

**GUNNISON COUNTY  
COMMERCIAL CONSTRUCTION  
QUALITY GUIDELINES**

**April 2011**

**THE FOLLOWING ARE GENERAL GUIDELINES ONLY AND ARE NOT TO BE INTERPRETED AS SPECIFIC REQUIREMENTS**

## LOW

Commercial buildings of LOW quality are of low cost construction and may or may not meet minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail.

<b><u>FOUNDATION:</u></b>	piers, slab, mud sill
<b><u>EXTERIOR WALLS:</u></b>	2X4, minimal frame, block, or steel
<b><u>WINDOWS:</u></b>	minimal fenestration - single pane
<b><u>ROOF:</u></b>	shed, low pitch gable - lightweight shingles, rolled, corrugated metal
<b><u>INTERIOR FINISH:</u></b>	minimum finish, can be only the metal exterior wall is the interior wall
<b><u>FLOORS:</u></b>	can be a dirt floor in a warehouse to a thin concrete slab
<b><u>ELECTRICAL:</u></b>	minimal
<b><u>PLUMBING:</u></b>	none to a water closet & lavatory sink
<b><u>HEATING:</u></b>	stove, wall heaters, no central heat

LOW



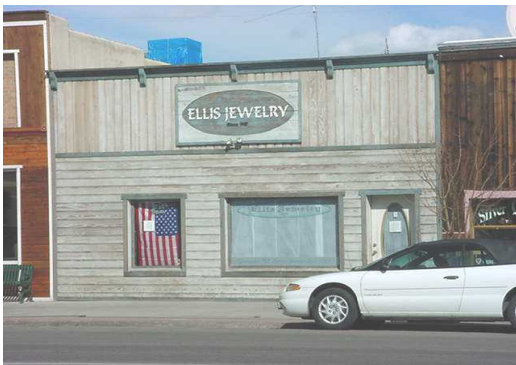
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## FAIR

Commercial buildings of FAIR quality are low cost, as a primary consideration. Although overall quality of materials and workmanship may be below average, these buildings are not substandard and will meet minimum Building Code requirements. Design is from stock plans and ornamentation is usually limited to the front elevation.

<b><u>FOUNDATION:</u></b>	piers, concrete block, concrete
<b><u>EXTERIOR WALLS:</u></b>	2X4 or 2X6, T1-11, metal, etc.
<b><u>WINDOWS:</u></b>	moderate fenestration - single or double pane
<b><u>ROOF:</u></b>	hip or gable - asphalt shingles, rolled, metal
<b><u>INTERIOR FINISH:</u></b>	drywall taped and painted, inexpensive doors, minimal office space,
<b><u>ELECTRICAL:</u></b>	minimal
<b><u>PLUMBING:</u></b>	none to a water closet & lavatory sink
<b><u>HEATING:</u></b>	wall space heaters, forced air, baseboard electric or hot water

# FAIR



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## AVERAGE

Commercial buildings of AVERAGE quality will meet or exceed the minimum construction requirements of building codes. The quality of materials and workmanship is acceptable, but not reflective of custom workmanship. Hardware and plumbing are usually stock items. Architectural design will include adequate fenestration and ornamentation of the front elevation.

<b><u>FOUNDATION:</u></b>	concrete block, concrete
<b><u>EXTERIOR WALLS:</u></b>	2X6, T1-11, lap, cedar, vinyl, brick
<b><u>WINDOWS:</u></b>	average fenestration - double pane
<b><u>ROOF:</u></b>	hip or gable - asphalt shingles, metal, membrane
<b><u>INTERIOR FINISH:</u></b>	drywall taped and painted, tile floors, or carpet
<b><u>ELECTRICAL:</u></b>	adequate outlets and fixtures – meets current code
<b><u>PLUMBING:</u></b>	minimum of two, half baths
<b><u>HEATING:</u></b>	forced air, baseboard electric or hot water, in floor radiant

AVERAGE



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## GOOD

Commercial buildings of GOOD quality usually use standard materials throughout with extra attention given to plans, design and trim.

<b><u>FOUNDATION:</u></b>	concrete
<b><u>EXTERIOR WALLS:</u></b>	2X6, stucco, log (12" minimum), combination of masonry, wood & steel
<b><u>WINDOWS:</u></b>	good fenestration - double pane, custom design and shape, quality frame and trim
<b><u>ROOF:</u></b>	multiple roof lines, cedar or asphalt shingles, metal or other upgraded roof material
<b><u>INTERIOR FINISH:</u></b>	drywall taped and painted, tongue and groove paneling decorative trims
<b><u>FLOORS:</u></b>	quality carpet, tile, ceramic tile, wood
<b><u>ELECTRICAL:</u></b>	more than adequate outlets and fixtures – exceeds current code
<b><u>PLUMBING:</u></b>	custom restrooms with attention to detail
<b><u>HEATING:</u></b>	forced air, hot water, in floor radiant

GOOD





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## VERY GOOD

Commercial buildings of VERY GOOD quality use high-end materials throughout with more ornamentation and special designs.

<b><u>FOUNDATION:</u></b>	concrete
<b><u>EXTERIOR WALLS:</u></b>	2X6, stucco, log (12" minimum), combination of masonry, wood & steel
<b><u>WINDOWS:</u></b>	excellent fenestration - double pane, custom design and shape, high quality frame and trim
<b><u>ROOF:</u></b>	multiple roof lines, cedar shingles, slate, copper or other upgraded roof material
<b><u>INTERIOR FINISH:</u></b>	drywall taped and painted, tongue and groove paneling decorative trims
<b><u>FLOORS:</u></b>	high quality carpet, tile, ceramic tile, wood, marble
<b><u>ELECTRICAL:</u></b>	more than adequate outlets and fixtures – exceeds current code
<b><u>PLUMBING:</u></b>	custom restrooms with attention to detail
<b><u>HEATING:</u></b>	hot water, in floor radiant, electric or HVAC

VERY GOOD

