Construction Cost Codes

A free job-costing code list from Construction Coverage: 314 codes in 23 divisions.

How a code works

03 – **210** – **LAB**

03	210	LAB
Division Concrete	Task Slab on Grade	Cost type Labor

- Your crew's labor on a slab is 03-210-LAB. The concrete for it is 03-210-MAT. All three cost types roll up to 03-210, so you can compare the slab against your estimate.
- Codes ending in 00 (like 03-200 Slabs) are summary codes. Small shops can track at that level and skip the detail codes underneath.
- The job (and a phase, if you use them) is picked separately in your software, so a code means the same thing on every job.

Cost types

Type	Name	What goes here
LAB	Labor	Your own crew's hours on the task, at the fully burdened rate: wages plus payroll taxes, workers' comp, and benefits.
MAT	Materials	Everything installed or used up in the work, including delivery charges and sales tax.
EQP	Equipment	Rentals, an hourly rate for equipment you own, and fuel for it.
SUB	Subcontract	Work you hire another company to do. Subcontractor labor goes here, not in LAB.
OTH	Other	Any other direct job cost: permits, fees, testing, travel.

Company overhead (office rent, office staff, annual insurance) is not a job cost and doesn't get a code. Job-site overhead does: use the 01 codes.

Divisions in this list

01 General Conditions
02 Demolition & Existing Conditions
03 Concrete
04 Masonry
05 Steel & Metals
06 Framing & Carpentry
07 Roofing, Insulation & Weatherproofing
08 Doors, Windows & Glass
09 Finishes
10 Specialties
11 Appliances & Equipment
12 Cabinets, Countertops & Furnishings
13 Special Construction
14 Elevators & Lifts
21 Fire Sprinklers
22 Plumbing
23 HVAC
26 Electrical
27 Low Voltage & Communications
28 Security & Fire Alarm
31 Earthwork & Site Prep
32 Paving, Landscaping & Exterior
33 Site Utilities

Pick a starter set

Most small contractors need 20 to 50 codes, not the full list. The Excel version has each starter set as its own sheet, ready to trim:

- **Commercial GC** (156): every division, summary level
- **Residential** (71): new homes, in build order
- **Remodeling** (67): renovation, repair, restoration
- **Civil & Site** (70): earthwork, paving, utilities
- **Trade sets** (24–44): Concrete, Framing & Carpentry, Roofing, Electrical, Plumbing, HVAC

Full list

Code	Name	What goes here
01	**General Conditions**	Job-site overhead: costs that keep the job running but aren't part of one trade's work.
01-100	Supervision & Project Management	Field and office staff assigned to this job. Not company overhead.
01-110	Project Manager	PM time charged to the job.
01-120	Superintendent / Lead Carpenter	Site supervision, scheduling subs, daily oversight.
01-130	Project Engineer & Job Admin	Submittals, RFIs, job paperwork.
01-200	Permits, Fees & Inspections	Government and third-party charges to build this job.
01-210	Building Permits & Plan Review	Building, trade, and plan-review fees you pay. Permits a sub pulls are in their price.
01-220	Utility, Impact & Tap Fees	Water/sewer taps, impact fees, utility connection charges.
01-230	Testing & Special Inspections	Third-party concrete, soil, and structural inspections during construction.
01-300	Temporary Facilities	Things on site only while you build.
01-310	Job Trailer & Storage	Office trailer, storage containers.
01-320	Portable Toilets & Handwash	Rental and servicing.
01-330	Temporary Power, Water & Lighting	Temp service, generator rental for site power, temp lights.
01-340	Temporary Fencing, Barricades & Signs	Site security fencing, traffic barricades, job signs.
01-350	Temporary Heat & Weather Protection	Heaters, tarps, winter enclosures.
01-400	General Equipment & Tools	Equipment shared across the job, not tied to one task.
01-410	Lifts & Scaffolding	Scissor lifts, boom lifts, scaffold rental. A lift used by one trade goes in that trade's code as EQP.
01-420	Small Tools & Consumables	Blades, bits, fasteners not tied to a trade.
01-430	Vehicles, Fuel & Mileage	Truck costs charged to the job.
01-500	Safety	Job-specific safety costs. Your company safety program is overhead.
01-510	PPE & Safety Supplies	Hard hats, vests, glasses, gloves, first-aid supplies.
01-520	Fall Protection & Guardrails	Harnesses, anchors, temporary rails, hole covers.
01-530	Site Safety Training & First Aid	Site orientations and training required for this job.
01-600	Cleanup & Waste	Keeping the site clean and hauling away waste.
01-610	Dumpsters & Hauling	Roll-off rental, haul and dump fees.
01-620	Ongoing Cleanup	Daily and weekly site cleaning.
01-630	Final Clean	Turnover cleaning before handover.
01-700	Job Insurance & Bonds	Coverage bought for this job, not your annual policies.
01-710	Builder's Risk Insurance	Policy covering the structure while it's being built.
01-720	Performance & Payment Bonds	Bond premiums for this contract.
01-730	Wrap-Up Program Charges (OCIP/CCIP)	Owner- or contractor-controlled insurance program costs.
01-800	Design, Survey & Layout	Professional services and layout for this job.
01-810	Survey & Layout	Boundary, staking, building layout.
01-820	Engineering & Design Fees	Architect, structural, and MEP design charged to the job.

