

## Carpentry, Finish

	Craft@Hrs	Unit	Material	Labor	Total
Straight edge plank flooring, 3/4" x 6" to 12" wide					
Set with biscuit joiner plates	BF@.055	SF	—	1.81	1.81
Add for plank flooring					
set with screws and butterfly plugs	BF@.010	SF	—	.33	.33
Filling and sanding a wood floor with drum and disc sanders					
3 passes (60, 80, 100 grit), per square foot	BF@.023	SF	—	.76	.76
Finishing a wood floor, including filler, shellac, polyurethane or waterborne urethane	BF@.024	SF	—	.79	.79

**Skirt boards for stairways** Including layout, fitting, assembly and installation. Based on a 9' floor-to-floor rise where the stair carriage has already been installed by others. Costs will be higher if re-cutting, shimming, or adjusting of an existing stair carriage is required.

Cutting and installing a skirt board on the closed side of a stairway. Costs per skirt board

Treads and risers butted against skirt boards, no dadoes	BC@2.00	Ea	—	71.40	71.40
Treads and risers set in dadoes	BC@3.75	Ea	—	134.00	134.00
Cutting and installing a skirt board on the open side of a stairway					
Risers miter-jointed into the board	BC@5.50	Ea	—	196.00	196.00

**Treads and risers for stairs** Including layout, cutting, fitting, and installation of treads, risers and typical moulding under the tread nosing. Includes a miter return on one side of each tread. Cost per 9' rise of 14 treads and 15 risers

9' rise stairway	BC@2.50	Ea	—	89.30	89.30
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**Handrail for stairs** Including layout, cutting, fitting and installation. Based on milled hardwood rail, posts and fittings

Setting newel posts, costs per post	BC@2.50	Ea	—	89.30	89.30
Setting post-to-post handrail					
Costs per 10 linear feet of rail	BC@1.50	Ea	—	53.60	53.60
Setting over-the-post handrail					
Costs per 10 linear feet of rail	BC@2.50	Ea	—	89.30	89.30
Add for each transition fitting					
Turn, easing or gooseneck	BC@1.75	Ea	—	62.50	62.50

**Balusters for stair railing** Including layout, cutting, fitting and installation. Based on mill-made hardwood balusters. Cost per baluster

Balusters with round top section	BC@.330	Ea	—	11.80	11.80
Balusters with square top section	BC@.750	Ea	—	26.80	26.80

**Steel framing rule of thumb** Light-gauge steel framing cost per square foot of living area. These figures will apply on most crawl space and basement homes. Labor and material cost will be about 30% less for framing over a slab on grade. Complex framing jobs will cost more. The seven lines of cost data under "Steel framing rule of thumb cost breakdown" below show the cost breakdown for framing a medium cost house. Add \$1.50 to \$3.00 per SF of floor if engineer approval is required (plans not based on code tables). Material cost assumes precut materials fastened with screws. Labor cost includes layout, assembly, plumb and align.

Low cost house	B1@.223	SF	6.15	7.17	13.32
Medium cost house	B1@.268	SF	6.99	8.62	15.61
Better quality house	B1@.355	SF	9.58	11.40	20.98

