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Single Family Home Costs

Use the costs below to check your estimates and to verify bids submitted by subcontractors. These costs are based on a 1,600 square foot home (as described on page 307) built during the third quarter of 2015 at a cost of \$115.71 per square foot. Figures in the column “% of Total” are the same as those listed in the Residential Rule of Thumb Construction Costs on page 307. These are averages and will vary widely with the type and quality of construction.

Item	Total manpower required	% of Total	Unit	\$ Material	\$ Labor	\$ Equipment	Total \$ per SF	Total \$ 1600 SF
Excavation	3 men 2 days	1.2%	SF	—	\$1.04	\$0.35	\$1.39	\$2,224
Foundation, slab, piers	3 men 4 days	3.7%	SF	\$1.71	2.14	0.43	4.28	6,848
Flatwork (drive and walk)	3 men 3 days	2.4%	SF	1.11	1.39	0.28	2.78	4,448
Brick hearth & veneer	2 men 1 day	0.7%	SF	0.32	0.41	0.08	0.81	1,296
Rough hardware		0.6%	SF	0.28	0.35	0.06	0.69	1,104
Finish hardware		0.2%	SF	0.14	0.09	—	0.23	368
Rough lumber		6.4%	SF	7.41	—	—	7.41	11,856
Finish lumber		0.5%	SF	0.58	—	—	0.58	928
Rough carpentry labor	2 men 20 days	8.9%	SF	—	10.30	—	10.30	16,480
Finish carpentry labor	1 man 7 days	1.7%	SF	—	1.97	—	1.97	3,152
Countertops	1 man 2 days	1.5%	SF	1.04	0.70	—	1.74	2,784
Cabinets	2 men 2 days	3.7%	SF	3.42	0.86	—	4.28	6,848
Insulation (R19 ceiling)	1 man 3 days	2.3%	SF	1.73	0.93	—	2.66	4,256
Roofing	4 men 3 days	5.5%	SF	3.82	2.54	—	6.36	10,176
Painting	2 men 3 days	3.6%	SF	1.46	2.71	—	4.17	6,672
Shower & tub enclosure	1 man 1 day	0.5%	SF	0.35	0.23	—	0.58	928
Prefabricated fireplace	1 man 1 day	0.9%	SF	0.78	0.21	0.05	1.04	1,664
Bath accessories	1 man 1 day	0.7%	SF	0.54	0.27	—	0.81	1,296
Built-in appliances	1 man 1 day	1.6%	SF	1.66	0.19	—	1.85	2,960
Heating and ducting	2 men 5 days	2.9%	SF	1.34	2.02	—	3.36	5,376
Plmbg & sewer connections	3 men 5 days	7.3%	SF	3.28	4.23	0.84	8.45	13,520
Doors	2 men 2 days	1.9%	SF	1.43	0.77	—	2.20	3,520
Garage door	1 man 1 day	0.4%	SF	0.34	0.12	—	0.46	736
Alum windows/slidg drs	1 man 2 days	1.2%	SF	0.83	0.56	—	1.39	2,224
Exterior stucco	3 men 3 days	6.4%	SF	4.82	2.22	0.37	7.41	11,856
Gypsum wallboard	2 men 6 days	4.7%	SF	2.44	2.99	—	5.43	8,688
Resilient flooring	1 man 1 day	2.0%	SF	1.09	1.22	—	2.31	3,696
Carpeting	2 men 1 day	2.4%	SF	2.22	0.56	—	2.78	4,448
Wiring (Romex)	1 man 10 days	3.2%	SF	1.48	2.22	—	3.70	5,920
Lighting fixtures		1.2%	SF	1.11	0.28	—	1.39	2,224
Subtotal, DIRECT JOB COSTS		80.2%		\$46.83	\$43.52	\$2.46	\$92.81	\$148,496
Amount above, as a percent of total direct costs				51.68%	45.75%	2.55%	100.00%	—
Indirect Costs		%	of Total	\$	\$	\$	Total \$	Total \$
			Unit	Material	Labor	Equipment	per SF	1600 SF
Insurance, payroll tax		4.8%	SF	\$5.55	—	—	\$5.55	\$8,880
Plans & specs		0.4%	SF	0.46	—	—	0.46	736
Permits & utilities		1.7%	SF	1.97	—	—	1.97	3,152
Final cleanup		0.4%	SF	—	0.46	—	0.46	736
Subtotal, INDIRECT JOB COSTS		7.3%		\$7.98	\$0.46	—	\$8.44	13,504
Overhead & profit		12.5%	SF	\$14.46	—	—	\$14.46	\$23,142
Total all costs, rounded (based on 1600 SF)		100.0%	SF	\$69.27	\$43.98	\$2.46	\$115.71	\$185,142
Amount above, as a percent of total costs =				59.77%	38.00%	2.23%	100.00%	—

