Building vs. Heavy Rates

There is often understandable confusion between when ‘heavy’ rates apply to a construction project and when ‘building’ rates are applicable to the construction. This topic is addressed in 8 CSR 30-3.040 to which I have provided a link. In short, construction of buildings, stadiums, water and waste water treatment plants require building construction rates as does the storm and sanitary sewers inside the building and to the curb line, sidewalks and parking lots as part of a building project as well as demolition and landscaping incidental to a building project.

The confusion begins because sidewalks and parking lots can also be ‘heavy’ projects. For example, parking lots not incidental to a building construction project and sidewalks when poured as part of a street or road project are ‘heavy’ projects. Demolition can also be a heavy project if the demolition is site preparation for any highway and heavy construction.

Please read the entire regulation when making the decision as to whether the appropriate rates are ‘building’ or ‘heavy’. If the regulation doesn’t specifically address the construction classification, please contact the Prevailing Wage Coordinator.