Code	Name	What goes here
01-830	Plans & Printing	Plan sets, reprints, document management fees.
01-900	Closeout & Warranty	Finishing the job and work after turnover.
01-910	Punch List	Work to finish the punch list before final payment.
01-920	Warranty Callbacks	Return trips after turnover.
01-930	Closeout Documents	As-builts, manuals, lien waivers.
02	**Demolition & Existing Conditions**	Work on what's already there: investigation, demolition, abatement, protection, and damage restoration.
02-100	Site & Building Investigation	Finding out what you're working with before you start.
02-110	Existing Conditions Survey	Measuring, scanning, documenting what's there.
02-120	Soil & Geotechnical Testing	Soil borings and reports before design. Testing during construction goes in 01-230.
02-200	Demolition	Removing existing structures and finishes.
02-210	Whole-Building Demolition	Tearing down an entire structure, including foundation removal.
02-220	Selective Interior Demolition	Gutting rooms, removing walls, fixtures, finishes.
02-230	Concrete & Masonry Removal	Breaking out slabs, walls, and foundations.
02-300	Hazardous Materials	Testing and removal by licensed abatement crews.
02-310	Asbestos Abatement	Removing asbestos-containing materials.
02-320	Lead Paint Abatement & RRP Work	Lead-safe work practices on pre-1978 homes.
02-330	Mold Remediation	Removing mold and affected materials.
02-400	Protection of Existing Work	Protecting what stays while you work around it.
02-410	Floor, Finish & Contents Protection	Floor runners, wall and cabinet protection, covering furniture.
02-420	Dust Barriers & Negative Air	Zip walls, plastic barriers, air scrubbers.
02-430	Temporary Shoring of Existing Structure	Supporting walls or floors while structure is removed or changed.
02-500	Water & Storm Damage Mitigation	Emergency work to stop damage and dry out the structure, usually on insurance jobs.
02-510	Emergency Board-Up & Tarping	Boarding openings and tarping roofs to prevent further damage. Weather protection during normal construction goes in 01-350.
02-520	Water Extraction	Pumping and extracting standing water.
02-530	Structural Drying	Dehumidifiers, air movers, and moisture monitoring.
02-540	Wet Material Removal	Tearing out wet drywall, insulation, flooring, and pad. Removal for remodeling goes in 02-220.
02-600	Fire & Smoke Restoration	Cleaning and deodorizing after a fire.
02-610	Soot & Smoke Cleaning	Cleaning soot and smoke residue from walls, ceilings, and surfaces.
02-620	Odor Control	Fogging, ozone, and hydroxyl treatment.
02-700	Contents Handling	Moving, cleaning, and storing the owner's belongings while you work.
02-710	Pack-Out & Move-Back	Inventorying, packing, and returning belongings.
02-720	Contents Cleaning	Cleaning salvageable belongings.
02-730	Contents Storage	Off-site storage while work is underway.
03	**Concrete**	Cast-in-place and precast concrete, including all exterior flatwork.
03-100	Footings & Foundations	Concrete that supports the building.
03-110	Footings	Continuous and spot footings.

