

# Land Subdivision and Land Development

# 1997

Issued December 1999

EC97C-2331A

## 1997 Economic Census

*Construction*

Industry Series



## U S C E N S U S B U R E A U

*Helping You Make Informed Decisions*

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU



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Manufacturing and Construction Division prepared this report. **Judy M. Dodds**, Assistant Chief for Census and Related Programs, was responsible for the overall planning, management, and coordination. **Patricia L. Horning**, Chief, Construction and Minerals Branch, assisted by **Susan L. Hostetter**, Section Chief, performed the planning and implementation. **Carla M. Bailey, Michael A. Blake, Tamara A. Cole, Nina S. Heggs, Donald G. Powers, Linda M. Taylor, and Robert A. Wright** provided primary staff assistance.

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-- Not applicable for this report.

# Introduction to the Economic Census

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## PURPOSES AND USES OF THE ECONOMIC CENSUS

The economic census is the major source of facts about the structure and functioning of the Nation's economy. It provides essential information for government, business, industry, and the general public. Title 13 of the United States Code (Sections 131, 191, and 224) directs the Census Bureau to take the economic census every 5 years, covering years ending in 2 and 7.

The economic census furnishes an important part of the framework for such composite measures as the gross domestic product estimates, input/output measures, production and price indexes, and other statistical series that measure short-term changes in economic conditions. Specific uses of economic census data include the following:

- Policymaking agencies of the Federal Government use the data to monitor economic activity and assess the effectiveness of policies.
- State and local governments use the data to assess business activities and tax bases within their jurisdictions and to develop programs to attract business.
- Trade associations study trends in their own and competing industries, which allows them to keep their members informed of market changes.
- Individual businesses use the data to locate potential markets and to analyze their own production and sales performance relative to industry or area averages.

## ALL-NEW INDUSTRY CLASSIFICATIONS

Data from the 1997 Economic Census are published primarily on the basis of the North American Industry Classification System (NAICS), unlike earlier censuses, which were published according to the Standard Industrial Classification (SIC) system. NAICS is in the process of being adopted in the United States, Canada, and Mexico. Most economic census reports cover one of the following NAICS sectors:

21	Mining
22	Utilities
23	Construction
31-33	Manufacturing
42	Wholesale Trade
44-45	Retail Trade
48-49	Transportation and Warehousing
51	Information

52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services
61	Educational Services
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation
72	Accommodation and Foodservices
81	Other Services (except Public Administration)

(Not listed above are the Agriculture, Forestry, Fishing, and Hunting sector (NAICS 11), partially covered by the census of agriculture conducted by the U.S. Department of Agriculture, and the Public Administration sector (NAICS 92), covered by the census of governments conducted by the Census Bureau.)

The 20 NAICS sectors are subdivided into 96 subsectors (three-digit codes), 313 industry groups (four-digit codes), and, as implemented in the United States, 1170 industries (five- and six-digit codes).

## RELATIONSHIP TO SIC

While many of the individual NAICS industries correspond directly to industries as defined under the SIC system, most of the higher level groupings do not. Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. The industry definitions discuss the relationships between NAICS and SIC industries. Where changes are significant, it will not be possible to construct time series that include data for points both before and after 1997.

For 1997, data for auxiliary establishments (those functioning primarily to manage, service, or support the activities of their company's operating establishments, such as a central administrative office or warehouse) will not be included in the sector-specific reports. These data will be published separately.

## GEOGRAPHIC AREA CODING

Accurate and complete information on the physical location of each establishment is required to tabulate the census data for the states, metropolitan areas (MAs), counties, parishes, and corporate municipalities including cities, towns, villages, and boroughs. Respondents were

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required to report their physical location (street address, municipality, county, and state) if it differed from their mailing address. For establishments not surveyed by mail (and those single-establishment companies that did not provide acceptable information on physical location), location information from Internal Revenue Service tax forms is used as a basis for coding.

## **BASIS OF REPORTING**

The economic census is conducted on an establishment basis. A company operating at more than one location is required to file a separate report for each store, factory, shop, or other location. Each establishment is assigned a separate industry classification based on its primary activity and not that of its parent company.

## **DOLLAR VALUES**

All dollar values presented are expressed in current dollars; i.e., 1997 data are expressed in 1997 dollars, and 1992 data, in 1992 dollars. Consequently, when making comparisons with prior years, users of the data should consider the changes in prices that have occurred.

All dollar values are shown in thousands of dollars.

## **AVAILABILITY OF ADDITIONAL DATA**

### **Reports in Print and Electronic Media**

All results of the 1997 Economic Census are available on the Census Bureau Internet site ([www.census.gov](http://www.census.gov)) and on compact discs (CD-ROM) for sale by the Census Bureau. Unlike previous censuses, only selected highlights are published in printed reports. For more information, including a description of electronic and printed reports being issued, see the Internet site, or write to U.S. Census Bureau, Washington, DC 20233-8300, or call Customer Services at 301-457-4100.

### **Special Tabulations**

Special tabulations of data collected in the 1997 Economic Census may be obtained, depending on availability of time and personnel, in electronic or tabular form. The data will be summaries subject to the same rules prohibiting disclosure of confidential information (including name, address, kind of business, or other data for individual business establishments or companies) that govern the regular publications.

Special tabulations are prepared on a cost basis. A request for a cost estimate, as well as exact specifications on the type and format of the data to be provided, should be directed to the Chief of the division named below, U.S. Census Bureau, Washington, DC 20233-8300. To discuss a special tabulation before submitting specifications, call the appropriate division:

Manufacturing and Construction Division 301-457-4673  
Service Sector Statistics Division 301-457-2668

## **HISTORICAL INFORMATION**

The economic census has been taken as an integrated program at 5-year intervals since 1967 and before that for 1954, 1958, and 1963. Prior to that time, individual components of the economic census were taken separately at varying intervals.

The economic census traces its beginnings to the 1810 Decennial Census, when questions on manufacturing were included with those for population. Coverage of economic activities was expanded for the 1840 Decennial Census and subsequent censuses to include mining and some commercial activities. The 1905 Manufactures Census was the first time a census was taken apart from the regular decennial population census. Censuses covering retail and wholesale trade and construction industries were added in 1930, as were some covering service trades in 1933. Censuses of construction, manufacturing, and the other business service censuses were suspended during World War II.

The 1954 Economic Census was the first census to be fully integrated: providing comparable census data across economic sectors, using consistent time periods, concepts, definitions, classifications, and reporting units. It was the first census to be taken by mail, using lists of firms provided by the administrative records of other Federal agencies. Since 1963, administrative records also have been used to provide basic statistics for very small firms, reducing or eliminating the need to send them census questionnaires.

The range of industries covered in the economic censuses expanded between 1967 and 1992. The census of construction industries began on a regular basis in 1967, and the scope of service industries, introduced in 1933, was broadened in 1967, 1977, and 1987. While a few transportation industries were covered as early as 1963, it was not until 1992 that the census broadened to include all of transportation, communications, and utilities. Also new for 1992 was coverage of financial, insurance, and real estate industries. With these additions, the economic census and the separate census of governments and census of agriculture collectively covered roughly 98 percent of all economic activity.

Printed statistical reports from the 1992 and earlier censuses provide historical figures for the study of long-term time series and are available in some large libraries. All of the census reports printed since 1967 are still available for sale on microfiche from the Census Bureau. CD-ROMs issued from the 1987 and 1992 Economic Censuses contain databases including nearly all data published in print, plus additional statistics, such as ZIP Code statistics, published only on CD-ROM.

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## SOURCES FOR MORE INFORMATION

More information about the scope, coverage, classification system, data items, and publications for each of the economic censuses and related surveys is published in the *Guide to the 1997 Economic Census and Related Statistics* at [www.census.gov/econguide](http://www.census.gov/econguide). More information on the methodology, procedures, and history of the censuses will be published in the *History of the 1997 Economic Census* at [www.census.gov/econ/www/history.html](http://www.census.gov/econ/www/history.html).

## ABBREVIATIONS AND SYMBOLS

The following abbreviations and symbols are used with the 1997 Economic Census data:

A	Standard error of 100 percent or more.
D	Withheld to avoid disclosing data of individual companies; data are included in higher level totals.
F	Exceeds 100 percent because data include establishments with payroll exceeding revenue.
N	Not available or not comparable.
Q	Revenue not collected at this level of detail for multiestablishment firms.
S	Withheld because estimates did not meet publication standards.

V	Represents less than 50 vehicles or .05 percent.
X	Not applicable.
Y	Disclosure withheld because of insufficient coverage of merchandise lines.
Z	Less than half the unit shown.
a	0 to 19 employees.
b	20 to 99 employees.
c	100 to 249 employees.
e	250 to 499 employees.
f	500 to 999 employees.
g	1,000 to 2,499 employees.
h	2,500 to 4,999 employees.
i	5,000 to 9,999 employees.
j	10,000 to 24,999 employees.
k	25,000 to 49,999 employees.
l	50,000 to 99,999 employees.
m	100,000 employees or more.
p	10 to 19 percent estimated.
q	20 to 29 percent estimated.
r	Revised.
s	Sampling error exceeds 40 percent.
nec	Not elsewhere classified.
nsk	Not specified by kind.
–	Represents zero (page image/print only).
(CC)	Consolidated city.
(IC)	Independent city.



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# Construction

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## SCOPE

Construction, sector 23, includes establishments primarily engaged in construction work that have one or more paid employees. Construction work includes new construction work, additions, alterations, and repairs. Establishments identified as construction management firms are also included. The construction sector is divided into three types of activity or subsectors.

The Building, Developing, and General Contracting subsector includes establishments responsible for the construction of building projects. Builders, developers, and general contractors, as well as land subdividers and land developers are included in the subsector. The construction work may be done for others and performed by custom builders, general contractors, design builders, or turnkey contractors. This construction activity may be for sale as performed by speculative or operative builders.

The Heavy Construction subsector includes establishments engaged in the construction of heavy engineering and industrial projects (except buildings) such as highways, power plants, and pipelines. Establishments in this subsector usually assume responsibility for entire non-building projects, but may subcontract some or all of the actual construction work. Special trade contractors are included in this group if they are engaged in activities primarily related to heavy construction such as grading for highways. Kinds of establishments include heavy construction general contractors, and design builders.

The Special Trade Contractors subsector includes establishments engaged in specialized construction activities such as plumbing, painting, and electrical work. The activities in this subsector may be subcontracted from builders or general contractors, or the work may be performed directly for project owners. Special trade contractors usually perform most of their work at the job site, although they may have shops where they perform prefabrication and other work.

## GENERAL

A list of publications that provide statistics on construction, sector 23, follows.

