

- 1 This document is intended to serve as a general guideline for Standard Cost Code setup for a small to mid-size General Contractor.
- 2 Its purpose is to provide a standard list to import into Job Cost, for tracking historical costs a reasonable level of detail, useful for cost control and project management.
- 3 Use CSI Masterformat 2010 for creating new codes when needed.
- 4 It should be noted that Masterformat is designed as the standard for Project Specification writing. It has been adopted by General Contractors as a basis for historical job cost reporting as it is industry standard, providing both an organizational scheme and a numeric index for construction work. Substantial departures from literal adoption are required in order to more accurately describe the General Contractor's job requirements.
- 5 Division 01 is the most arbitrary, with furthest divergence from Masterformat 2010. Each company views these costs differently, and is encouraged to modify as needed. Due diligence should be made however to reasonably adhere to the MF '10's intent and numbering scheme.
- 6 Some General Conventions of this list:
- 7 -->XX-0010 code is "Operation & Maintenance" for work within that Division. Use as required for any Division.
- 8 -->XX-0050 code is "Common Work Results" for work within that Division, and is renamed to the Division title, (as Master Builder doesn't require Division titles). Use for summary activity for the Division, as well as for Division-level Subcontracted work. It is shaded blue to provide visual separation for each Division.
- 9 -->MF '10 numbering convention increments its Level 4 codes "xx13, xx-xx23", etc. In our experience "xx10, xx20" is more intuitive and easier for the field to code correctly. We've made this change throughout the document.
- 10 -->MF '10 level 2 codes, the most summary level following Division Codes, are shaded pale yellow to identify summary level codes.
- 11 The most detailed codes are suggested in Divisions 01, 03, 06, where traditional GC's are likely to self-perform work. For smaller jobs, specific projects, and for companies who won't self-perform, use the summary codes instead.
- 12 Divisions 41-45 excluded due to Industrial nature of Work. See Division Numbers & Titles page for definitions if required.

0	MF-2010	Description
1	01-0000	Gen Requirements
2	01-0010	Bond
3	01-0020	Insurance
4	01-0040	Design (A&E)
5	01-0050	Plans & Specs
6	01-1060	Engineering
7	01-3000	Project Administration
8	01-3100	Project Manager
9	01-3110	Project Engineer
10	01-3120	Jobsite Supervision
11	01-3150	Clerical
12	01-3200	Scheduling
13	01-3230	Job Photos
14	01-3300	Submittals
15	01-3500	Special Procedures & Governmental Requirements
16	01-3510	Safety Requirements
17	01-3530	Security Procedures
18	01-4000	Quality Requirements
19	01-4120	Permits & Fees
20	01-4520	Testing & Inspection Services
21	01-5000	Temp Facilities & Controls
22	01-5100	Temporary Utilities
23	01-5110	Temp Light & Power
24	01-5120	Temporary Heating & Cooling
25	01-5130	Temporary Communications
26	01-5150	Job Fuel
27	01-5210	Field Offices & Sheds
28	01-5220	Sanitary Facilities
29	01-5300	Temporary Construction
30	01-5400	Construction Equipment
31	01-5410	Temporary Lifting & Hoisting Equipment
32	01-5420	Scaffold & Temporary Platforms
33	01-5450	Tools
34	01-5500	Vehicle Access & Parking
35	01-5510	Temporary Roads & Maintenance
36	01-5523	Snow Removal
37	01-5530	Traffic Control
38	01-5600	Temporary Barriers & Enclosures
39	01-5620	Temp Fencing
40	01-5623	Signs/Barricades
41	01-5700	Temporary Controls
42	01-5723	Storm Water Prevention Plan
43	01-5800	Project Signage
44	01-5900	Remote Construction Procedures
45	01-5910	Construction Camp
46	01-5920	Camp Maintenance
47	01-5930	Travel Expense / Airfare