Code	Name	What goes here
03-120	Foundation Walls	Poured basement and crawlspace walls, stem walls.
03-130	Piers & Grade Beams	Drilled piers, caissons, grade beams.
03-200	Slabs	Interior concrete floors.
03-210	Slab on Grade	Building slabs placed on the ground.
03-220	Elevated Slabs & Decks	Suspended slabs and concrete on metal deck.
03-230	Basement & Garage Slabs	Basement floors and garage slabs poured separately from the main slab.
03-300	Flatwork	All exterior concrete paving lives here, not in 32.
03-310	Driveways	Concrete driveways and aprons.
03-320	Sidewalks & Patios	Walks, patios, stoops.
03-330	Curbs & Equipment Pads	Curb and gutter, pads for HVAC units and transformers.
03-400	Reinforcing & Forms	Use when you track these apart from the pour.
03-410	Rebar & Mesh	Rebar, wire mesh, chairs, and tying.
03-420	Forms & Form Rental	Building, renting, and stripping forms.
03-430	Post-Tension Cables	Cables, anchors, and stressing.
03-500	Placing & Finishing	Use when you track placement apart from the element being poured.
03-510	Concrete Pumping	Pump truck and line pump charges.
03-520	Finishing & Saw Cutting	Troweling, broom finish, control joints.
03-530	Curing, Sealing & Coatings	Curing compounds, blankets, sealers.
03-600	Precast & Specialty Concrete	Work bought or poured outside the standard elements above.
03-610	Precast Elements	Precast steps, panels, lintels, vaults.
03-620	Decorative & Stamped Concrete	Stamped, colored, and exposed-aggregate finishes.
03-630	Concrete Repair & Leveling	Crack repair, mudjacking, foam lifting, resurfacing.
04	**Masonry**	Block, brick, and stone that's part of the building. Freestanding site walls go in 32-500.
04-100	Block Walls	Concrete masonry unit (CMU) walls.
04-110	Foundation & Retaining Block	Block foundations and retaining walls that are part of the building.
04-120	Above-Grade Block Walls	Block walls above the foundation.
04-130	Masonry Grout & Reinforcing	Grout fill, rebar, and joint reinforcing in masonry.
04-200	Brick	Brick work of all kinds.
04-210	Brick Veneer	Brick facing over a framed or block wall.
04-220	Structural Brick	Load-bearing brick walls.
04-300	Stone	Natural and manufactured stone.
04-310	Natural Stone	Stone veneer, steps, and walls set by masons.
04-320	Manufactured Stone Veneer	Cast stone panels and veneer.
04-400	Masonry Fireplaces & Chimneys	Site-built fireplaces and chimneys. Prefab units go in 10-600.
04-500	Masonry Repair	Fixing existing masonry.
04-510	Tuckpointing & Repointing	Replacing deteriorated mortar joints.
04-520	Cleaning & Sealing Masonry	Washing, stain removal, water repellent.
05	**Steel & Metals**	Structural steel, metal framing, and miscellaneous metal fabrications.
05-100	Structural Steel	Steel that carries building loads.