**Industry reports.** There are 28 separate industry reports. They present data for a six-digit North American Industry Classification System (NAICS) industry. A description of the particular NAICS industry may be found in

Appendix B. These reports include statistics such as number of establishments, employment, payroll, value added, cost of materials, value of business done, and capital expenditures. Explanations of these and other terms may be found in Appendix A. The industry reports also include selected statistics for states.

**Geographic area reports.** There is a separate report for each state, the District of Columbia, and the United States. They present statistics similar to the industry reports for each state. They also present selected six-digit NAICS level data.

**Subject reports.** The Industry series, U.S. Summary, and Geographic Area series, U.S. Summary, reports present selected statistics from the individual industry and geographic area reports, as well as higher level aggregations.

## GEOGRAPHIC AREAS COVERED

The area reports for the construction industries contain state and regional level data. No substate data are available.

While most of the state data in the industry series reports are by physical location of the establishment, some data are available by reported location of the construction work.

The regions are made up of groups of states as follows:

### NORTHEAST

Connecticut  
Maine  
Massachusetts  
New Hampshire  
New Jersey  
New York  
Pennsylvania  
Rhode Island  
Vermont

### MIDWEST

Illinois  
Indiana  
Iowa  
Kansas  
Michigan  
Minnesota  
Missouri  
Nebraska

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North Dakota  
Ohio  
South Dakota  
Wisconsin

#### SOUTH

Alabama  
Arkansas  
Delaware  
District of Columbia  
Florida  
Georgia  
Kentucky  
Louisiana  
Maryland  
Mississippi  
North Carolina  
Oklahoma  
South Carolina  
Tennessee  
Texas  
Virginia  
West Virginia

#### WEST

Alaska  
Arizona  
California  
Colorado  
Hawaii  
Idaho  
Montana  
Nevada  
New Mexico  
Oregon  
Utah  
Washington  
Wyoming

### COMPARABILITY OF THE 1992 AND 1997 CENSUSES

The adoption of the North American Industry Classification System (NAICS) had a major impact on the comparability of data between the 1992 and 1997 censuses. Less than half of the industries in the construction sector of NAICS have comparable industries in the Standard Industrial Classification (SIC) system that was used for past censuses. Because of the lack of comparable data, historic data are not shown for this sector.

Lead paint removal and asbestos abatement left the construction sector with the introduction of NAICS. Many changes took place within the sector, or from business

activity coming into the sector. Much of the change came from adding management services to each of the construction industries in the building, developing, and general contracting subsector and the heavy construction subsector. Also, land subdividers and developers, and rental of construction equipment with an operator were added to the sector.

Another change is that data for establishments with no employees are no longer included in the construction reports, but are available in other report series.

### DISCLOSURE

In accordance with Federal law governing census reports (Title 13 of the United States Code), no data are published that would disclose the operations of an individual establishment or company. However, the number of establishments classified in a specific industry or geography is not considered a disclosure, and may be released even when other information is withheld. Suppressed data are included in higher-level totals.

### AVAILABILITY OF MORE FREQUENT ECONOMIC DATA

The County Business Patterns program of the U.S. Census Bureau offers annual statistics on the number of establishments, employment, and payroll classified by industry within each county and state.

The U.S. Census Bureau's monthly Construction Reports, Series C30, Value of New Construction Put in Place contain data related to construction sector census data. The main difference is that the C30 series covers all new construction put in place without regard to who is performing the construction activity. The construction sector census data covers both new construction and maintenance and repair work done by establishments classified in the construction industries. Significant amounts of construction are done by establishments classified outside of construction (real estate, manufacturing, utilities, and communications, for example), as both "force account" construction and construction done for others. In addition, the C30 series includes construction-related expenses such as architectural and engineering costs and the costs of materials supplied by owners which are normally not reflected in construction sector census data.

Data contained in the 1997 construction sector may also differ from industry data in Employment and Earnings Statistics, published by the Bureau of Labor Statistics and Statistics of Income, published by the Internal Revenue Service. These differences arise from varying definitions of scope, coverage, timing, classification, and methodology.

**Table 1. 1997 Data Showing the Derivation of the NAICS Classification Based on the SIC Classification**

[NAICS codes appear in bold type. Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. For a more detailed title for each SIC code shown, see Appendix F]

NAICS and SIC code	Industry	Number of establishments	Total number of employees	Payroll, all employees	Value of construction work	Net value of construction work	Value added	Cost of materials, components, supplies, and fuels	Capital expenditures, other than land
		A	B	C	D	E	F	G	H
<b>233110</b> 655200	<b>Land subdivision &amp; land development . . . . .</b> Land subdividers and developers, except cemeteries . . . . .	<b>8 186</b> 8 186	<b>41 827</b> 41 827	<b>1 509 773</b> 1 509 773	<b>13 635 521</b> 13 635 521	<b>10 247 820</b> 10 247 820	<b>9 154 633</b> 9 154 633	<b>1 867 422</b> 1 867 422	<b>276 804</b> 276 804

**Table 2. Employment Statistics for Establishments With Payroll by State: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. \* Indicates geographic change, but not applicable to this sector. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Location of establishment	Number of establishments	Number of employees		Number of construction workers				Payroll (thousand dollars)		Relative standard error of estimate (percent) for column—	
		All	Con- struction workers	January to March	April to June	July to September	October to December	All employees	Construction workers		
											A
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>											
<b>United States . . . . .</b>	<b>8 186</b>	<b>41 827</b>	<b>10 977</b>	<b>10 219</b>	<b>10 485</b>	<b>11 911</b>	<b>11 293</b>	<b>1 509 773</b>	<b>254 247</b>	<b>1</b>	
Alabama . . . . .	99	254	74	66	69	73	87	9 412	1 468	10	
Alaska . . . . .	27	145	27	13	24	38	34	3 322	616	3	
Arizona . . . . .	228	1 540	323	244	303	365	381	52 918	6 701	10	
Arkansas . . . . .	85	546	47	37	33	67	52	15 065	522	7	
California . . . . .	796	4 764	S	S	1 106	S	S	213 735	S	2	
Colorado . . . . .	219	1 063	287	263	254	314	315	37 008	6 224	7	
Connecticut . . . . .	91	640	246	232	250	258	246	17 806	4 540	7	
Delaware . . . . .	17	59	47	48	51	43	46	1 239	845	10	
District of Columbia . . . . .	15	157	S	S	S	S	S	D	S	3	
Florida . . . . .	698	4 733	1 086	1 065	1 068	S	S	156 657	S	2	
Georgia . . . . .	340	1 613	380	355	373	393	398	57 779	9 281	5	
Hawaii * . . . . .	54	637	170	166	171	185	157	22 942	4 481	1	
Idaho . . . . .	67	214	<sup>5</sup> 71	68	<sup>5</sup> 71	<sup>5</sup> 78	<sup>5</sup> 76	6 335	<sup>5</sup> 1 357	17	
Illinois . . . . .	286	1 454	430	386	431	479	424	62 601	11 404	10	
Indiana . . . . .	212	808	289	226	279	339	311	27 717	6 168	8	
Iowa . . . . .	39	66	28	26	28	28	28	1 715	293	4	
Kansas . . . . .	56	221	129	116	128	150	122	7 354	2 706	17	
Kentucky . . . . .	80	272	D	D	49	85	53	7 592	1 156	9	
Louisiana . . . . .	61	307	63	90	<sup>6</sup> 5	40	55	8 268	637	11	
Maine . . . . .	19	64	17	17	16	17	18	3 018	564	Z	
Maryland . . . . .	139	582	281	293	323	249	260	24 140	7 317	8	
Massachusetts . . . . .	220	1 055	288	270	285	295	300	42 365	8 111	9	
Michigan . . . . .	278	1 039	369	319	346	444	366	35 282	7 816	9	
Minnesota . . . . .	120	436	95	70	86	111	111	18 262	2 579	9	
Mississippi . . . . .	44	219	128	108	126	158	118	4 751	1 499	10	
Missouri . . . . .	175	712	312	285	331	336	295	19 540	4 588	8	
Montana . . . . .	31	62	4	3	3	4	S	1 497	47	12	
Nebraska . . . . .	25	75	26	22	23	33	27	3 583	655	Z	
Nevada . . . . .	116	976	213	182	185	240	246	46 490	7 466	3	
New Hampshire . . . . .	38	142	38	29	30	40	54	5 370	776	25	
New Jersey . . . . .	228	1 082	299	304	276	302	315	38 927	9 223	7	
New Mexico . . . . .	76	424	65	52	55	62	91	15 963	925	4	
New York . . . . .	260	1 354	311	311	261	330	343	55 110	8 526	6	
North Carolina . . . . .	366	1 851	388	348	363	427	415	49 050	7 207	4	
North Dakota . . . . .	5	7	D	D	6	6	6	D	S	20	
Ohio . . . . .	271	1 565	313	271	282	352	348	51 289	6 576	7	
Oklahoma . . . . .	104	289	141	<sup>5</sup> 181	<sup>5</sup> 179	98	107	7 319	2 498	14	
Oregon . . . . .	127	489	174	164	156	202	175	21 921	6 531	15	
Pennsylvania . . . . .	240	1 070	<sup>2</sup> 81	<sup>2</sup> 52	<sup>2</sup> 68	309	293	33 402	<sup>6</sup> 491	17	
Rhode Island . . . . .	77	160	S	12	S	S	S	8 105	S	38	
South Carolina . . . . .	164	1 832	317	288	319	362	299	55 303	5 942	3	
South Dakota . . . . .	17	54	24	19	24	26	26	1 751	373	6	
Tennessee . . . . .	174	601	137	120	130	167	132	19 541	4 053	11	
Texas . . . . .	643	2 683	725	784	662	707	748	105 902	14 423	4	
Utah . . . . .	128	539	197	181	174	209	222	20 716	4 217	8	
Vermont . . . . .	17	92	70	70	66	80	63	1 897	1 042	21	
Virginia . . . . .	199	1 228	243	226	241	256	248	40 401	6 073	7	
Washington . . . . .	267	1 089	375	348	326	428	399	44 336	10 011	2	
West Virginia . . . . .	35	108	S	18	S	S	S	2 964	S	26	
Wisconsin . . . . .	103	401	112	83	94	157	115	12 698	2 400	6	
Wyoming . . . . .	12	<sup>5</sup> 4	<sup>5</sup> 43	S	<sup>5</sup> 46	<sup>5</sup> 65	<sup>5</sup> 49	<sup>5</sup> 1 087	864	51	