0	MF-2010	Description
48	01-5940	Subsistence & Per Diem
49	01-6000	Product Requirements & Expediting
50	01-6510	Freight
51	01-6520	Air Freight
52	01-6600	Product Handling Requirements, Load & Unload
53	01-6610	Expeditor
54	01-7000	Execution & Closeout
55	01-7100	Mobilization
56	01-7120	Demobilization
57	01-7300	Execution
58	01-7400	Construction Cleaning
59	01-7410	Waste Management & Disposal
60	01-7420	Final Cleaning
61	01-7700	Project Closeout
62	01-7800	Closeout Submittals
63	01-7810	Punchlist & Completion
64	01-7820	As-Builts / O&M Data
65	01-7830	Warranties
66	01-7890	As-Builts / O&M Data
67	01-8000	Performance Requirements
68	01-9100	Commissioning
69	02-0000	Existing Conditions
70	02-0500	Existing Conditions
71	02-2100	Survey
72	02-2200	Site Assessment
73	02-2400	Environmental Assessment
74	02-2600	Hazardous Mtl Abatement
75	02-3000	Soils Testing
76	02-4000	Demolition
77	02-4100	Selective Demolition
78	02-4110	Building Demolition
79	02-4120	Paving & Concrete Demolition
80	02-4130	Utility Demolition
81	02-4130	Utility Demolition
82	03-0000	Concrete
83	03-0100	Concrete Restoration & Maintenance
84	03-0500	Concrete
85	03-0510	Concrete Testing
86	03-0520	Concrete Equipment
87	03-1000	Concrete Formwork
88	03-1100	Form & Strip Foundations
89	03-1130	Form & Strip Walls
90	03-1150	Form & Strip Slab on Grade
91	03-1200	Form & Strip Elevated Concrete
92	03-1300	Form & Strip Misc. Concrete
93	03-1500	Concrete Form Accessories
94	03-1510	Anchor Bolts

0	MF-2010	Description
95	03-1520	Expansion Joints/Sealants
96	03-2000	Concrete Reinforcement
97	03-2200	Wire Mesh Reinforcing
98	03-3000	Cast-In-Place Concrete
99	03-3100	Place Foundations
100	03-3130	Place Walls
101	03-3150	Place Slab on Grade
102	03-3200	Place Elevated Concrete
103	03-3300	Place Misc.Concrete
104	03-3500	Concrete Finishing
105	03-3550	Vertical Finish \ Cement Wash
106	03-3720	Pump Concrete
107	03-3800	Post-Tension Concrete
108	03-3900	Concrete Curing
109	03-4000	Pre-Cast Concrete
110	03-5000	Concrete Underlayment & Topping
111	03-6000	Grout
112	03-8000	Concrete Cutting & Boring
113	04-0000	Masonry
114	04-0500	Masonry
115	04-0510	Mortar & Masonry Grout
116	04-2000	Unit Masonry
117	04-4000	Stone
118	04-5700	Masonry Fireplaces
119	04-7000	Manufactured Stone
120	05-0000	Metals
123	05-0500	Metals
124	05-0513	Metal Coatings
125	05-0520	Imbeds
126	05-0523	Fasteners
127	05-0550	Pile Caps
128	05-1000	Structural Metal Framing
128	05-2000	Metal Joists
129	05-3000	Metal Decking
130	05-3113	Floor Plate
131	05-4000	Heavy Gauge Metal Stud Framing
132	05-4213	Heavy Gauge Metal Joist Framing
133	05-4400	Heavy Gauge Metal Truss Framing
134	05-5000	Metal Fabrications
135	05-5100	Metal Stairs
136	05-5133	Ladders
137	05-5200	Handrails/Railings/Screens
138	05-5300	Gratings
139	05-5600	Castings
140	05-5800	Formed Metal Fabrications
141	05-5830	Sheetmetal Fabrications
142	06-0000	Wood & Plastics
144	06-0100	Div 06 Restoration & Maintenance

