

New London Building Codes & Values

Building Base Rate Codes & Values				
Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.25	90.00	COM
CBB	BRANCH BANK	1.25	135.00	COM
CBL	LIBRARY	1.25	155.00	COM
CCC	COUNTRY CLUB	1.25	125.00	COM
CCO	CONDO OFFICE	1.25	65.00	COM
CCR	RETAIL CONDO	1.00	64.00	COM
CCW	COIN-OP CARWSH	1.00	80.00	COM
CDC	DAY CARE	1.25	125.00	COM
CDL	DRY CLN/LAUNDR	1.25	115.00	COM
CDO	COLLEGE DORMS	1.25	175.00	COM
CFH	FUNERAL HOME	1.25	125.00	COM
CGS	GARAGES/SERVICE SHOP	1.25	65.00	COM
CHA	HOMES FOR AGED	1.25	150.00	COM
CHC	HEALTH CLUB	1.25	150.00	COM
CHO	HOTEL	1.25	118.00	COM
CHP	HOSPITALS	1.25	175.00	COM
CLB	COLBY SAWYER	1.25	175.00	COM
CLL	CLUB/LODGE	1.25	95.00	COM
CMC	COMMERCIAL CONDO	1.25	125.00	COM
CMO	MOTELS	1.25	150.00	COM
CNH	NURSING HOME	1.25	150.00	COM
COA	OFFICE/APT	1.25	115.00	COM
COF	OFFICE BLDG	1.25	100.00	COM
COG	GARAGE/OFFICE	1.25	100.00	COM
COW	OFFICE/WAREHS	1.25	75.00	COM
CPB	PROFESS. BLDG	1.25	135.00	COM
CPW	PRE-ENG WAREHS	1.25	65.00	COM
CR1	RANCH - COMM	1.25	125.00	COM
CRA	RETAIL/APT	1.25	110.00	COM
CRC	RES STYLE COMM	1.25	110.00	COM
CRH	CHURCH	1.25	150.00	COM
CRS	RESTAURANT	1.25	125.00	COM
CSC	SHOP CENTER LO	1.25	125.00	COM
CSM	SUPERMARKETS	1.25	150.00	COM
CSO	STORE/OFFICE	1.25	125.00	COM
CSR	COMM SEASONAL RENTAL	1.25	85.00	COM
CSS	SERVICE SH	1.25	60.00	COM
CST	STORE	1.25	150.00	COM
CTH	THEATRE	1.25	175.00	COM
CTT	TRUCK TERMINAL	1.00	46.00	COM
EAU	AUDITORIUM (EXEMPT)	1.25	300.00	COM
ECC	CAPE COD (EXEMPT)	1.25	125.00	RES
ECE	CENTURY + (EXEMPT)	1.25	125.00	RES
ECH	CHURCHES	1.25	150.00	COM
ECL	COLONIAL (EXEMPT)	1.25	125.00	RES
ECO	CONDO OFFICE (EXEMPT)	1.25	110.00	COM
ECR	CHURCH RECTORY	1.25	125.00	RES
EDC	DAY CARE (EXEMPT)	1.25	150.00	COM
EDO	DORMITORY (EXEMPT)	1.25	125.00	COM
EFC	FAMILY CONV (EXEMPT)	1.25	125.00	RES
EFS	FIRE STATION	1.25	150.00	COM
EHC	HEALTH CLUB (EXEMPT)	1.25	150.00	COM
EHG	HIGHWAY GARAGE	1.25	100.00	COM
EHP	HOSPITALS (EXEMPT)	1.25	150.00	COM
EHS	EX-HOUSING	1.25	74.00	RES
ELB	LIBRARY	1.25	175.00	COM
ELC	CLUBS/LODGES (EXEMPT)	1.25	95.00	RES
EMB	MUNICIPAL BUILDINGS	1.25	150.00	COM
EMO	OTHER MUNICIP	1.25	95.00	COM
EOF	EXEMPT OFFICE	1.25	125.00	COM
EOG	GARAGE/OFFICE (EXEMP	1.25	95.00	COM
EOW	OFFICE/WAREHS (EXEMP	1.25	75.00	COM
EPO	POST OFFICES	1.25	140.00	COM
ESC	SCHOOLS/COLLEGE	1.25	155.00	COM
ESS	SERVICE SHOPS (EXEMP	1.25	65.00	COM
ETE	THEATERS ENCL. (EXEM	1.25	150.00	COM
ETH	TOWN HALL	1.25	150.00	COM