**Table 3. General Statistics for Establishments With Payroll by State: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. \* Indicates geographic change, but not applicable to this sector. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Location of establishment	Value of construction work	Net value of construction work	Value added	Cost of materials, components, supplies, and fuels	Cost of construction work subcontracted out to others	Rental cost of machinery, equipment, and buildings	Capital expenditures, other than land	End-of-year gross book value of depreciable assets	Relative standard error of estimate (percent) for column—	
	A	B	C	D	E	F	G	H	B	G
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>										
<b>United States .....</b>	<b>13 635 521</b>	<b>10 247 820</b>	<b>9 154 633</b>	<b>1 867 422</b>	<b>3 387 700</b>	<b>80 840</b>	<b>276 804</b>	<b>1 746 086</b>	<b>1</b>	<b>6</b>
Alabama .....	102 556	78 888	71 599	15 341	23 668	355	*2 142	10 511	19	52
Alaska .....	17 376	15 702	13 417	3 223	1 674	138	309	1 505	9	4
Arizona .....	603 881	351 598	352 604	40 551	252 283	4 003	12 798	111 004	7	6
Arkansas .....	132 982	125 262	112 623	20 424	7 720	S	3 112	S	23	22
California .....	1 899 484	1 420 333	1 277 417	229 115	479 151	S	28 643	S	3	4
Colorado .....	332 369	207 416	184 657	33 264	124 953	1 388	3 847	29 739	9	19
Connecticut .....	89 887	65 836	53 685	15 857	*24 051	S	*3 539	13 977	6	65
Delaware .....	9 512	6 330	4 625	*1 705	3 181	S	*36 175	628	22	7
District of Columbia.....	S	S	S	S	S	192	S	4 000	S	6
Florida .....	1 461 947	1 135 768	1 011 889	196 183	326 179	S	S	228 939	4	S
Georgia .....	975 714	749 797	698 386	107 243	225 917	3 784	12 396	75 393	5	9
Hawaii * .....	140 644	103 633	82 582	27 567	S	727	S	S	4	S
Idaho .....	61 925	37 581	29 789	9 465	24 344	419	736	5 077	8	30
Illinois .....	626 277	468 608	423 536	63 608	157 668	3 735	7 302	58 809	9	7
Indiana .....	221 926	152 717	143 310	29 466	69 209	929	7 865	33 714	12	22
Iowa .....	15 489	10 871	9 989	2 452	4 619	S	111	754	4	20
Kansas .....	61 407	40 024	30 975	*14 831	21 383	199	811	8 271	25	20
Kentucky .....	80 014	58 833	50 264	14 237	21 181	503	3 713	S	9	7
Louisiana .....	75 333	63 746	54 107	12 462	11 587	279	2 710	13 732	10	24
Maine .....	7 476	6 007	5 777	1 206	1 469	37	192	930	Z	Z
Maryland .....	155 251	107 099	94 201	17 191	48 152	1 618	S	11 930	14	S
Massachusetts .....	367 154	287 236	241 856	68 193	79 918	1 437	S	S	8	S
Michigan .....	345 564	249 666	S	70 620	95 898	2 433	7 589	42 451	20	18
Minnesota .....	161 247	132 165	119 248	S	29 082	909	S	26 035	7	S
Mississippi .....	32 321	25 799	22 747	6 511	6 521	243	720	3 605	8	26
Missouri .....	126 580	99 290	78 539	27 851	S	920	2 047	31 234	9	13
Montana .....	14 524	12 369	11 012	2 442	2 155	48	111	S	15	Z
Nebraska .....	19 931	15 263	13 945	3 623	4 668	108	289	1 929	Z	Z
Nevada .....	496 922	279 398	228 458	61 068	217 524	S	11 499	44 396	5	4
New Hampshire .....	*68 686	*52 276	43 194	*13 731	*16 410	185	500	5 522	44	21
New Jersey .....	412 910	331 978	287 760	61 730	80 932	*11 226	S	S	9	S
New Mexico .....	110 291	80 715	73 413	12 524	29 577	369	1 370	11 605	17	15
New York .....	365 187	296 323	239 569	73 511	68 864	1 083	S	S	6	S
North Carolina .....	432 271	346 620	290 035	74 712	85 651	S	S	58 331	9	S
North Dakota .....	S	S	S	S	S	S	S	S	S	S
Ohio .....	448 077	364 821	337 691	62 711	83 256	S	10 095	71 500	9	12
Oklahoma .....	84 692	78 093	69 160	15 145	6 599	388	S	13 476	8	S
Oregon .....	186 349	114 939	105 287	18 663	71 410	S	7 643	29 504	15	17
Pennsylvania .....	270 711	199 800	180 319	49 008	70 911	917	10 281	52 644	19	23
Rhode Island .....	*67 312	*61 278	*56 311	S	S	171	S	*11 161	44	S
South Carolina .....	505 220	373 752	339 198	57 043	131 467	2 517	8 303	62 019	7	8
South Dakota .....	S	S	4 500	1 523	S	S	S	S	S	S
Tennessee .....	183 442	150 927	131 319	36 891	32 516	S	S	26 003	12	S
Texas .....	850 697	710 605	635 469	126 030	140 091	S	S	S	4	S
Utah .....	110 259	74 325	64 297	*15 887	35 934	556	2 677	19 348	23	33
Vermont .....	7 334	5 757	6 337	1 347	1 578	90	*456	*2 072	36	55
Virginia .....	322 113	252 870	225 366	41 732	69 244	1 389	6 924	37 404	5	12
Washington .....	395 134	296 714	275 016	52 803	98 420	S	S	36 408	5	S
West Virginia .....	25 605	21 246	22 692	5 377	*4 359	*99	*1 379	*6 021	24	57
Wisconsin .....	81 621	69 861	68 500	S	11 760	S	S	21 772	8	S
Wyoming .....	*9 742	*8 201	*7 789	S	*1 541	*168	S	S	63	S

**Table 4. Detailed Statistics for Establishments With Payroll: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Item	Value	Relative standard error of estimate (percent)	Item	Value	Relative standard error of estimate (percent)
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>			<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT—Con.</b>		
Number of establishments in business during year	8 186	2	Selected costs	5 255 122	2
Number of proprietors and working partners	S	S	Cost of materials, components, and supplies	1 778 171	2
Total number of employees	41 827	1	Cost of construction work subcontracted out to others	3 387 700	2
Number of construction workers in March	10 219	2	Cost of selected power, fuels, and lubricants	89 251	2
Number of construction workers in May	10 485	3	Cost of electricity	31 244	2
Number of construction workers in August	11 911	2	Cost of natural gas and manufactured gas	9 068	3
Number of construction workers in November	11 293	2	Cost of gasoline and diesel fuel	46 600	2
Average number of construction workers	10 977	2	Cost of on-highway use of gasoline and diesel fuel	37 848	2
Number of other employees in March	31 135	1	Cost of off-highway use of gasoline and diesel fuel	8 752	5
Number of other employees in May	30 796	1	Cost of all other fuels and lubricants	S	S
Number of other employees in August	31 292	1	Rental cost for machinery, equipment, and buildings	80 840	8
Number of other employees in November	30 177	1	Rental cost for machinery and equipment	S	S
Average number of other employees	30 850	1	Rental cost for buildings	36 251	2
Payroll, all employees	1 509 773	1	Selected purchased services	103 359	2
Payroll, construction workers	254 247	3	Purchased communication services	54 022	2
Payroll, other employees	1 255 526	1	Cost of repairs to buildings and other structures	10 048	5
First-quarter payroll, all employees	350 571	1	Cost of repairs to machinery and equipment	39 290	4
Fringe benefits, all employees	236 317	1	Value of construction work	13 635 521	1
Legally required expenditures	164 669	1	Value of construction work on government owned projects	181 813	10
Voluntary expenditures	71 648	1	Value of construction work on federally owned projects	67 371	26
Value of business done	14 409 755	1	Value of construction work on state and locally owned projects	114 442	4
Value of construction work	13 635 521	1	Value of construction work on privately owned projects	13 453 707	1
Value of construction work subcontracted in from others	272 860	7	Beginning-of-year gross book value of depreciable assets	1 571 722	2
Other business receipts	774 235	3	Capital expenditures, other than land	276 804	6
Net value of construction	10 247 820	1	Retirements and disposition of depreciable assets	102 440	14
Value added	9 154 633	2	End-of-year gross book value of depreciable assets	1 746 086	2
			Depreciation charges during year	152 751	2
			Number of establishments with inventories	2 248	4
			Value of construction work for establishments with inventories	2 137 038	4
			End of 1997, inventories of materials and supplies	269 847	11
			End of 1996, inventories of materials and supplies	214 701	9
			Number of establishments with no inventories	1 486	6
			Value of construction work for establishments with no inventories	2 993 955	4
			Number of establishments not reporting inventories	4 452	2
			Value of construction work for establishments not reporting inventories	8 504 528	1

**Table 5. Selected Statistics for Establishments With Payroll by Employment Size Class: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Employment size class	Number of establishments	Total number of employees	Total payroll	Dollar value of business done	Value of construction work	Net value of construction work	Value added	Cost of materials, components, supplies, and fuels	Cost of construction work subcontracted out to others	Relative standard error of estimate (percent) for column—	
	A	B	C	D	E	F	G	H	I	B	F
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>											
<b>Total .....</b>	<b>8 186</b>	<b>41 827</b>	<b>1 509 773</b>	<b>14 409 755</b>	<b>13 635 521</b>	<b>10 247 820</b>	<b>9 154 633</b>	<b>1 867 422</b>	<b>3 387 700</b>	<b>1</b>	<b>1</b>
Establishments with 1 to 4 employees .....	S	S	S	S	S	S	S	S	S	S	S
Establishments with 5 to 9 employees .....	1 011	6 340	242 284	2 449 803	2 334 934	1 763 791	1 570 643	308 017	571 143	4	4
Establishments with 10 to 19 employees .....	454	5 929	219 931	2 049 895	1 940 185	1 371 019	1 190 119	290 610	569 166	4	5
Establishments with 20 to 49 employees .....	252	7 296	278 309	2 512 610	2 468 143	1 803 907	1 499 335	349 040	664 235	4	2
Establishments with 50 to 99 employees .....	69	4 884	162 502	1 274 952	1 203 865	920 945	814 098	177 934	282 920	Z	Z
Establishments with 100 to 249 employees .....	32	4 909	195 459	1 522 603	1 466 893	1 059 264	952 421	162 553	407 629	Z	Z
Establishments with 250 to 499 employees .....	10	2 858	81 473	485 615	465 721	381 687	349 822	51 759	84 034	Z	Z
Establishments with 500 to 999 employees .....	—	—	—	—	—	—	—	—	—	—	—
Establishments with 1,000 employees or more .....	—	—	—	—	—	—	—	—	—	—	—