0	MF-2010	Description
145	06-0500	Wood & Plastics
146	06-0520	Fastners & Adhesives
148	06-0570	Wood Treatment
149	06-1000	Rough Carpentry
150	06-1010	Rough Framing Package
151	06-1100	Wood Framing
152	06-1105	Blocking
153	06-1110	Wall Framing
154	06-1130	Floor Framing
155	06-1140	Roof Framing
156	06-1150	Misc Framing, Soffits, Ceilings
157	06-1170	Stair Framing
158	06-1180	Utilidor Framing
159	06-1200	Structural Insulated Panels
160	06-1300	Heavy Timber Construction
161	06-1340	Timber Trusses
162	06-1400	Treated Wood Foundations
163	06-1500	Wood Decking
164	06-1600	Sheathing
165	06-1610	Wall Sheathing
166	06-1630	Floor Sheathing
167	06-1635	Underlayment
168	06-1640	Roof Sheathing
169	06-1700	Engineered Lumber
170	06-1720	Engineered Lumber Beams
171	06-1753	Floor Trusses
172	06-1754	Roof Trusses
173	06-1800	Glu-Lam Construction
174	06-2000	Finish Carpentry
175	06-2000	Finish Carpentry Package
176	06-2500	Paneling
177	06-4200	Millwork
178	06-4300	Wood stairs & Handrail
179	06-4600	Interior Trim
180	06-4940	Exterior Railings
181	06-4940	Exterior Trim
182	06-6000	Fiberglass Reinforced Paneling
183	07-0000	Moisture & Dampproof
184	07-0100	Div 07 Maintenance
185	07-0500	Moisture & Dampproofing
186	07-1000	Waterproofing
187	07-1113	Roofing Moisture-Barrier
188	07-1300	Sheet Membrane Waterproofing
189	07-1400	Fluid Applied Waterproofing
190	07-2100	Insulation
191	07-2110	Rigid Insulation
192	07-2120	Spray Foam Insulation
193	07-2130	Sound Batt Insulation

0	MF-2010	Description
194	07-2600	Vapor Barrier
195	07-2700	Air Barrier
196	07-3000	Steep Slope Roofing / Shingles
197	07-3300	Natural Roof Coverings
198	07-4000	Preformed Roof & Wall Panels
199	07-4230	Building Panels Composite
200	07-4263	Insulated Steel Panels
201	07-4400	Metal Roof Panels
202	07-4600	Siding
203	07-4616	Aluminum Siding
204	07-4623	Wood Siding
205	07-4650	Fiber Cement Siding
206	07-5000	Membrane Roofing
207	07-5200	Modified Bituthene Roofing
208	07-6000	Flashing & Sheetmetal
209	07-7000	Roof & Wall Specialties & Accessories
210	07-8000	Fire & Smoke Protection
211	07-8400	Firestopping/Joint Sealer-Specialties
212	07-9200	Joint Sealants
213	07-9500	Expansion Joint Assemblies
214	08-0000	Openings
215	08-0500	Openings
216	08-1000	Doors & Frames
217	08-1100	Metal Doors & Frames
218	08-1400	Wood & Plastic Doors
219	08-3000	Specialty Doors & Frames
220	08-3100	Access Doors
221	08-3200	Sliding Doors
222	08-3300	Coiling Doors & Grilles
223	08-3400	Special Function Doors
224	08-3410	Hangar Doors
225	08-3453	Security Doors & Frames
226	08-3500	Folding Doors & Grilles
227	08-3600	Panel & Sectional Doors
228	08-4000	Storefronts & Entrances
229	08-5000	Windows
230	08-5600	Special Function Windows
231	08-6000	Roof Windows & Skylights
232	08-7000	Hardware
233	08-7100	Door Hardware
234	08-7400	Access Control Hardware
235	08-8000	Glass & Glazing
236	08-8800	Special Function Glazing
237	08-9000	Louvers & Vents
238	09-0000	Finishes
239	09-0500	Finishes
240	09-2000	Plaster & Drywall
241	09-2200	Light Gauge Metal Framing