Code	Name	What goes here
05-110	Beams & Columns	Includes steel beams in wood-framed houses.
05-120	Steel Erection	Crane and crew to set steel, when billed apart from the material.
05-200	Steel Joists & Deck	Bar joists and metal roof or floor deck.
05-300	Light-Gauge Metal Framing	Metal stud walls and ceiling framing.
05-400	Railings, Stairs & Misc. Metals	Metal fabrications that aren't structural framing.
05-410	Metal Railings & Handrails	Interior and exterior metal railings.
05-420	Metal Stairs	Steel stairs and landings. Wood stairs go in 06-420.
05-430	Lintels, Brackets & Embeds	Loose lintels, angles, anchor bolts, embedded plates.
05-500	Welding & Shop Fabrication	Custom fabrication and field welding not covered above.
06	**Framing & Carpentry**	Wood framing, sheathing, and finish carpentry.
06-100	Framing	Rough framing labor and lumber.
06-110	Floor Framing	Joists, rim, subfloor.
06-120	Wall Framing	Studs, plates, headers.
06-130	Roof Framing & Trusses	Rafters, trusses, and roof bracing.
06-140	Sheathing	Wall and roof sheathing.
06-150	Blocking & Backing	Blocking for cabinets, grab bars, TVs, and fixtures.
06-160	Framing Hardware & Fasteners	Hangers, straps, hold-downs, nails.
06-200	Engineered Lumber	Use when you track it apart from framing.
06-210	Beams, Headers & LVL	Glulam, LVL, and PSL beams and headers.
06-220	I-Joists & Floor Trusses	Engineered floor systems.
06-300	Exterior Carpentry	Wood built outside the building envelope.
06-310	Decks	Framing, decking, and wood railings for decks.
06-320	Porches & Exterior Trim	Porch framing, columns, exterior trim boards. Soffit and fascia go in 07-640.
06-400	Interior Trim & Millwork	Finish carpentry inside the building.
06-410	Base, Casing & Crown	Baseboard, door and window casing, crown molding.
06-420	Wood Stairs & Railings	Stair parts, treads, balusters, wood railings.
06-430	Built-Ins & Shelving	Site-built shelves, closets, window seats. Cabinets go in 12-100.
07	**Roofing, Insulation & Weatherproofing**	Everything that keeps water and air out of the building.
07-100	Waterproofing	Membranes and coatings that stop water.
07-110	Foundation Waterproofing	Coatings, membranes, and drainage board on foundation walls.
07-120	Shower & Deck Waterproofing	Membranes under tile and on decks. The tile goes in 09-330.
07-200	Insulation	Building insulation. Duct insulation goes in 23-230.
07-210	Batt & Blown Insulation	Fiberglass and cellulose, walls and attics.
07-220	Spray Foam Insulation	Open- and closed-cell spray foam.
07-230	Rigid Board Insulation	Foam board on foundations, under slabs, and on exterior walls.
07-300	Air & Weather Barriers	Layers that stop air and moisture behind the cladding.
07-310	House Wrap	Wrap, tape, and window flashing tape.
07-320	Air Sealing	Sealing gaps and penetrations, blower-door work.
07-400	Roofing	Roof coverings and underlayment.

