- Grade options
  - B = Grade factor of 1.35
  - C = Grade factor of 1.00
  - D = Grade factor of 0.73
- Height
  - 24' Standard height
  - +/- 2% Foot in height
- CDU rating
- Year built
- WPAM Vol 2 5-31

General Purpose Bank Barns

GENERAL-PURPOSE BANK BARNS

AB2

AB3

BASE PRICES — 2-STORY — 24' HIGH			
STRUCTURE TYPE	AB1 Masonry	AB2 Wood	AB3 Pole Frame
Area	Price Per Square Foot		
600	58.19	51.15	42.71
800	55.08	48.55	41.20
1,000	53.14	46.84	39.84
1,200	51.39	45.30	38.97
1,400	50.26	44.30	38.26
1,600	49.38	43.53	37.64
1,800	48.54	42.79	37.08
2,000	47.81	42.15	36.68
2,200	47.31	41.71	36.31
2,400	46.83	41.29	35.96
2,600	46.36	40.89	35.62
2,800	45.94	40.50	35.43
3,000	45.70	40.28	35.09
3,400	45.26	39.89	34.93
6,600	45.04	39.71	34.56
4,000	44.59	39.31	34.24
4,400	44.16	38.93	33.88
4,800	43.69	38.51	33.55
5,200	43.26	38.14	33.36
5,600	43.02	37.93	33.16
6,000	42.79	37.72	32.75
7,000	42.25	37.23	32.36
8,000	41.76	36.82	32.13
9,000	41.44	36.53	31.89
10,000	41.13	36.26	31.89
Over	41.13	36.26	31.89
±2% Foot in Height			

BASE PRICE ADJUSTMENTS		
CODE	MODIFICATION CODES	
1	Wood loft floor (+) per Sq. Ft.	5.79
2	Gambrel/Arch-type roof (+) per Sq. Ft.	6.81
3	Stalls and partitions (+) per Sq. Ft.	2.13
4	Earth floor (–) per Sq. Ft.	4.10
5	No lighting (–) per Sq. Ft.	0.66
CODE	SPECIAL MODIFICATION CODES	
FB1	Water connection (+), each	0.21
FB2	Roof ventilators (+), each	569.85
FB3	Loose stanchion (manual, no stall) (+), each	42.60
FB4	Stall only (without stanchion) (+), each	97.07

QUALITY	GRADE FACTOR
B	1.35
C	1.00
D	0.73

Note: For three-well additions, see Lean-Tos, Pages 6-25.

BASE SPECIFICATIONS: B

FOUNDATION — Concrete foundation and footings. WALLS — Brick or block masonry, good wood siding on heavy frame, or good metal siding on pole frame. FLOORS — First, concrete; second, T&G wood floors on heavy timber. ROOF — Gambrel or arch type, good asphalt shingles on wood decking, rafters and framing. OTHER FEATURES — Some wainscot, insulated, adequate electrical and plumbing services.

BASE SPECIFICATIONS: C

FOUNDATION — Concrete foundation and footings. WALLS — Brick or block masonry, wood siding on wood frame, or metal siding on pole frame. FLOORS — First, concrete; second, wood plank flooring with adequate support. ROOF — Double pitched, asphalt shingles on wood decking, rafters and framing. OTHER FEATURES — Minimum electrical and plumbing services.

BASE SPECIFICATIONS: D

FOUNDATION — Concrete foundation and footings. STABLE WALLS — Block masonry, wood siding on light wood frame, or metal siding on pole frame. LOFT WALLS — Wood siding on light wood frame, or metal siding on pole frame; some windows. STABLE FLOOR — Dirt. LOFT FLOOR — Light wood flooring with minimum support. ROOF — Double pitched, asphalt shingles on wood decking, rafters and framing. OTHER FEATURES — Few cheap stalls, no electrical or water service.