0	MF-2010	Description
242	09-2500	Plastering
243	09-2900	Drywall
244	09-2910	Exterior Gyp Sheathing
245	09-3000	Tile
246	09-5000	Ceilings
247	09-5100	Acoustical Ceilings
248	09-5300	Ceiling Suspension System
249	09-5400	Specialty Ceilings- Metal, Wood, Decorative
250	09-5700	Security Ceilings
251	09-6000	Flooring
252	09-6010	Floor Prep
253	09-6200	Specialty Flooring
254	09-6400	Wood Flooring
255	09-6500	Resilient Flooring
256	09-6600	Terrazzo
257	09-6700	Fluid Applied Flooring
258	09-6800	Carpeting
259	09-7000	Wall Finishes
260	09-7200	Wall Coverings
261	09-8000	Acoustic Treatment
262	09-9000	Painting & Coatings
263	09-9100	Painting
264	09-9600	High Performance Coatings
265	10-0000	Specialties
266	10-0500	Specialties
267	10-1110	Visual Display Boards
268	10-1200	Display Cases
269	10-1400	Signage
270	10-1410	Exterior Signs
271	10-1700	Telephone Specialties
272	10-2000	Interior Specialties
273	10-2113	Toilet Partitions
274	10-2116	Shower & Dressing Compartments
275	10-2200	Partitions
276	10-2600	Wall & Door Protection
277	10-2800	Toilet & Bath Accessories
278	10-3000	Fireplaces & Stoves
279	10-4000	Safety Specialties
280	10-4400	Fire Protection Specialties
281	10-5000	Storage Specialties
282	10-5100	Lockers
283	10-5500	Postal Specialties
284	10-5600	Storage Assemblies & Shelving
285	10-5700	Wardrobe & Closet Specialties
286	10-7000	Exterior Specialties
287	10-7500	Flag Poles
288	10-8000	Other Specialties
289	10-8200	Grilles & Screens

0	MF-2010	Description
290	11-0000	Equipment
291	11-0500	Equipment
292	11-1000	Vehicle & Pedestrian Equipment
293	11-1100	Shop Equipment
294	11-1300	Loading Dock Equipment
295	11-1800	Security & Vault Equipment
296	11-1900	Detention Equipment
297	11-2000	Commercial Equipment
298	11-2300	Laundry Equipment
299	11-2400	Maintenance Equip
300	11-3000	Residential Appliances
301	11-4000	Food Service Equipment
302	11-5000	Educational & Science Equipment
303	11-5100	Library Equipment
304	11-5200	Audio-Visual Equipment
305	11-5300	Laboratory Equipment
306	11-6000	Entertainment Equipment
307	11-6100	Theater & Stage Equipment
308	11-6500	Athletic & Recreational Equipment
309	11-6800	Playfield Equipment & Structures
310	12-0000	Furnishing
311	12-0500	Furnishings
312	12-1000	Artwork
313	12-2000	Window Treatments
314	12-3000	Manufactured Casework
315	12-3500	Residential Casework
316	12-3600	Countertops
317	12-4000	Furnishings & Accessories
318	12-4800	Rugs & Mats
319	12-5000	Furniture
320	12-6000	Multiple Seating
321	12-9200	Interior Planters & Artificial Plants
322	12-9300	Site Furnishings- Bike Racks, Site Seating, Trash Rec.
323	13-0000	Special Construction
324	13-0500	Special Construction
325	13-1100	Swimming Pools
326	13-1200	Fountains & Water Features
327	13-2000	Special Purpose Rooms
328	13-3000	Special Structures
329	13-3400	Fabricated Engineered Structures
330	13-4000	Integrated Construction- Sound, Seismic, Radiation Control
331	14-0000	Conveying Systems
332	14-0500	Conveying
333	14-2000	Elevators
334	14-3100	Escalators