Code	Name	What goes here
07-410	Shingle Roofing	Asphalt shingles, underlayment, ice barrier.
07-420	Metal Roofing	Standing-seam and exposed-fastener metal roofs.
07-430	Low-Slope & Membrane Roofing	TPO, EPDM, modified bitumen, built-up roofs.
07-440	Roof Tear-Off & Disposal	Removing old roofing and hauling it away.
07-500	Flashing, Gutters & Roof Accessories	Items that move water off the roof.
07-510	Flashing	Step, counter, valley, and drip edge flashing.
07-520	Gutters & Downspouts	Gutters, downspouts, guards.
07-530	Roof Vents	Ridge, box, and turbine vents.
07-600	Siding & Exterior Cladding	Exterior wall finishes.
07-610	Vinyl Siding	Vinyl siding and trim.
07-620	Fiber Cement Siding	Fiber cement lap, panel, and shingle siding.
07-630	Wood Siding	Wood and engineered wood siding.
07-640	Soffit & Fascia	Soffit panels, fascia boards and wrap.
07-650	Stucco & EIFS	Three-coat stucco and synthetic stucco systems.
07-700	Caulking & Firestopping	Sealing joints and penetrations.
07-710	Caulking & Sealants	Exterior and interior joint sealants.
07-720	Firestopping	Sealing penetrations in fire-rated walls and floors.
08	**Doors, Windows & Glass**	Openings: doors, windows, glazing, and hardware.
08-100	Exterior Doors	Doors in the building envelope.
08-110	Entry Doors	Front, side, and rear entry doors.
08-120	Patio & Sliding Doors	Sliding, French, and folding patio doors.
08-200	Interior Doors	Interior doors and installation, including hardware unless tracked in 08-620.
08-300	Garage & Overhead Doors	Garage doors, openers, and commercial overhead doors.
08-400	Windows	Window units and installation.
08-410	New-Construction Windows	Nail-fin windows in new openings.
08-420	Replacement Windows	Insert and full-frame replacement windows.
08-430	Skylights	Skylights and sun tunnels.
08-500	Glass & Storefront	Glazing that isn't part of a window unit.
08-510	Storefront & Commercial Glazing	Aluminum storefront, curtain wall, entrances.
08-520	Shower Glass & Mirrors	Shower doors and enclosures, mirrors.
08-600	Door Frames & Hardware	Frames and hardware bought apart from the door.
08-610	Hollow Metal Frames	Steel door frames.
08-620	Locks, Hinges & Closers	Locksets, hinges, closers, panic hardware.
09	**Finishes**	Interior surfaces: walls, ceilings, floors, and paint.
09-100	Drywall	Gypsum board walls and ceilings. Insulation goes in 07-200.
09-110	Hang Drywall	Board, screws, and hanging labor.
09-120	Tape & Finish	Taping, mudding, sanding, texture.
09-130	Drywall Patch & Repair	Patching existing walls and ceilings.
09-200	Ceilings	Ceilings that aren't drywall.

Code	Name	What goes here
09-210	Acoustical Ceiling Tile & Grid	Suspended grid and lay-in tile.
09-220	Specialty Ceilings	Wood, metal, and decorative ceiling systems.
09-300	Tile	Ceramic, porcelain, and stone tile.
09-310	Floor Tile	Tile floors, including setting materials.
09-320	Wall & Backsplash Tile	Kitchen backsplashes and tiled walls.
09-330	Shower & Tub Surround Tile	Tile in wet areas. Waterproofing goes in 07-120.
09-400	Flooring	Floor coverings other than tile.
09-410	Hardwood Flooring	Solid and engineered wood, including sanding and finishing.
09-420	Laminate & LVP	Laminate and luxury vinyl plank or tile.
09-430	Carpet	Carpet and pad.
09-440	Sheet Vinyl & VCT	Sheet vinyl and vinyl composition tile.
09-450	Floor Prep & Leveling	Self-leveler, patching, underlayment.
09-500	Painting	Paint and coatings.
09-510	Interior Paint	Walls, ceilings, trim, and doors.
09-520	Exterior Paint	Siding, trim, and exterior doors.
09-530	Stain & Clear Finishes	Stain and clear coats on wood.
09-540	Epoxy & Specialty Coatings	Epoxy floors, elastomeric and other specialty coatings.
09-600	Wallcoverings & Plaster	Wall finishes other than paint and tile.
09-610	Wallpaper	Wallpaper and commercial vinyl wallcovering.
09-620	Plaster	Veneer plaster and traditional plaster.
10	**Specialties**	Manufactured items installed after finishes.
10-100	Bath Accessories & Partitions	Items installed in restrooms after finishes.
10-110	Bath Accessories	Towel bars, grab bars, paper holders.
10-120	Toilet Partitions	Commercial stall partitions and urinal screens.
10-200	Signage	Room, code-required, and exterior building signs.
10-300	Fire Extinguishers & Cabinets	Extinguishers, cabinets, and brackets.
10-400	Lockers, Shelving & Storage	Lockers, wire shelving, storage systems.
10-500	Mailboxes	Residential and cluster mailboxes.
10-600	Prefab Fireplaces & Stoves	Factory-built fireplaces, inserts, and stoves. Masonry fireplaces go in 04-400.
11	**Appliances & Equipment**	Equipment you buy and install for the owner.
11-100	Residential Appliances	Kitchen and laundry appliances. Plumbing and electrical hookups go in 22 and 26.
11-200	Commercial Kitchen Equipment	Food service equipment.
11-300	Other Owner Equipment	Other built-in equipment in your contract.
12	**Cabinets, Countertops & Furnishings**	Cabinetry, countertops, and furnishings.
12-100	Cabinets	Factory-built cabinets and their installation.
12-110	Kitchen Cabinets	Kitchen base, wall, and tall cabinets.
12-120	Bath Vanities	Vanity cabinets.
12-130	Commercial Casework	Commercial and lab casework.