Building Sub Area Codes & Values		
Code	Description	Factor
AOF	OFFICE, (AVERAGE)	1.00
APT	APARTMENT	1.00
BAS	FIRST FLOOR	1.00
CAN	CANOPY	0.20
CLP	LOADING PLATFORM, FI	0.30
CRL	CRAWL SPACE	0.00
CTH	CATHEDRAL CEILING	0.00
EAF	ATTIC, EXPANSION, FI	0.30
EAU	ATTIC, EXPANSION, UN	0.20
FAT	ATTIC, FINISHED	0.30
FBM	BASEMENT, FINISHED	0.40
FCP	CARPORT	0.20
FEP	ENCLOSED PORCH	0.70
FGR	ATTACHED GARAGE	0.40
FHS	HALF STORY, FINISHED	0.50
FOP	OPEN PORCH	0.20
FSP	SCREENED PORCH	0.25
FST	UTILITY, FINISHED	0.30
FUS	UPPER STORY, FINISHE	1.00
PRS	PIERS	0.00
PTO	PATIO	0.10
SDA	STORE DISPLAY AREA	1.35
SFB	FINISH WALKOUT BSMT	0.70
SLB	SLAB	0.00
SPA	SERVICE PRODUCTION A	0.85
STP	DECK	0.10
TQS	THREE QUARTER STORY	0.75
UAT	ATTIC, UNFINISHED	0.20
UBM	UNFINISHED BASEMENT	0.30
UEP	ENCLOSED PORCH LOW Q	0.50
UGR	BASEMENT GARAGE	0.35
UHS	HALF STORY, UNFINISH	0.25
ULP	LOADING PLATFORM, UN	0.20
UQS	THREE QUARTER STORY	0.35
URB	UNFINISHED WALKOUT B	0.35
USP	SCREENED PORCH LOW Q	0.20
UST	UTILITY, STORAGE, UN	0.15
UUS	UPPER STORY, UNFINIS	0.50
WDK	DECK	0.10

ETO	TOWN OFFICES	1.25	150.00	COM
IAB	ACCESSORY BLDG	1.00	1.00	IND
IND	LIGHT INDUSTRIAL	1.00	30.00	IND
MHD	DOUBLE WIDE MH	1.50	70.00	MFH
MHS	MOBILE HOMES	3.00	58.00	MFH
MRV	CAMPER	5.00	30.00	MFH
RAB	ACCESSORY BLDG	1.00	1.00	RES
RCA	CAMP	1.25	88.00	RES
RCD	CONDO	1.25	125.00	RES
RCG	COLLEGES	1.00	58.00	RES
RCO	COTTAGE	1.25	96.00	RES
RDC	DETACHED CONDO	1.25	155.00	RES
RDO	DORMITORY	1.00	125.00	RES
RGC	CONDO -G	1.25	130.00	RES
RMF	MULTI FAM RES	1.25	114.00	RES
RSA	RESIDENTIAL	1.25	124.00	RES
RSS	SERVICE SHOPS	1.00	48.00	RES
RTH	THEATER ENCL.	1.00	62.00	RES
UTL	UTILITY BUILDINGS	1.00	65.00	RES

Building Quality Adjustments		
Code	Description	Factor
01	A/D 01 BASE -40	0.60
02	A/D 02 BASE -30	0.70
03	A/D 03 BASE 100	1.00
04	A/D 04 BASE 110	1.10
05	A/D 05 BASE 125	1.25
06	A/D 06 BASE 140	1.40
07	A/D 07 BASE 150	1.50
10	A/D 10 BASE 195	1.95
12	A/D 12 BASE 250	2.50
14	A/D 14 BASE 290	2.90
16	A/D 16 BASE 350	3.50
18	A/D 18 BASE 380	3.80
20	A/D 20 BASE 410	4.10
08	A/D BASE 08 165	1.65

Building Roof Structures		
Code	Description	Points
1	RIGID FRM/BJST	5.00
2	STEEL FRM/TRUS	5.00
3	BOWSTRING TRUS	5.00
4	REINFORC CONCR	5.00
5	PRESTRES CONCR	13.00
A	FLAT	2.00
B	SHED	2.00
C	GABLE OR HIP	3.00
D	WOOD TRUSS	4.00
E	SALT BOX	4.00
F	MANSARD	5.00
G	GAMBREL	5.00
H	IRREGULAR	6.00

Building Exterior Wall Materials		
Code	Description	Points
1	CEMENT/CLAPBD	36.00
2	DECORATIVE BLOCK	36.00
3	COMP./WALL BRD	21.00
4	SINGLE SIDING	27.00
5	WOOD ON SHEATH	34.00
6	STUCCO ON WOOD	34.00
7	PRECAST PANEL	34.00
8	PRE-CAST CONCR	38.00
9	REINFORC CONCR	42.00

Building Story Codes & Values		
Code	Description	Factor
A	1 STORY FRAME	1.00
B	1.5 STORY FRAME	0.98
C	1.75 STORY FRAME	0.98
D	2.00 STORY FRAME	0.97
E	2.50 STORY FRAME	0.95
F	2.75 STORY FRAME	0.95
G	3.00 STORY FRAME	0.95
H	3.50+ STORY FRAME	0.95
I	SPLT LVL	1.00
J	1.25 STORY FRAME	0.99