**Table 6. Selected Statistics for Establishments With Payroll by Dollar Value of Business Done Size Class: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Dollar value size class	Number of establishments	Total number of employees	Total payroll	Dollar value of business done	Value of construction work	Net value of construction work	Value added	Cost of materials, components, supplies, and fuels	Cost of construction work subcontracted out to others	Relative standard error of estimate (percent) for column—	
	A	B	C	D	E	F	G	H	I	B	F
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>											
<b>Total .....</b>	<b>8 186</b>	<b>41 827</b>	<b>1 509 773</b>	<b>14 409 755</b>	<b>13 635 521</b>	<b>10 247 820</b>	<b>9 154 633</b>	<b>1 867 422</b>	<b>3 387 700</b>	<b>1</b>	<b>1</b>
Establishments with value of business done less than \$25,000 .....	S	358	5 225	S	S	S	S	S	S	19	S
Establishments with value of business done \$25,000 to \$49,999 .....	S	S	3 385	S	S	S	S	S	S	S	S
Establishments with value of business done \$50,000 to \$99,999 .....	S	S	S	S	S	S	S	S	S	S	S
Establishments with value of business done \$100,000 to \$249,999 .....	S	S	S	S	S	S	S	S	S	S	S
Establishments with value of business done \$250,000 to \$499,999 .....	S	2 593	81 150	S	S	S	S	S	S	6	S
Establishments with value of business done \$500,000 to \$999,999 .....	S	4 242	136 400	S	S	S	S	S	S	4	S
Establishments with value of business done \$1,000,000 to \$2,499,999 .....	1 430	8 071	279 418	2 172 655	1 986 323	1 606 314	1 467 427	325 219	380 009	4	5
Establishments with value of business done \$2,500,000 to \$4,999,999 .....	579	5 645	223 963	2 055 088	1 974 857	1 535 404	1 359 188	256 447	439 454	3	4
Establishments with value of business done \$5,000,000 to \$9,999,999 .....	353	5 348	201 992	2 354 093	2 258 460	1 722 055	1 543 521	274 167	536 405	5	6
Establishments with value of business done \$10,000,000 or more .....	211	12 185	509 888	6 081 090	5 915 155	4 189 112	3 639 627	715 420	1 726 043	Z	1

Table 7. **Value of Construction Work for Establishments With Payroll by Type of Construction: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Type of construction	Value of construction work				Relative standard error of estimate (percent) for column—			
	Total	New construction	Additions, alterations, or reconstruction	Maintenance and repair	A	B	C	D
	A	B	C	D	A	B	C	D
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>								
<b>Total</b> .....	<b>13 635 521</b>	<b>12 784 266</b>	<b>94 102</b>	<b>S</b>	<b>1</b>	<b>1</b>	<b>10</b>	<b>S</b>
<b>Building construction, total</b> .....	<b>12 005 929</b>	<b>11 913 270</b>	<b>71 070</b>	<b>S</b>	<b>2</b>	<b>2</b>	<b>10</b>	<b>S</b>
Single-family houses, detached and attached .....	7 693 253	7 660 213	21 010	12 029	2	2	28	10
Single-family houses, detached .....	7 220 325	7 188 119	20 725	11 482	2	2	29	10
Single-family houses, attached .....	472 927	472 095	S	S	9	9	S	S
Apartment buildings, apartment type condominiums and cooperatives .....	1 746 773	1 714 924	29 088	S	3	3	6	S
Manufacturing and light industrial buildings .....	116 966	114 609	S	<sup>s6</sup>	4	4	S	63
Office buildings .....	268 495	259 995	7 167	<sup>s1</sup> 334	5	5	29	50
All other commercial buildings, nec .....	1 205 425	1 195 788	8 278	1 359	2	2	8	10
Other building construction .....	975 018	967 740	3 177	S	5	5	36	S
<b>Nonbuilding construction, total</b> .....	<b>900 823</b>	<b>870 997</b>	<b>S</b>	<b>S</b>	<b>3</b>	<b>3</b>	<b>S</b>	<b>S</b>
Other nonbuilding construction, nec .....	900 823	870 997	S	S	3	3	S	S
<b>Construction work, nsk</b> .....	<b>728 769</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>3</b>	<b>X</b>	<b>X</b>	<b>X</b>



**Table 8. Selected Statistics for Establishments With Payroll by Specialization in Types of Construction: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. This table presents selected statistics for establishments according to degree of specialization in major types of construction work. If number of establishments or value of construction work for a given type of specialization are relatively insignificant, data may not be shown. In addition, data are not shown in this table where distribution of the value of construction work by type of construction was not provided in Table 7. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A.]

Item	Number of establishments	Total number of employees	Payroll, all employees	Value of construction work		Net value of construction work	Value added	Cost of construction work subcontracted out to others	Relative standard error of estimate (percent) for column—			
				For all types	For specialized type				B	D	H	
												A
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>												
<b>Total</b> .....	<b>8 186</b>	<b>41 827</b>	<b>1 509 773</b>	<b>13 635 521</b>	<b>X</b>	<b>10 247 820</b>	<b>9 154 633</b>	<b>3 387 700</b>	<b>1</b>	<b>1</b>	<b>2</b>	
Establishments not specializing ..	S	2 093	67 228	505 908	X	382 333	323 014	123 575	7	10	10	
Establishments specializing 51 percent or more .....	S	39 734	1 442 545	13 129 613	12 518 139	9 865 488	8 831 619	3 264 125	1	1	2	
<b>Single-family houses, detached and attached</b>												
<b>All establishments specializing</b> .....	<b>S</b>	<b>22 136</b>	<b>782 927</b>	<b>7 903 746</b>	<b>7 432 098</b>	<b>5 881 314</b>	<b>5 117 515</b>	<b>2 022 431</b>	<b>2</b>	<b>2</b>	<b>4</b>	
Specialization 100 percent .....	S	17 332	598 795	5 705 996	5 705 996	4 467 384	3 879 857	1 238 613	2	2	4	
Specialization 90 to 99 percent ...	S	1 029	34 188	633 804	578 987	358 417	331 866	275 387	8	11	13	
Specialization 80 to 89 percent ...	238	1 818	70 041	701 844	575 038	531 776	455 213	170 068	6	8	14	
Specialization 70 to 79 percent ...	116	1 093	46 296	519 252	377 849	314 964	294 721	204 288	5	6	3	
Specialization 60 to 69 percent ...	S	441	14 994	162 598	99 601	105 773	73 278	*56 825	39	24	44	
Specialization 51 to 59 percent ...	*44	423	18 614	180 251	94 626	103 001	82 579	77 250	18	27	35	
<b>Apartment buildings, apartment type condominiums and cooperatives</b>												
<b>All establishments specializing</b> .....	<b>S</b>	<b>3 269</b>	<b>143 960</b>	<b>1 690 850</b>	<b>1 659 976</b>	<b>1 311 308</b>	<b>1 158 241</b>	<b>379 541</b>	<b>3</b>	<b>3</b>	<b>2</b>	
Specialization 100 percent .....	S	2 925	129 444	1 561 253	1 561 253	1 217 314	1 088 235	343 940	3	3	3	
Specialization 90 to 99 percent ...	S	S	S	S	S	S	S	S	S	S	S	
Specialization 80 to 89 percent ...	S	119	4 937	S	S	S	S	9 134	6	S	Z	
Specialization 70 to 79 percent ...	S	106	3 224	15 817	11 827	13 442	11 834	2 375	39	17	32	
Specialization 51 to 59 percent ...	S	78	3 471	33 114	17 352	30 408	23 581	2 706	29	12	25	
<b>All other commercial buildings, nec</b>												
<b>All establishments specializing</b> .....	<b>212</b>	<b>3 266</b>	<b>132 993</b>	<b>1 009 513</b>	<b>981 713</b>	<b>826 678</b>	<b>733 162</b>	<b>182 835</b>	<b>2</b>	<b>2</b>	<b>4</b>	
Specialization 100 percent .....	177	2 742	119 249	935 619	935 619	761 301	673 627	174 318	1	2	4	
Specialization 90 to 99 percent ...	2	D	D	D	D	D	D	D	D	D	D	
Specialization 80 to 89 percent ...	3	D	D	D	D	D	D	D	D	D	D	
Specialization 70 to 79 percent ...	*11	126	2 624	11 283	8 148	D	8 284	D	10	26	D	
Specialization 60 to 69 percent ...	S	S	S	S	S	S	S	S	S	S	S	
Specialization 51 to 59 percent ...	11	213	7 213	37 543	19 147	33 801	31 272	3 742	16	18	Z	

Table 9. **Dollar Value of Business Done for Establishments With Payroll by Kind-of-Business Activity: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. Based on their primary business activity or combination of activities, establishments were classified into this specific industry. These establishments, however, may also be engaged in other kinds of business activities. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A.]

Primary and other kinds of business activities	Dollar value of business done	Relative standard error of estimate (percent)
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>		
<b>Total</b> .....	<b>14 409 755</b>	<b>1</b>
<b>Building, developing, and general contracting, total</b> .....	<b>13 058 979</b>	<b>1</b>
Building construction on land owned by others—general contractor or design-builder .....	109 493	10
Building construction on land owned by you, for sale .....	278 485	9
Construction management—buildings .....	102 332	15
Remodeling—general contractor or design-builder .....	5 448	47
Subdividing/developing land owned by you into lots for sale .....	12 563 221	1
Other construction activities, nec .....	77 387	6
<b>Other business activities secondary to construction activities, total</b> .....	<b>426 584</b>	<b>5</b>
Other business activities, secondary to construction activities, nec .....	187 481	8
Real estate commissions and property management fees, secondary to construction activities .....	144 308	7
Rental or lease of properties, secondary to construction activities .....	94 796	5
Kind of business activity, nsk .....	846 805	4