Code	Name	What goes here
12-200	Countertops	Countertops and installation. Backsplash tile goes in 09-320.
12-210	Stone & Quartz Countertops	Granite, quartz, and other stone tops.
12-220	Laminate & Solid-Surface Countertops	Laminate and solid-surface tops.
12-300	Window Treatments	Blinds, shades, and drapery hardware.
12-400	Furniture & Owner-Furnished Items	Furniture in your contract, and your costs to receive and install owner-furnished items.
13	**Special Construction**	Specialty structures built as their own system.
13-100	Pools & Spas	In-ground pools, spas, and pool equipment.
13-200	Pre-Engineered & Metal Buildings	Metal building packages and erection.
13-300	Sunrooms & Greenhouses	Prefab sunrooms and greenhouse structures.
14	**Elevators & Lifts**	Conveying equipment.
14-100	Elevators	Passenger and freight elevators.
14-200	Wheelchair & Stair Lifts	Platform lifts, stair lifts, residential elevators.
14-300	Material Lifts & Dumbwaiters	Permanent material lifts and dumbwaiters.
21	**Fire Sprinklers**	Fire suppression systems. Fire alarm goes in 28-100.
21-100	Sprinkler Piping & Heads	Sprinkler mains, branch lines, and heads.
21-200	Fire Pumps & Backflow	Fire pumps, risers, and fire-line backflow preventers.
21-300	Sprinkler Design & Permits	Sprinkler layout, calculations, and permit fees.
22	**Plumbing**	Piping, fixtures, and water heating inside the building.
22-100	Underground Plumbing	Under-slab and below-grade piping.
22-200	Plumbing Rough-In	Piping inside the walls before drywall.
22-210	Water Supply Piping	Hot and cold water lines.
22-220	Drain, Waste & Vent Piping	DWV piping and vents.
22-230	Gas Piping	Gas lines inside the building from the meter. The line to the meter goes in 33-400.
22-300	Fixtures & Trim-Out	Fixtures and finish plumbing after drywall.
22-310	Fixtures (Toilets, Sinks, Tubs)	Fixture purchases.
22-320	Faucets & Trim	Faucets, valves, and trim kits.
22-330	Fixture Setting	Labor to set fixtures and connect appliances.
22-400	Water Heaters & Treatment	Water heating and treatment equipment.
22-410	Tank Water Heaters	Gas and electric tank heaters.
22-420	Tankless Water Heaters	Tankless heaters and venting.
22-430	Softeners & Filtration	Softeners, filters, and treatment systems.
22-500	Sump & Ejector Pumps	Permanent sump and sewage ejector pumps. Temporary pumping during excavation goes in 31-600.
22-600	Plumbing Service & Repair	Service calls and repair work, not new installs.
23	**HVAC**	Heating, cooling, and ventilation.
23-100	HVAC Equipment	Heating and cooling units.
23-110	Furnaces & Air Handlers	Furnaces, air handlers, and coils.
23-120	Condensers & Heat Pumps	Outdoor condensers and heat pumps.