Building Roof Materials		
Code	Description	Points
1	CORRUGATED ASB	3.00
2	ASBESTOS SHING	3.00
3	CONCRETE TILE	7.00
4	ENAMEL METAL S	2.00
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
E	ASBEST PNL	3.00
F	CLAY/TILE	7.00
G	WD SHINGLE	5.00
H	SLATE	6.00
I	CORRUGATED COMP	3.00
J	PREFAB METALS	6.00
K	METAL SHINGLE	6.00
L	RUBBER MEMBRANE	5.00
M	ASBEST SHINGL	3.00
N	SYNTHETIC SLATE	5.00
S	STANDING SEAM	6.00
T	HIGH QUALITY COMP	7.00

Building Frame Materials		
Code	Description	Factor
A	WOOD	100.00
B	MASONRY	110.00
C	REIN-CONCRETE	110.00
D	STEEL	115.00
E	SPECIAL	115.00
Commercial Wall Factor Increases 2.1% per foot above 12 feet.		

A	MINIMUM	18.00
B	BELOW AVG	24.00
C	NOVELTY	34.00
D	AVERAGE	34.00
E	BOARD/BATTEN	34.00
F	ASBEST SHNGL	30.00
G	LOGS	34.00
H	ABOVE AVG	37.00
I	CLAP BOARD	34.00
J	CEDAR/REDWD	37.00
K	PREFAB WD PNL	32.00
L	WOOD SHINGLE	34.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	35.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
W	VINYL SHAKES	38.00
Y	MASONITE	28.00

Building Interior Wall Materials		
Code	Description	Points
1	CUST WD PANEL	31.00
2	K PINE/A WD	27.00
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTER	27.00
D	DRYWALL	27.00
E	WOOD/LOG	30.00
F	PLYWOOD PANEL	27.00
G	AVERAGE FOR USE	22.00

Building Interior Floor Materials		
Code	Description	Points
1	DIRT/NONE	0.00
2	CONCR-FINISHED	5.00
3	CONCR ABV GRAD	10.00
4	CORK TILE	10.00
5	TERRAZZO MONOL	10.00
6	CERAM CLAY TILE	12.00
7	QUARRY TILE	12.00
8	TERRAZZO EPOXY	10.00
9	PRECAST CONCR	10.00
A	MIN PLYWD	5.00
B	CONCRETE	6.00
C	HARD TILE	12.00
D	LINOLEUM OR SIM	7.00
E	PINE/SOFT WD	10.00
F	HARDWOOD	11.00
G	PARQUET	12.00
H	CARPET	9.00
I	AVERAGE FOR USE	9.00
J	LAMINATE	9.00
K	VINYL	9.00
P	PERGO	9.00
V	VINYL PLANK	10.00
Y	SLATE	12.00
Z	MARBLE	12.00

Building Heating Fuel Types		
Code	Description	Points
1	TYPICAL	0.50
2	GEO THERMAL	1.00
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10

Building Heating System Types		
Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD ELECT	3.00
H	RAD WATER	6.00
I	CERAMIC/QUARTS	4.00
J	HEAT PUMP	7.00
K	WALL/FLR FURNACE	6.00

Building Accessories	
Description	Points
CENTRAL AIR CONDITIONING	2.00
EXTRA KITCHEN	2.00
FIREPLACE	1.00
GENERATOR	1.00

Building Bedroom & Bathroom Points							
Bedrooms							
	0	1	2	3	4	> 4	
Bathrooms	0.0	0	2	3	4	5	6
	0.5	6	7	7	8	8	9
	1.0	9	10	10	11	11	12
	1.5	12	11	12	13	14	15
	2.0	13	12	13	14	15	16
	2.5	14	13	13	14	15	16
	3.0	15	14	14	15	16	17
	3.5	16	14	14	15	16	17
	4.0	17	14	15	16	17	18
	> 4.0	18	14	15	16	17	18

Standard Age Only Building Depreciation Schedule							
Building Age Condition Classifications							
For Standard Depreciation 1.00 %							
Age	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	5	4	3	1	1	1	1
5	11	9	7	5	4	3	2
10	16	13	9	8	6	5	3
15	19	15	12	10	8	6	4
20	22	18	13	11	9	7	4
30	27	22	16	14	11	8	5
40	32	25	19	16	13	9	6
50	35	28	21	18	14	11	7
60	39	31	23	19	15	12	8
70	42	33	25	21	17	13	8
80	45	36	27	22	18	13	9
90	47	38	28	24	19	14	9
100	50	40	30	25	20	15	10
125	56	45	34	28	22	17	11
150	61	49	37	31	24	18	12
175	66	53	40	33	26	20	13
200	71	57	42	35	28	21	14
225	75	60	45	38	30	23	15
250	79	63	47	40	32	24	16
275	83	66	50	41	33	25	17
300	87	69	52	43	35	26	17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by building type.