Table 10. **Selected Statistics for Establishments With Payroll by Specialization in Kind-of-Business Activity: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. This table presents selected statistics for establishments according to degree of specialization by major activity of construction work. If number of establishments or dollar value of business done for a given type of specialization are relatively insignificant, data may not be shown. In addition, data are not shown in this table where distribution of the dollar value of business done by kind of business activity was not provided in Table 9. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Item	Number of establishments	Total number of employees	Payroll, all employees	Value of construction work		Net value of construction work	Value added	Cost of construction work subcontracted out to others	Relative standard error of estimate (percent) for column—		
				For all kinds of business	For specialized kinds of business				B	D	H
	A	B	C	D	E	F	G	H	B	D	H
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>											
<b>Total</b> .....	<b>8 186</b>	<b>41 827</b>	<b>1 509 773</b>	<b>13 635 521</b>	<b>X</b>	<b>10 247 820</b>	<b>9 154 633</b>	<b>3 387 700</b>	<b>1</b>	<b>1</b>	<b>2</b>
Establishments not specializing .....	105	896	30 611	211 399	X	134 125	156 474	77 274	12	19	38
Establishments specializing 51 percent or more .....	8 080	40 931	1 479 162	13 424 122	12 692 118	10 113 696	8 998 159	3 310 426	1	1	2
<b>Subdividing/developing land owned by you into lots for sale</b>											
<b>All establishments specializing</b> .....	<b>6 030</b>	<b>37 590</b>	<b>1 374 449</b>	<b>12 925 006</b>	<b>12 193 002</b>	<b>9 800 903</b>	<b>8 503 496</b>	<b>3 124 104</b>	<b>1</b>	<b>1</b>	<b>2</b>
Specialization 100 percent .....	4 609	25 072	954 781	9 460 132	9 460 132	7 294 212	6 080 789	2 165 920	2	2	3
Specialization 90 to 99 percent .....	504	3 158	102 844	1 093 804	1 030 866	801 968	729 396	291 836	4	7	7
Specialization 80 to 89 percent .....	307	3 146	109 684	961 545	816 816	759 142	695 774	202 403	4	5	5
Specialization 70 to 79 percent .....	195	1 531	51 178	472 972	345 351	S	S	204 607	7	12	15
Specialization 60 to 69 percent .....	202	1 942	73 519	522 730	321 824	374 252	390 633	148 477	4	7	8
Specialization 51 to 59 percent .....	213	2 740	82 443	413 823	218 014	302 963	343 196	110 860	7	9	8

**Table 11. Value of Construction Work for Establishments With Payroll by Location of Construction Work: 1997**

[Thousand dollars unless otherwise noted. Detail may not add to total because of rounding. \* Indicates geographic change, but not applicable to this sector. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A]

Location of construction work	Construction work done by establishments located in this state		Construction work done by establishments not located in this state		Construction work done by establishments not reporting		Relative standard error of estimate (percent) for column—			
	Value of construction work done in this state	Number	Value of construction work	Number	Value of construction work	Number	Value of construction work	A	C	E
	A	B	C	D	E	F	G			
<b>233110, LAND SUBDIVISION &amp; LAND DEVELOPMENT</b>										
<b>United States .....</b>	<b>13 635 521</b>	<b>1 803</b>	<b>4 779 411</b>	<b>90</b>	<b>96 092</b>	<b>6 356</b>	<b>8 760 018</b>	<b>1</b>	<b>3</b>	<b>5</b>
Alabama .....	D	<sup>§23</sup>	D	1	D	75	D	D	D	D
Alaska .....	17 376	<sup>§6</sup>	8 767	—	—	21	8 609	8	11	—
Arizona .....	618 386	62	365 554	2	D	164	D	5	5	D
Arkansas .....	131 962	<sup>§35</sup>	80 365	—	—	50	<sup>§51</sup> 597	22	7	—
California .....	1 902 259	86	310 499	4	2 775	710	1 588 985	3	15	Z
Colorado .....	310 498	52	D	2	D	168	D	14	D	D
Connecticut .....	D	36	57 502	1	D	54	D	D	24	D
Delaware .....	9 512	<sup>§9</sup>	7 253	—	—	—	2 259	26	34	—
District of Columbia .....	—	—	—	—	—	15	54 112	S	—	—
Florida .....	D	73	D	3	D	625	D	D	D	D
Georgia .....	953 615	126	233 956	<sup>§5</sup>	6 124	214	713 535	4	17	36
Hawaii * .....	140 644	7	65 800	—	—	47	74 844	3	5	—
Idaho .....	D	<sup>§27</sup>	D	S	D	40	D	D	D	D
Illinois .....	627 174	46	D	1	D	240	D	8	D	D
Indiana .....	223 428	64	99 999	<sup>§4</sup>	<sup>§1</sup> 502	148	121 927	15	31	71
Iowa .....	15 489	5	6 243	—	—	34	9 246	10	26	—
Kansas .....	61 407	<sup>§16</sup>	<sup>§30</sup> 866	—	—	40	30 541	27	53	—
Kentucky .....	79 265	9	D	1	D	72	D	8	D	D
Louisiana .....	72 450	5	4 035	—	—	53	68 415	11	5	—
Maine .....	7 476	7	1 085	—	—	12	6 391	Z	Z	—
Maryland .....	154 191	36	99 271	4	5 771	103	49 149	10	14	Z
Massachusetts .....	367 154	37	56 182	—	—	183	310 972	6	26	—
Michigan .....	345 437	69	158 524	—	—	209	186 914	16	32	—
Minnesota .....	161 247	27	56 982	—	—	93	104 265	7	16	—
Mississippi .....	D	<sup>§6</sup>	D	1	D	38	D	D	D	D
Missouri .....	D	<sup>§32</sup>	D	2	D	143	D	D	D	D
Montana .....	14 524	S	S	—	—	23	12 518	13	S	—
Nebraska .....	19 931	2	D	—	—	23	D	Z	D	—
Nevada .....	D	20	258 118	1	D	96	D	D	15	D
New Hampshire .....	<sup>§68</sup> 686	<sup>§13</sup>	<sup>§53</sup> 223	—	—	24	15 463	49	63	—
New Jersey .....	412 742	70	D	1	D	157	D	9	D	D
New Mexico .....	D	19	57 870	2	D	57	D	D	25	D
New York .....	D	69	D	3	D	191	D	D	D	D
North Carolina .....	442 473	64	174 607	8	10 202	302	257 664	9	12	Z
North Dakota .....	S	1	D	—	—	4	D	S	D	—
Ohio .....	448 403	93	196 036	S	326	178	252 041	8	15	38
Oklahoma .....	D	<sup>§15</sup>	D	1	D	89	D	D	D	D
Oregon .....	183 752	32	112 669	1	D	80	D	17	27	D
Pennsylvania .....	270 711	70	137 520	—	—	170	133 190	20	38	—
Rhode Island .....	<sup>§67</sup> 312	<sup>§46</sup>	<sup>§47</sup> 670	—	—	<sup>§31</sup>	19 642	41	56	—
South Carolina .....	500 317	35	254 672	<sup>§3</sup>	D	128	D	6	9	D
South Dakota .....	S	—	—	—	—	17	5 061	S	—	—
Tennessee .....	190 556	39	73 103	3	7 232	135	110 220	11	15	Z
Texas .....	841 344	105	D	<sup>§4</sup>	D	537	D	4	D	D
Utah .....	110 259	<sup>§32</sup>	<sup>§40</sup> 276	—	—	95	69 983	20	48	—
Vermont .....	7 334	9	<sup>§4</sup> 638	—	—	8	2 696	34	54	—
Virginia .....	325 835	65	185 666	5	7 712	133	132 458	4	6	1
Washington .....	393 511	60	98 508	S	<sup>§2</sup> 718	202	292 286	6	13	50
West Virginia .....	25 467	<sup>§11</sup>	6 997	—	—	24	18 469	25	32	—
Wisconsin .....	D	18	D	1	D	84	D	D	D	D
Wyoming .....	<sup>§9</sup> 742	<sup>§5</sup>	S	—	—	8	1 641	64	S	—

# Appendix A.

## Explanation of Terms

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### **ALL EMPLOYEES**

Comprise all full-time and part-time employees on the payroll of construction establishments, who worked or received pay for any part of the pay period including the 12th of March, May, August, and November. Included are all persons on paid sick leave, paid holidays, and paid vacations during these pay periods. Officers of corporations are included, but proprietors and partners of unincorporated firms are not. Number of employees is the sum of all employees during the pay periods including the 12th of March, May, August, and November, divided by 4.

### **BEGINNING-OF-YEAR GROSS BOOK VALUE OF DEPRECIABLE ASSETS (\$1,000)**

Gross value of depreciable assets, usually original costs of the assets, at the beginning of the year. Depreciable assets are the fixed tangible property of the establishment for which depreciation accounts are ordinarily maintained.

### **BEGINNING-OF-YEAR INVENTORIES OF MATERIALS AND SUPPLIES (\$1,000)**

The inventories of materials and supplies owned at the beginning of the reporting year by establishments with payroll. Includes all of the materials and supplies that are owned regardless of where they are held. Excludes materials that are owned by others but held by the reporting establishment. Builders who built on their own account for sale were requested to exclude work in progress and finished units not sold from inventories. Inventories of multi-establishment companies were instructed to be reported by the establishment that is responsible for the inventories, even if these inventories were held at a separate location.

### **CAPITAL EXPENDITURES, OTHER THAN LAND (\$1,000)**

Capital expenditures are those that were or will be charged to the fixed assets accounts and for which depreciation accounts are ordinarily maintained. Includes the cost of capital improvements that were made during the year that increased the value of property or adapted it for another use. Capital expenditures for leasehold improvements made to property leased from others are also included. Land expenditures are not included as capital expenditures. If any building or equipment had been acquired under a capital leasing arrangement that meet

the criteria set down by the Financial Accounting Standards Board (FASB), respondents were instructed to report the original cost or market value as a fixed asset and as a capital expenditure, if acquired in the reporting year. If the lease qualified as an operating lease, respondents were instructed not to include the value of the building and equipment as a fixed asset or capital expenditure. If capital expenditures were not recorded directly at the establishment level but handled centrally at a company or division level, respondents were requested to report appropriate estimates for the individual establishments.

### **CONSTRUCTION WORK DONE BY ESTABLISHMENTS LOCATED IN THIS STATE: NUMBER**

Includes the number of establishments physically located and doing construction work in the same state.

### **CONSTRUCTION WORK DONE BY ESTABLISHMENTS LOCATED IN THIS STATE: VALUE OF CONSTRUCTION WORK (\$1,000)**

Includes the value of construction work done by establishments physically located and doing construction work in the same state.

### **CONSTRUCTION WORK DONE BY ESTABLISHMENTS NOT LOCATED IN THIS STATE: NUMBER**

Includes the number of establishments not located in the state where the construction work is done. Establishment location is defined as a relatively permanent office or other place of business where the usual business activities related to construction are conducted with some exceptions. A relatively permanent office is one that has been established for the management of more than one project or job and is expected to be maintained on a continuing basis.

### **CONSTRUCTION WORK DONE BY ESTABLISHMENT NOT LOCATED IN THIS STATE: VALUE OF CONSTRUCTION WORK (\$1,000)**

Includes the value of construction work done by establishments not located in the state where the construction work is done. Establishment location is defined as a relatively permanent office or other place of business where the usual business activities related to construction are conducted with some exceptions. A relatively permanent

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office is one that has been established for the management of more than one project or job and is expected to be maintained on a continuing basis.

#### **CONSTRUCTION WORK DONE BY ESTABLISHMENTS NOT REPORTING: NUMBER (\$1,000)**

Includes the number of establishments that did not report the state location of construction work on their census forms and establishments that did not complete a construction census form. Data were estimated for establishments that did not complete a census form.