0	MF-2010	Description
335	14-9000	Other Conveying Equipment
336	21-0000	Fire Suppression
337	21-0500	Fire Suppression
338	21-1000	Sprinkler Systems
339	21-2000	Dry Agent Fire Supression Systems
340	22-0000	Plumbing
341	22-0500	Plumbing
342	22-1000	Plumbing Piping & Accessories
343	22-3000	Plumbing Equipment
344	22-4000	Plumbing Fixtures
345	22-5000	Pool & Fountain Systems
346	22-6000	Gas & Vac Systems for Lab & Healthcare
347	23-0000	HVAC
348	23-0500	HVAC
349	23-0590	Testing & Balancing
350	23-0900	Instrumentation & Controls
351	23-5000	Central Heating
352	23-5600	Solar Energy Heating Equipment
353	23-6000	Cental Cooling
354	25-0000	Building Automation
355	25-0500	Building Automation
356	25-1000	Network Equipment
357	25-3000	Instrumentation & Terminal Devices
358	25-5000	Facility Controls
359	26-0000	Electrical
360	26-0500	Electrical
361	26-0900	Instrumentation & Controls
362	26-1000	Power Distribution
363	26-1200	Transformers
364	26-2000	Service & Distribution
365	26-3000	Power Generation & Storage
366	26-4000	Electrical & Cathodic Protection
367	26-5000	Lighting
368	27-0000	Communication
369	27-0500	Communications
370	27-1000	Cabling
371	27-2000	Data Communications
372	27-3000	Voice Communications
373	27-4000	Audio-Video Communications
374	27-5000	Distributed Comm & Monitoring Systems
375	27-5200	Healthcare Communication & Monitoring
376	27-6000	Wireless Communications
377	28-0000	Electronic Safety & Security
378	28-0500	Electronic Safety & Security
379	28-1000	Access Control
380	28-2000	Surveillance

0	MF-2010	Description
381	28-3000	Detection & Alarm
382	28-3100	Fire Detection & Alarm
383	28-4000	Electronic Monitoring & Control
384	31-0000	Earthwork
385	31-0500	Earthwork
386	31-1000	Site Clearing
387	31-2000	Earthmoving
388	31-3000	Earthwork Methods
389	31-4000	Shoring & Underpinning
390	31-6000	Piling
391	31-6600	Thermosyphons, Thermisters
392	31-7110	Drilling & Blasting
393	32-0000	Exterior Improvements
394	32-0500	Exterior Improvements
395	32-1000	Paving & Accessories
396	32-1130	Base Course
397	32-1133	Aggregate Surfacing
398	32-1200	Asphalt Paving
399	32-1300	Concrete Paving
400	32-1320	Sidewalks
401	32-1600	Curbs
402	32-1700	Paving Specialties
403	32-1720	Guardrails
404	32-3000	Site Improvements
405	32-3100	Fencing & Gates
406	32-3136	Building Skirting
407	32-3200	Retaining Walls
408	32-3910	Bollards
409	32-9000	Planting & Landscaping
410	33-0000	Utilities
411	33-0500	Utilities
412	33-0510	Manholes, Structures, Signage
413	33-1000	Water Systems
414	33-1100	Water Piping
415	33-1600	Storage Tanks- Water
416	33-3000	Sanitary Sewer Systems
417	33-4000	Storm Water System
418	33-4210	Culverts
419	33-5000	Fuel Distribution
420	33-7000	Electrical Utilities
421	33-8000	Communications Utilities
422	34-0000	Transportation
423	34-0500	Transportation
424	34-7000	Transportation Construction & Equipment
425	34-7100	Roadway Construction
426	34-7200	Railway Construction

0	MF-2010	Description
427	34-7300	Airfield Construction
428	35-0000	Waterway & Marine Construction
429	35-0500	Waterway & Marine Construction
430	41-0000	Material Handling Equipment
431	41-0500	Material Handling Equipment
432	41-2100	Conveyors
433	41-2200	Hoists & Cranes
434	41-2213	Bridge Cranes
435	41-6600	Manlifts
436	46-0000	Water & Wastewater Equipment
437	46-0050	Water & Wastewater Equipment
438	48-0000	Electrical Power Generation
439	48-0050	Electrical Power Generation
440	48-1400	Solar Energy Power Generation
441	48-1500	Wind Energy Power Generation
442	48-1600	Geothermal Energy Power Generation
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