The “Manpower” column assumes work is done in phases. Elapsed time, from breaking ground to final cleanup, will be about 10 weeks, plus delays due to weather, shortages and schedule conflicts.

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Industrial and Commercial Division Hourly Labor Costs

The hourly labor costs shown in the column headed "Hourly Cost" have been used to compute the manhour costs for the crews on pages 8 and 9 and the costs in the "Labor" column on pages 310 to 639 of this book. All figures are in U.S. dollars per hour.

"Hourly Wage and Benefits" includes the wage, welfare, pension, vacation, apprentice and other mandatory contributions. The "Typical Employer's Burden" is the cost to the contractor for Unemployment Insurance (FUTA), Social Security (FICA) and Medicare, state unemployment insurance, workers' compensation insurance and liability insurance. Tax and insurance expense included in these labor-hour costs are itemized in the sections beginning on pages 184 and 285.

These hourly labor costs will apply within a few percent on many jobs. But wages may be much higher or lower on the job you are estimating. If the hourly cost on this page is not accurate for your jobs, use the labor cost adjustment procedure on page 11.

If your hourly labor cost is not known and can't be estimated, use both labor and material figures in this book without adjustment. When all material and labor costs have been compiled, multiply the total by the appropriate figure in the area modification table on pages 12 through 15.

Craft	Hourly Wage and Benefits (\$)	Typical Employer Burden (%)	Employer's Burden Per Hour (\$)	Hourly Cost (\$)
Air Tool Operator	31.21	36.50%	11.83	42.62
Asbestos Worker	37.31	37.75%	22.21	58.94
Boilermaker	38.47	36.97%	21.77	59.64
Bricklayer	34.74	32.61%	18.01	52.23
Bricklayer Tender	26.70	32.61%	13.71	40.01
Building Laborer	27.39	32.74%	12.84	39.84
Carpenter	34.28	31.64%	17.43	51.18
Cement Mason	32.64	33.91%	17.46	49.61
Crane Operator	35.23	36.58%	20.93	55.59
Drywall Installer	33.96	29.83%	17.03	50.99
Electrician	39.47	28.89%	19.39	58.86
Elevator Constructor	36.58	27.60%	19.17	55.75
Floor Layer	32.81	34.10%	17.31	50.12
Glazier	34.54	31.48%	19.62	54.16
Iron Worker (Structural)	37.50	47.70%	27.31	64.81
Lather	31.42	31.55%	15.34	46.76
Marble Setter	34.31	31.64%	18.54	52.85
Millwright	34.86	31.52%	17.67	52.53
Mosaic & Terrazzo Worker	32.26	31.64%	17.58	49.84
Painter	34.09	31.48%	17.83	51.92
Pile Driver	34.56	35.99%	21.02	55.58
Pipefitter	39.36	31.83%	21.51	60.87
Plasterer	35.34	33.97%	18.27	53.61
Plasterer Helper	29.39	33.97%	14.83	44.22
Plumber	40.03	31.83%	21.87	61.90
Reinforcing Ironworker	36.58	38.89%	27.11	63.69
Roofer	30.52	37.59%	17.84	48.36
Sheet Metal Worker	38.92	30.91%	20.20	59.12
Sprinkler Fitter	41.25	30.49%	21.87	63.12
Tractor Operator	35.11	36.50%	20.80	55.91
Truck Driver	28.46	36.50%	16.37	44.83