#### **CONSTRUCTION WORK DONE BY ESTABLISHMENTS NOT REPORTING: VALUE OF CONSTRUCTION WORK (\$1,000)**

Includes the value of construction work done by establishments that did not report the state location of construction work on their census forms and establishments that did not complete a construction census form. Data were estimated for establishments that did not complete a census form.

#### **CONSTRUCTION WORKERS**

Includes all payroll workers up through the working supervisor level directly engaged in construction operations, such as painters, carpenters, plumbers, and electricians. Included are journeymen, mechanics, apprentices, laborers, truck drivers and helpers, equipment operators, and on-site record keepers and security guards. Supervisory employees above the working foreman level are excluded from this category and are included in the other employees category.

#### **COST OF ALL OTHER FUELS AND LUBRICANTS (\$1,000)**

Costs for fuels and lubricants purchased during the year from other companies or received from other establishments of the company and not included as costs in any of these categories: natural gas; manufactured gas; gasoline; and diesel fuel.

#### **COST OF CONSTRUCTION WORK SUBCONTRACTED OUT TO OTHERS (\$1,000)**

All costs for construction work subcontracted out to other construction contractors during the reporting year. Excluded from this item are costs to the reporting establishment for its purchases of materials, components, and supplies provided to a subcontractor for use, such costs are reported under costs for materials, components, and supplies. Also excluded are costs for the rental of machinery or equipment.

#### **COST OF ELECTRICITY (\$1,000)**

Costs for electric energy purchased during the year from other companies or received from other establishments of the company.

#### **COST OF GASOLINE AND DIESEL FUEL (\$1,000)**

Costs for gasoline and diesel fuel purchased during the year from other companies or received from other establishments of the company.

#### **COST OF OFF-HIGHWAY USE OF GASOLINE AND DIESEL FUEL (\$1,000)**

Includes the costs for gasoline and diesel fuel purchased during the reporting year for off-highway use. Off-highway fuel use is the use of fuel for trade, business, or income producing activity. In most cases, off-highway fuel use does not include use in a highway vehicle registered or required to be registered for use on public highways.

#### **COST OF ON-HIGHWAY USE OF GASOLINE AND DIESEL FUEL (\$1,000)**

Costs for gasoline and diesel fuel purchased during the year to fuel highway vehicles. A highway vehicle is any self-propelled vehicle designed to carry a load over public highways, whether or not also designed to perform other functions. Examples of vehicles designed to carry a load over public highways are passenger automobiles, trucks, and truck tractors. If a vehicle can be used for a combination of on-highway and off-highway uses and has one fuel tank, the fuel use is not considered off-highway. An example of this is a concrete-mixer truck where the truck engine operates both the engine and the mixing unit by a power take-off and is fueled by a single tank. None of the fuel used in this vehicle is off-highway because of the on-highway use. If the vehicle has separate fuel tanks and engines, the fuel in a tank used for non-highway use may be considered off-highway use.

#### **COSTS OF MATERIALS, COMPONENTS, AND SUPPLIES (\$1,000)**

Includes the costs for materials, components, and supplies used by establishments in the construction or reconstruction of buildings, structures, or other facilities and costs for materials bought and resold to others. Also includes costs made for direct purchases of materials, components, and supplies even though the purchases were subsequently provided to subcontractors for their use. Supplies include expendable tools which are charged to current accounts. Freight and other direct charges representing only that amount paid after discounts, and the value of materials, components, and supplies obtained from other establishments of the respondent's company. Excluded from this item are the cost of fuels, lubricants, electric energy, industrial and other specialized machinery

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and equipment such as printing presses; computer systems, that are not an integral part of a structure; and materials furnished to contractors by the owners of projects.

**COST OF MATERIALS, COMPONENTS, SUPPLIES, AND FUELS (\$1,000)**

Includes the costs for materials, components, supplies used by establishments in the construction or reconstruction of buildings, structures, or other facilities and costs for materials bought and resold to others. Also includes the costs for fuels that include gasoline, diesel fuel, and lubricants, and electric energy purchased during the year from other companies or received from other establishments of the company and costs for natural and manufactured gas, fuel oil, coal and coke products. Excluded from this item are industrial and other specialized machinery and equipment, such as printing presses; computer systems, that are not an integral part of a structure; materials furnished to contractors by the owners of projects.

**COST OF NATURAL GAS AND MANUFACTURED GAS (\$1,000)**

Costs for natural gas and manufactured gas purchased during the year from other companies or received from other establishments of the company.

**COST OF REPAIRS TO BUILDING AND OTHER STRUCTURES (\$1,000)**

Includes the cost of all repairs made to structures by outside companies or from other establishments of the same company. It includes only the cost of repairs necessary to maintain property. It excludes the cost of improvements that increase the value of property or the cost of adapting it for another use. Such costs are included in capital expenditures.

**COST OF REPAIRS TO MACHINERY AND EQUIPMENT (\$1,000)**

Includes the cost of all repairs made to machinery and equipment by outside companies or from other establishments of the same company. It includes only the cost of repairs necessary to maintain the machinery.

**COST OF SELECTED POWER, FUELS, AND LUBRICANTS (\$1,000)**

Included are costs for fuels including gasoline, diesel fuel, and lubricants, and electric energy purchased during the year from other companies or received from other establishments of the company. Also included are costs for natural gas, manufactured gas, fuel oil, coal and coke products.

**DEPRECIATION CHARGES DURING YEAR (\$1,000)**

The depreciation expenses of the establishment in the reporting year. These expenses are charged against depreciable assets which are the fixed tangible property of the establishment for which depreciation accounts are ordinarily maintained.

**DOLLAR VALUE SIZE CLASS**

Displays data for establishments with payroll that fall within each range of value of business done.

**END-OF-YEAR GROSS BOOK VALUE OF DEPRECIABLE ASSETS (\$1,000)**

The gross value of depreciable assets, plus any capital expenditures for new and use depreciable assets in the reporting year, minus the gross value of depreciable assets sold, retired, scrapped, destroyed, etc. in the reporting year.

**END-OF-YEAR INVENTORIES OF MATERIALS AND SUPPLIES (\$1,000)**

The inventories of materials and supplies owned at the end of the reporting year by establishments with payroll. Includes all of the materials and supplies that are owned regardless of where they are held. Excludes materials which are owned by others but held by the reporting establishment. Builders who build on their own account for sale were requested to exclude work in progress and finished units not sold from inventories. Inventories of multiestablishment companies were instructed to be reported by the establishment that is responsible for the inventories even if these inventories were held at a separate location.

**FIRST-QUARTER PAYROLL (\$1,000)**

Includes the gross earnings paid in the first quarter of the reporting year to all employees on the payroll of construction establishments. The first-quarter payroll period is January through March. Includes all forms of compensation such as salaries, wages, commissions, dismissal pay, bonuses, vacation and sick leave pay, prior to such deductions as employees' Social Security contributions, withholding taxes, group insurance, union dues, and savings bonds. Includes salaries of officers of these establishments, if a corporation, but excludes payments to the proprietor or partners, if unincorporated.

**FRINGE BENEFITS (\$1,000)**

Includes expenditures made by the employer for legally required and voluntary fringe benefit programs for employees.

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**LEGALLY REQUIRED EXPENDITURES (\$1,000)**

Includes expenditures made by the employer for Social Security contributions, unemployment compensation, workman's compensation, and state temporary disability payments.

**NET VALUE OF CONSTRUCTION WORK (\$1,000)**

The value of construction work less the cost of construction work subcontracted out to others.

**NUMBER OF CONSTRUCTION WORKERS: QUARTERLY PAY PERIOD**

Refers to the number of construction workers employed during a quarterly pay period. January to March includes the reported number of construction workers employed during the pay period including March 12. April to June includes the reported number of construction workers employed during the pay period including May 12. July to September includes the reported number of construction workers employed during the pay period including August 12. October to December includes the reported number of construction workers employed during the pay period including November 12.

**NUMBER OF ESTABLISHMENTS**

Includes all establishments that were in business at any time during the year. It covers all full-year and part-year operations. Construction establishments that were inactive or idle for the entire year were not included.

**NUMBER OF ESTABLISHMENTS NOT REPORTING INVENTORIES**

Includes all establishments with payroll that did not report a dollar amount for inventories of materials and supplies during the reporting year. It covers all full-year and part-year operations. Construction establishments that were inactive or idle for the entire year were not included.

**NUMBER OF ESTABLISHMENTS WITH INVENTORIES**

Includes all establishments with payroll that reported a dollar amount of inventory. Includes the number of establishments that were in business at any time during the year. It covers all full-year and part-year operations. Construction establishments that were inactive or idle for the entire year were not included.

**NUMBER OF ESTABLISHMENTS WITH NO INVENTORIES**

Includes all establishments with payroll that reported having no inventories of materials and supplies during the reporting year. Includes establishments that were in business at any time during the year. It covers all full-year and part-year operations. Construction establishments that were inactive or idle for the entire year were not included.

**NUMBER OF OTHER EMPLOYEES: QUARTERLY PAY PERIOD**

Refers to the number of other employees employed during a quarterly pay period. January to March includes the reported number of other workers employed during the pay period including March 12. April to June includes the reported number of other workers employed during the pay period including May 12. July to September includes the reported number of other workers employed during the pay period including August 12. October to December includes the reported number of other workers employed during the pay period including November 12.

**NUMBER OF PROPRIETORS AND WORKING PARTNERS**

These data were not collected on the census report forms. The data shown are based on crediting each sole proprietorship establishment with one active proprietor and each partnership establishment with two working partners.

**OTHER BUSINESS RECEIPTS (\$1,000)**

Includes business receipts not reported as value of construction work. This includes business receipts from retail and wholesale trade, rental of equipment without operator, manufacturing, transportation, legal services, insurance, finance, rental of property and other real estate operations, and other nonconstruction activities. Receipts for separately definable architectural and engineering work for others are also included here. Excluded are receipts from other business operations in foreign countries, and nonoperating income such as interest and dividends.

**OTHER EMPLOYEES**

Includes payroll employees in executive, purchasing, accounting, personnel, professional, technical activities, and routine office functions. Also included are supervisory employees above the working foreman level.

**PAYROLL (\$1,000)**

Includes the gross earnings paid in the reporting year to all employees on the payroll of construction establishments. It includes all forms of compensation such as salaries, wages, commissions, dismissal pay, bonuses, vacation and sick leave pay, prior to deductions such as employees' Social Security contributions, withholding taxes, group insurance, union dues, and savings bonds. The total includes salaries of officers of these establishments, if a corporation, but excludes payments to the proprietor or partners, if unincorporated.