Code	Name	What goes here
23-130	Ductless Mini-Splits	Mini-split heads, outdoor units, and line sets.
23-140	Boilers & Hydronic Heat	Boilers, radiant, and baseboard hydronic heat.
23-150	Rooftop Units	Packaged rooftop units, curbs, and setting.
23-200	Ductwork	Duct systems.
23-210	Supply & Return Ductwork	Trunk lines, runs, and fittings.
23-220	Registers, Grilles & Diffusers	Supply and return outlets.
23-230	Duct Insulation & Sealing	Duct wrap, liner, and mastic.
23-300	Ventilation & Exhaust	Moving air in and out of the building.
23-310	Bath & Kitchen Exhaust	Bath fans, range hoods, and ducting to the exterior.
23-320	ERV/HRV & Fresh Air	Energy and heat recovery ventilators, fresh-air intakes.
23-400	Refrigerant & Hydronic Piping	Line sets, condensate, and hydronic piping.
23-500	Controls & Thermostats	Thermostats, zoning, and basic controls.
23-510	Building Automation System (BAS)	Networked controls for HVAC and other building systems, usually on commercial jobs.
23-600	Testing, Balancing & Startup	Air and water balancing, commissioning, equipment startup.
23-700	HVAC Service & Repair	Service calls and repair work, not new installs.
26	**Electrical**	Power and lighting inside the building and on the site.
26-100	Service & Distribution	Getting power into the building and distributing it.
26-110	Electrical Service & Meter	Service entrance, meter base, and service conductors. Underground service runs from the utility go in 33-500.
26-120	Panels & Subpanels	Main and sub panels, breakers.
26-130	Transformers & Switchgear	Transformers, switchboards, and switchgear.
26-200	Electrical Rough-In	Wiring inside the walls before drywall.
26-210	Branch Wiring	Circuits from the panel to boxes.
26-220	Conduit & Raceway	Conduit, raceway, and fittings.
26-230	Boxes & Rough Devices	Boxes, rings, and rough-in hardware.
26-300	Electrical Trim-Out	Devices and fixtures after drywall.
26-310	Switches, Outlets & Devices	Switches, receptacles, plates, and smoke detectors on house power.
26-320	Light Fixtures	Interior light fixtures and installation.
26-400	Generators & Backup Power	Standby generators and transfer switches.
26-500	Exterior & Site Lighting	Building-mounted and site lighting, poles.
26-600	EV Chargers	Chargers and their circuits.
26-700	Solar & Battery Storage	Panels, racking, inverters, and batteries.
26-800	Electrical Service & Repair	Service calls and repair work, not new installs.
27	**Low Voltage & Communications**	Data, phone, and audio-visual systems.
27-100	Data & Phone Cabling	Structured cabling, jacks, and patch panels.
27-200	Audio-Visual	Speakers, displays, and AV wiring.
27-300	Wi-Fi & Network Equipment	Access points, switches, and network gear.
28	**Security & Fire Alarm**	Life safety and security systems.
28-100	Fire Alarm	Fire alarm panels, devices, and monitoring setup.
28-200	Access Control	Card readers, electric locks, and intercoms.