General Purpose Bank Barns – Grading

- B Grade
  - Concrete foundation & footings
  - Brick or block walls, good wood siding on heavy frame, or good me siding on pole frame
  - Concrete first floor, second T&G wood floors on heavy timber
  - Roof is gambrel or arch type
  - Other – some wainscot, insulated, and adequate electrical and plumbing services

General Purpose Bank Barns – Grading

- C Grade
  - Concrete foundation & footings
  - Brick or block walls, good wood siding on wood frame, or metal siding on pole frame
  - Concrete first floor, second T&G wood plank with adequate support
  - Roof double pitched, asphalt shingles, rafters and framing
  - Other features – minimum electrical and plumbing services

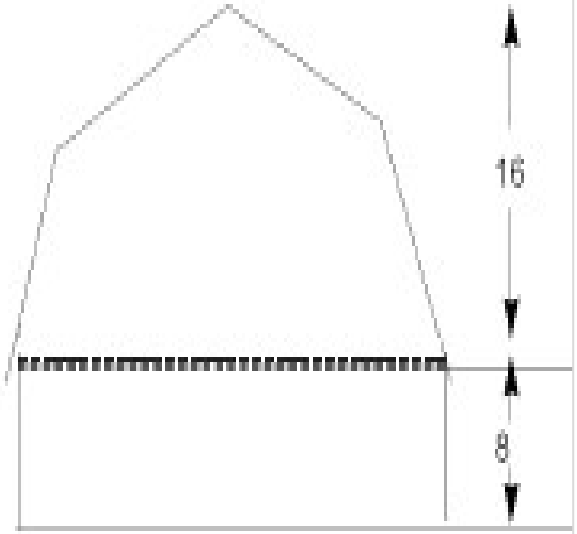
General Purpose Bank Barns – Grading

- D Grade
  - Concrete foundation & footings
  - Walls – block masonry, wood siding on light wood frame, or metal siding on pole frame
  - Some windows
  - Loft walls – wood siding on light wood frame, or metal siding on pole frame
  - Roof double pitched, asphalt shingles, with minimum support
  - Other features – few cheap stalls, no electrical or water service

Measuring the Heights of Barns

EXAMPLE: ONE STORY

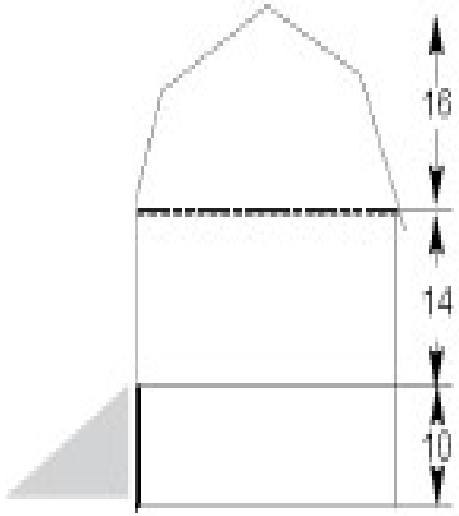
Apply costs to ground floor area only.
Apply loft costs to loft floor area.
8' + 1/2 x 16' =
16' EFFECTIVE WALL HEIGHT
HEIGHT FACTOR = 1.115



Measuring the Heights of Barns

EXAMPLE: TWO-STORY BANK

Apply costs to total floor area (both floors).
Apply loft costs to additional loft floor area.
10' + 14' + (1/2 x 16') =
32' ÷ 2 stories =
16' EFFECTIVE WALL HEIGHT



Selecting a Proper CDU Rating for OBIs

- Excellent – improvement is in "like new" condition; very useful and highly desirable
- Good – minor deterioration visible; slightly less desirable, but useful
- Average – normal wear and tear is apparent; average usefulness and desirability
- Fair – marked deterioration-but quite useable; rather undesirable
- Poor – definite deterioration is obvious; definitely undesirable, and barely useable
- Unsound – building is definitely unsound and practically unfit for use

CDU Determination?

CDU Determination?

CDU Determination?