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**PAYROLL: CONSTRUCTION WORKERS (\$1,000)**

Includes the gross earnings paid in the reporting year to all construction workers on the payroll of construction establishments. It includes all forms of compensation such as salaries, wages, commissions, dismissal pay, bonuses, vacation and sick leave pay, prior to deductions such as employees' Social security contributions, withholding taxes, group insurance, union dues, and savings bonds.

**PAYROLL: OTHER EMPLOYEES (\$1,000)**

Includes the gross earnings paid in the reporting year to all other employees on the payroll of construction establishments. It includes all forms of compensation such as salaries, wages, commissions, dismissal pay, bonuses, vacations and sick leave pay, prior to deductions such as employees' Social Security contributions, withholding taxes, group insurance, union dues, and savings bonds. Payroll of other employees excludes salaries of the proprietor or partners, if unincorporated.

**PRIMARY AND OTHER KINDS OF BUSINESS ACTIVITIES**

Displays dollar value of business done by primary construction business activity. Primary construction activity is construction activity that generates fifty-one percent or more of an establishment's dollar value of business done. Also displayed are other kinds of business activities. Other kinds of business activities include business receipts not reported as value of construction work. This item includes business receipts from retail and wholesale trade, rental of equipment without an operator, manufacturing, transportation, legal services, insurance, finance, rental of property and other real estate operations, and other nonconstruction activities. Receipts for separately definable architectural and engineering work for others are also included in other kinds of business activities.

**PURCHASED COMMUNICATION SERVICES (\$1,000)**

Includes all costs for communication services purchased from other companies or from other establishments of the company.

**RENTAL COSTS FOR BUILDINGS (\$1,000)**

Includes all costs for renting or leasing space and buildings. It excludes costs under agreements that are in effect conditional sales contracts such as capital leases. Such costs are included in capital expenditures.

**RENTAL COSTS FOR MACHINERY AND EQUIPMENT (\$1,000)**

Includes all costs for renting or leasing construction machinery and equipment, transportation equipment, production equipment, office equipment, furniture and fixtures, and scaffolding. It excludes costs for the rental of

land. It also excludes costs under agreements that in effect are conditional sales contracts such as capital leases. Such costs are included in capital expenditures.

**RENTAL COSTS FOR MACHINERY, EQUIPMENT, AND BUILDINGS (\$1,000)**

Includes all costs for renting or leasing construction machinery and equipment, transportation equipment, production equipment, office equipment, furniture and fixtures, scaffolding, office space, and buildings. It excludes costs for the rental of land. It also excludes costs under agreements that in effect are conditional sales contracts such as capital leases. Such costs are included in capital expenditures.

**RETIREMENTS AND DISPOSITION OF DEPRECIABLE ASSETS (\$1,000)**

Includes the gross value of depreciable assets sold, retired, scrapped, destroyed, abandoned, etc., during the year. The values shown are the acquisition costs of the retired assets. This item also includes the value of assets (at acquisition cost rather than current market value) transferred to other establishments of the same company.

**SELECTED COSTS (\$1,000)**

Includes the costs for materials, components, and supplies; costs for construction work subcontracted out to others; and costs for selected power, fuels, and lubricants. Capital expenditures and rental costs for machinery, equipment, and structures are shown elsewhere.

**SELECTED PURCHASED SERVICES (\$1,000)**

Includes all costs for communication and repair to buildings and other structure services purchased from other companies or from other establishments of the company. It also includes the cost of all repairs made to structures and equipment by outside companies or from other establishments of the same company. It includes only the cost of repairs necessary to maintain property and equipment. It excludes the cost of improvements that increase the value of property or the cost of adapting it for another use. Such costs are included in capital expenditures.

**SPECIALIZATION PERCENT**

Displays data for establishments with payroll that fall within each percent range of specialization.

**TYPE OF CONSTRUCTION**

Provides data by the types of buildings, structures, or other facilities being constructed or worked on by construction establishments in the reporting year. Respondents were instructed that each building, structure, or other facility should be classified in terms of its function.

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For example, a restaurant building was to be classified in the restaurant category whether it was designed as a commercial restaurant building or an auxiliary unit of an educational institution. If respondents worked on more than one type of building or structure in a multibuilding complex, they were instructed to report separately for each building or type of structure. If they worked on a building that had more than one purpose; i.e., office and residential, or commercial, they were to classify the building by major purpose. In addition, all respondents were requested to report the percentage of the value of construction work done for new construction, additions, alterations, or reconstruction, and maintenance and repair work for each of these types.

### Building Construction

- **Single-family houses, detached.** Includes all fully detached residential buildings constructed for one family use.
- **Single-family houses, attached, including townhouses and townhouse-type condominiums.** Includes all residential buildings with two or more living quarters side by side, completely independent of one another, and separated by an unbroken party or lot line wall from ground to roof.
- **Apartment buildings, apartment type condominiums, and cooperatives.** Includes apartment rentals, high-rise, low-rise, or any structures containing two or more housing units other than attached single-family houses.
- **All other residential buildings.** Includes dormitories, fraternity and sorority houses, and other nonhousekeeping residential structures.
- **Manufacturing and light industrial buildings.** Includes all manufacturing and light industrial buildings and plants that are used to house production and assembly activities. Note that industrial parks should be classified under its primary usage such as warehouses, office space, commercial or industrial type buildings. Heavy industrial facilities such as blast furnaces, petroleum refineries, and chemical complexes are not included in this category but are reported under nonbuilding construction.
- **Manufacturing and light industrial warehouses.** Includes all warehouses which are intended for industrial activities.
- **Hotels and motels.** Includes hotels, motels, bed-and-breakfast inns, and tourist cabins intended for transient accommodations. Also included are hotel and motel conference centers.
- **Office buildings.** Includes all buildings that are used primarily for office space or for government administrative offices. Also included are banks or financial buildings that are three stories or more. Medical office buildings are reported under hospitals and institutional buildings.
- **All other commercial buildings, nec (not elsewhere classified) such as stores, restaurants, and automobile service stations.** Includes all buildings that are intended for use primarily in the retail and service trades. For example, shopping centers, department stores, drug stores, restaurants, public garages, auto service stations, and one or two story bank or financial institutions.
- **Commercial warehouses.** Includes distribution buildings and mini-storage units intended for commercial use. Also included are storage warehouses.
- **Religious buildings.** Includes all buildings that are intended for religious services or functions such as churches, synagogues, convents, monasteries, and seminaries.
- **Educational buildings.** Includes all buildings that are used directly in administrative and instructional activities such as colleges, universities, elementary and secondary schools, correspondence, commercial, and trade schools. Libraries, museums, and art galleries, as well as laboratories that are not a part of a manufacturing or commercial establishment, are also included.
- **Health care and institutional buildings.** Includes hospitals, medical office buildings and all other buildings that are intended to provide health and institutional care such as clinics, infirmaries, sanitariums, nursing homes, homes for the aged, and orphanages.
- **Public safety buildings.** Included detention centers, prisons, fire stations, and rescue squad buildings.
- **Farm buildings, nonresidential.** Includes nonresidential farm buildings such as barns, poultry houses, implement sheds, and farm silos.
- **Amusement, social, and recreational buildings.** Includes buildings that are used primarily for entertainment, social, and recreational activities such as sports arenas, convention centers, theaters, music halls, golf and country club buildings, skating rinks, fitness centers, bowling alleys, and indoor swimming pools.
- **Other building construction.** Includes all types of residential and nonresidential building construction not shown elsewhere.

### Nonbuilding Construction

- **Highways, streets, and related work such as installation of guardrails, highway signs, and lighting.** Includes streets, roads, alleys, sidewalks,

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curbs and gutters, culverts, right-of-way drainage, erosion control, and lighting. Also includes earthwork protective structures when used in connection with road improvements.

- **Airport runways and related work.** Includes runways, taxiways, aprons, and related work.
- **Private driveways and parking areas.** Includes all nonstructural parking areas and private driveways of all surface types.
- **Bridges and elevated highways.** Includes viaducts and overpasses, roads, highways, railroads, and causeways built on structural supports.
- **Tunnels.** Includes highway, pedestrian, railroad, and water distribution tunnels.
- **Sewers, sewer lines, septic tanks, and related facilities.** Includes sanitary and storm sewers, pumping stations, septic systems, and related facilities.
- **Water mains and related facilities.** Includes water supply systems, pumping stations, and related facilities.
- **Pipeline construction other than sewer or water-lines.** Includes pipelines for the transmission of gas, petroleum products, and liquefied gases.
- **Power and communication transmission lines, towers, and related facilities.** Includes electric power lines, telephone and telegraph lines, fiber optic cables, cable television lines, television and radio towers, and electric light and power facilities.
- **Power plants and cogeneration plants, except hydroelectric.** Includes electric and steam generating plants, cogenerating plants, and nuclear plants.
- **Power plant, hydroelectric.** Includes all types of hydroelectric power generating plants.
- **Blast furnaces, petroleum refineries, chemical complexes, etc.** Includes coke ovens and mining appurtenances such as tipples and washeries.
- **Sewage treatment plants.** Includes sewage treatment and waste disposal plants.
- **Water treatment plants.** Includes water filtration and water softening plants.
- **Urban mass transit.** Includes subways, street cars, and light rail systems.
- **Railroad construction.** Includes the construction of railroad beds, tracks, freight yards, and signal towers for systems other than urban mass transit.
- **Conservation and development construction.** Includes land reclamation, irrigation projects, drainage canals, levees, jetties, breakwaters, and flood control projects.
- **Dam and reservoir construction.** Includes hydroelectric, water supply, and flood control dams and reservoirs.
- **Dry/Solid waste disposal.** Includes all dry/solid waste disposal sites where non hazardous waste is buried.
- **Harbor and port facilities.** Includes docks, piers, and wharves.
- **Marine construction.** Includes dredging, underwater rock removal, breakwaters, navigational channels, and locks.
- **Outdoor swimming pools.** Includes wading pools and reflecting pools.
- **Water storage facilities.** Includes aqueducts, water towers, and water tanks.
- **Tank storage facilities other than water.** Includes gasoline and oil storage tanks.
- **Fencing.** Includes all types of fencing.
- **Recreational facilities.** Includes athletic fields, golf courses, outdoor tennis courts, trails, and camps.
- **Billboards.** Includes all type of billboards.
- **Heavy military construction.** Includes all military nonbuilding such as missile sites and testing facilities, launch sites and underground command centers.
- **Ships.** Includes special trade contractors working on ships and boats such as painters, carpenters, joiners, electricians, etc.
- **Oilfields.** The majority of construction work occurring in oil fields is classified in Sector 21, Mining. For example, pipeline construction on oil and gas leases are classified in mining only up to the point where the distribution company takes over. At that point, pipeline construction activity is classified in Sector 23, Construction. Some secondary mining construction activities are classified in the construction sector. Examples of this include: road construction; land clearing contracting; land drainage contracting; and land leveling contracting.
- **Other nonbuilding construction, nec.** Includes all types of nonbuilding construction not elsewhere classified.