Code	Name	What goes here
28-300	Cameras & Intrusion Alarms	Security cameras, alarm panels, and sensors.
31	**Earthwork & Site Prep**	Moving and preparing soil. All earthwork goes here.
31-100	Clearing & Tree Removal	Clearing, grubbing, stump removal.
31-200	Excavation & Grading	Digging and shaping the site.
31-210	Mass Excavation	Large cut and fill, basements.
31-220	Foundation Excavation	Digging for footings and foundations.
31-230	Rough Grading	Bringing the site to subgrade.
31-240	Finish Grading	Final grading before landscaping or paving.
31-300	Backfill & Compaction	Backfilling foundations and compaction.
31-400	Trenching	Utility trenches your crew digs. If the utility installer digs, it's in their 33 code.
31-500	Erosion & Stormwater Controls	Silt fence, inlet protection, construction entrance.
31-600	Dewatering	Temporary pumping to keep excavations dry. Permanent sump pumps go in 22-500.
31-700	Excavation Shoring	Trench boxes, shoring, and sheeting.
31-800	Fill Import & Export	Trucking soil and gravel on or off the site.
32	**Paving, Landscaping & Exterior**	Site improvements other than concrete flatwork.
32-100	Asphalt Paving	Base, asphalt, and sealcoating.
32-200	Pavers & Hardscape	Paver patios, walks, and driveways. Concrete flatwork goes in 03-300.
32-300	Striping & Wheel Stops	Pavement markings, wheel stops, and parking signs.
32-400	Fencing & Gates	Permanent fencing and gates.
32-500	Retaining Walls	Freestanding site and landscape walls of any material. Walls that are part of the building go in 04-110.
32-600	Landscaping	Plantings and ground cover.
32-610	Trees & Shrubs	Trees, shrubs, and planting beds.
32-620	Sod & Seed	Sod, seed, and hydroseed.
32-630	Topsoil & Mulch	Topsoil, mulch, and rock.
32-700	Irrigation	Sprinkler systems and drip irrigation.
32-800	Site Furnishings & Play Equipment	Benches, bike racks, playground equipment.
33	**Site Utilities**	Underground utilities: service lines to the building and mains on the site.
33-100	Water Service Line	From the main or meter to the building.
33-200	Sewer & Septic	Getting wastewater from the building to the sewer or septic.
33-210	Sewer Lateral	From the building to the sewer main.
33-220	Septic System	Tank, field, and system design.
33-300	Storm Drainage	Storm pipe, catch basins, detention.
33-400	Gas Service Line	From the street to the meter. Piping past the meter goes in 22-230.
33-500	Underground Electric & Telecom	Conduit and service runs from the utility to the building.
33-600	Wells	Well drilling, pump, and pressure tank.
33-700	Water, Sewer & Storm Mains	Mains, manholes, and structures serving the site or a subdivision.

Phases (optional)

A phase is when the work happens; the code is what it is. Tag a cost with both when your lender pays construction draws by stage.

Phase	Name	Typical work
P1	Preconstruction	Permits, design, survey, job setup.
P2	Site & Foundation	Clearing, excavation, utilities, footings, foundation, slab.
P3	Framing & Dry-In	Framing, sheathing, roofing, windows, exterior doors.
P4	Rough-Ins	Plumbing, HVAC, electrical, and low-voltage rough-in.
P5	Insulation & Drywall	Insulation, drywall hang and finish.
P6	Interior Finishes	Trim, cabinets, countertops, flooring, tile, paint, fixtures.
P7	Exterior & Site Finishes	Siding, flatwork, grading, landscaping.
P8	Closeout	Punch list, final clean, final inspections.

Setting it up

- In QuickBooks, add codes as Products and Services, not as accounts on your chart of accounts.
- Procore users: the Excel version has a Procore Import sheet laid out for Procore's cost code import template.
- To add a code, use an open number between existing codes (26-710, 26-720) so the list still sorts in order.
- Rename codes to match what your crews call the work, but keep a code's meaning fixed once jobs are coded to it.

What this list doesn't cover

Heavy civil work (roads, bridges, marine) and industrial process work aren't included. Road and bridge contractors often track costs against the owner's bid items instead; industrial contractors usually follow the project's own spec structure.

About this list

This is Construction Coverage's own job-costing list. Division numbers follow the ones most contractors already know, so you can match a commercial spec. The names and task codes are ours.

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