



CSI MASTER FORMAT 2012 SAMPLE COST CODES



**Latest**  
**Estimating**  
**Updates**

**Construction Project Estimating**

*The mile high company*



## CSI MASTER FORMAT 2012 SAMPLE COST CODES

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,
3. useful for cost control and project management.
4. Use CSI Masterformat 2012 for creating new codes when needed.
5. It should be noted that Masterformat is designed as the standard for Project Specification writing. It has been adopted
6. by General Contractors as a basis for historical job cost reporting as it is industry standard, providing both an
7. organizational scheme and a numeric index for construction work. Substantial departures from literal adoption are
8. required in order to more accurately describe the General Contractor's job requirements.
9. 5 Division 01 is the most arbitrary, with furthest divergence from Masterformat 2012. Each company views these costs
10. differently, and is encouraged to modify as needed. Due diligence should be made however to reasonably adhere to
11. the MF '10's intent and numbering scheme.
12. Some General Conventions of this list:
13. -->XX-0010 code is "Operation & Maintenance" for work within that Division. Use as required for any Division.
14. -->XX-0050 code is "Common Work Results" for work within that Division, and is renamed to the Division title, (as
15. Master Builder doesn't require Division titles). Use for summary activity for the Division, as well as for Division-level
16. Subcontracted work. It is shaded blue to provide visual separation for each Division.
17. -->MF '10 numbering convention increments its Level 4 codes "xx13, xx-xx23", etc. In our experience "xx10, xx20" is
18. more intuitive and easier for the field to code correctly. We've made this change throughout the document.
19. -->MF '10 level 2 codes, the most summary level following Division Codes, are shaded pale yellow to identify summary
20. level codes.
21. The most detailed codes are suggested in Divisions 01, 03, 06, where traditional GC's are likely to self-perform work.
22. For smaller jobs, specific projects, and for companies who won't self-perform, use the summary codes instead.
23. Divisions 41-45 excluded due to Industrial nature of Work. See Division Numbers & Titles page for definitions if
24. required.

**0 MF-2012 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  
prepared by Cassell Consulting  
5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 2 of 10

**0 MF-2012 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

prepared by Cassell Consulting

5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 3 of 10

**0 MF-2012 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  
prepared by Cassell Consulting  
5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 4 of 10

**0 MF-2012 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

prepared by Cassell Consulting

5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 5 of 10

**0 MF-2012 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

prepared by Cassell Consulting

5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 6 of 10

**0 MF-2012 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  
prepared by Cassell Consulting  
5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 7 of 10

**0 MF-2012 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

prepared by Cassell Consulting

5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 8 of 10

**0 MF-2012 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 Suppression 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 Central 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

prepared by Cassell Consulting

5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 9 of 10

0 **MF-2012 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  
prepared by Cassell Consulting  
5/9/2011 JobCost Codes 2012 Masterformat\_05.xlsx - Sample\_Codes 10 of 10  
0 **MF-2012 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

# Thank you

*If you have any kind of relevant documentation share it with us*

*Email-prashant@ quantity-takeoff.com*

<http://www.quantity-takeoff.com/>

*Contact us*

*Global Associates*

*21/1 cannal street Lake town*

*KoL-700048*

*Email-prashant@ quantity-takeoff.com*

*Follow us our social media*