#### VALUE ADDED (\$1,000)

Value added is equal to value of business done, less costs for construction work subcontracted out to others and costs for materials, components, supplies, and fuels.

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### **VALUE OF BUSINESS DONE (\$1,000)**

Value of business done is the sum of value of construction work and other business receipts.

### **VALUE OF CONSTRUCTION WORK (\$1,000)**

Includes the value of construction work done by general contractors, heavy construction contractors, and special trades contractors. Included are new construction, additions, alterations or reconstruction, and maintenance and repair construction work. Also includes the value of any construction work done by the reporting establishments for themselves. Speculative builders were instructed to include the value of buildings and other structures built or being built for sale in the reporting year, but not sold. They were to include the costs of such construction plus normal profit. Also included is the cost of construction work done on buildings for rent or lease. Establishments engaged in the sale and installation of construction components such as plumbing, heating, and central air-conditioning supplies and equipment; lumber and building materials; paint, glass, and wallpaper; and electrical and wiring supplies, elevators or escalators were instructed to include both the value for the installation and the receipts covering the price of the items installed. Excluded are the cost of industrial and other special machinery and equipment that are not an integral part of a structure, and value of work done from business operations in foreign countries.

### **VALUE OF CONSTRUCTION WORK: ADDITIONS, ALTERATIONS, OR RECONSTRUCTION (\$1,000)**

Includes construction work which adds to the value or useful life of an existing building or structure or that adapts a building or structure to a new or different use. Included are major replacements of building systems, such as the installation of a new roof or heating system and the resurfacing of streets or highways. This contrasts to the repair of a hole in a roof or the routine patching of highways and streets that would be classified as maintenance and repair.

### **VALUE OF CONSTRUCTION WORK DONE IN THIS STATE (\$1,000)**

Includes the value of construction work done in a state by general contractors, heavy construction contractors, and special trades contractors.

### **VALUE OF CONSTRUCTION WORK FOR ESTABLISHMENTS WITH INVENTORIES (\$1,000)**

The value of construction work for establishments with payroll that reported a dollar amount of inventory in the reporting year.

### **VALUE OF CONSTRUCTION WORK FOR ESTABLISHMENTS WITH NO INVENTORIES (\$1,000)**

The value of construction work for establishments with payroll that reported having no dollar amount of inventory in the reporting year.

### **VALUE OF CONSTRUCTION WORK: FOR SPECIALIZED TYPE (\$1,000)**

Includes value of construction work for one of two specialized categories: types of construction; and kind-of-business activity. A construction establishment specializes in a type of construction when fifty-one percent or more of the construction work done is in one construction industry. The construction establishment reports each type of construction it performs as a percent of value of construction work. Types of construction refers to the types of buildings, structures, or facilities constructed or worked on by construction establishments in the reporting year. Specialization in types of construction displays data for establishments with payroll that falls within each percent range of specialization. A construction establishment specializes in a kind-of-business activity when fifty-one percent or more of the construction work done by the establishment is performed in one type of business activity. The construction establishment reports each kind-of-business activity engaged in as a percent of value of construction work. Kind-of-business activity refers to the kinds of business activities construction establishments perform throughout the reporting year. The following are examples of kind-of-business activity: highway and street construction; electrical contracting; carpentry contracting; and concrete contracting. Specialization in kind-of-business activity displays data for establishments with payroll that fall within each percent range of specialization.

### **VALUE OF CONSTRUCTION WORK: MAINTENANCE AND REPAIR (\$1,000)**

Includes incidental construction work that keeps a property in ordinary working condition. Excluded are trash and snow removal, lawn maintenance and landscaping, cleaning and janitorial services.

### **VALUE OF CONSTRUCTION WORK: NEW CONSTRUCTION (\$1,000)**

Includes the complete, original building of structures and essential service facilities and the initial installation of integral equipment such as elevators and plumbing, heating, and air-conditioning supplies and equipment.

### **VALUE OF CONSTRUCTION WORK ON FEDERALLY OWNED PROJECTS (\$1,000)**

The value of construction work for projects owned by the Federal government.

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**VALUE OF CONSTRUCTION WORK ON GOVERNMENT OWNED PROJECTS (\$1,000)**

The value of construction work for the sum total of all projects owned by Federal, state, and local governments.

**VALUE OF CONSTRUCTION WORK ON PRIVATELY OWNED PROJECTS (\$1,000)**

The value of construction work for construction projects other than government owned projects.

**VALUE OF CONSTRUCTION WORK ON STATE AND LOCALLY OWNED PROJECTS (\$1,000)**

The value of construction work for the sum total of all projects owned by state and local governments.

**VALUE OF CONSTRUCTION WORK SUBCONTRACTED IN FROM OTHERS (\$1,000)**

Includes the value of construction work done by reporting establishments as subcontractors to other contractors or builders. Establishments were asked to report the

approximate percent of total value of construction work accounted for by such work, and the percentages reported were applied to the reported value of construction work to develop a value for this item.

**VALUE OF CONSTRUCTION WORK FOR ESTABLISHMENTS NOT REPORTING INVENTORIES (\$1,000)**

The value of construction work for establishments that did not report a dollar amount for inventories of materials and supplies, and the value of construction work for establishments that did not complete a census form.

**VOLUNTARY EXPENDITURES (\$1,000)**

Includes expenditures made by the employer for life insurance premiums, pension plans, insurance premiums on hospital and medical plans, welfare plans, and union negotiated benefits.

# Appendix B.

## NAICS Codes, Titles, and Descriptions

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### 23 CONSTRUCTION

The Construction sector comprises establishments primarily engaged in the construction of buildings and other structures, heavy construction (except buildings), additions, alterations, reconstruction, installation, and maintenance and repairs. Establishments engaged in demolition or wrecking of buildings and other structures, clearing of building sites, and sale of materials from demolished structures are also included. This sector also includes those establishments engaged in blasting, test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation. The industries within this sector have been defined on the basis of their unique production processes. As with all industries, the production processes are distinguished by their use of specialized human resources and specialized physical capital. Construction activities are generally administered or managed at a relatively fixed place of business, but the actual construction work is performed at one or more different project sites.

This sector is divided into three subsectors of construction activities: (1) building construction and land subdivision and land development; (2) heavy construction (except buildings), such as highways, power plants, and pipelines; and (3) construction activity by special trade contractors.

Establishments classified in Subsector 233, Building, Developing, and General Contracting and Subsector 234, Heavy Construction, usually assume responsibility for an entire construction project, and may subcontract some or all of the actual construction work. Operative builders who build on their own account for sale, and land subdividers and land developers, who engage in subdividing real property into lots for sale, are included in Subsector 233, Building, Developing, and General Contracting. (Special trade contractors are included in Subsector 234, Heavy Construction, if they are engaged in activities primarily relating to heavy construction, such as grading for highways.) Establishments included in these subsectors operate as general contractors, design-builders, engineer-constructors, joint-venture contractors, and turnkey construction contractors. Establishments identified as construction management firms are also included.

Establishments classified in Subsector 235, Special Trade Contractors, are primarily engaged in specialized construction activities, such as plumbing, painting, and electrical work, and work for builders and general contractors under subcontract or directly for project owners. Establishments engaged in demolition or wrecking of

buildings and other structures, dismantling of machinery, excavating, shoring and underpinning, anchored earth retention activities, foundation drilling, and grading for buildings are also included in this subsector.

“Force account” construction is construction work performed by an establishment primarily engaged in some business other than construction, for its own account and use, and by employees of the establishment. This activity is not included in this industry sector unless the construction work performed is the primary activity of a separate establishment of the enterprise.

The installation of prefabricated building equipment and materials, such as elevators and revolving doors, is classified in the Construction sector. Installation work incidental to sales by employees of a manufacturing or retail establishment is classified as an activity of those establishments.

### 233 Building, Developing, and General Contracting

Industries in the Building, Developing, and General Contracting subsector comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repair) of building projects. Builders, developers, and general contractors, as well as land subdividers and land developers are included in this subsector. Establishments identified as construction management firms for building projects are also included. The construction work may be for others and performed by custom builders, general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors, or may be on their own account for sale and performed by speculative or operative builders.

### 2331 Land Subdivision and Land Development

This NAICS Industry Group includes establishments classified in NAICS Industry 23311, Land Subdivision and Land Development.

### 23311 Land Subdivision and Land Development

This industry comprises establishments primarily engaged in subdividing real property into lots and/or developing building lots for sale.

### 233110 Land Subdivision and Land Development

This U.S. industry comprises establishments primarily engaged in subdividing real property into lots and/or developing building lots for sale.

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The data published with NAICS code 233110 include the following SIC industries:

6552 Land subdividers and developers, except cemeteries

### **2332 Residential Building Construction**

This NAICS Industry Group includes establishments classified in the following NAICS Industries: 23321, Single-Family Housing Construction; and 23322, Multifamily Housing Construction.

#### **23321 Single-Family Housing Construction**

This industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of single family residential housing units (e.g., single family detached houses, town houses, or row houses where each housing unit is separated by a ground-to-roof wall and where no housing units are constructed above or below). This industry includes establishments responsible for additions and alterations to mobile homes and on-site assembly of modular and prefabricated houses. Establishments identified as single family construction management firms are also included in this industry. Establishments in this industry may perform work for others or on their own account for sale as speculative or operative builders. Kinds of establishments include single family housing custom builders, general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

#### **233210 Single-Family Housing Construction**

This U.S. industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of single family residential housing units (e.g., single family detached houses, town houses, or row houses where each housing unit is separated by a ground-to-roof wall and where no housing units are constructed above or below). This industry includes establishments responsible for additions and alterations to mobile homes and on-site assembly of modular and prefabricated houses. Establishments identified as single family construction management firms are also included in this industry. Establishments in this industry may perform work for others or on their own account for sale as speculative or operative builders. Kinds of establishments include single family housing custom builders, general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

The data published with NAICS code 233210 include the following SIC industries:

1521 General contractors—single-family houses  
1531 Operative builders (pt)  
8741 Management services (pt)

#### **23322 Multifamily Housing Construction**

This industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of multifamily residential housing units (e.g., highrise, garden, and town house apartments where each unit is not separated by a ground-to-roof wall). The units may be constructed for sale as condominiums or cooperatives, or for rental as apartments. Establishments identified as multifamily construction management firms are also included in this industry. Establishments in this industry may perform work for others or on their own account for sale as speculative or operative builders. Kinds of establishments include multifamily housing general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

#### **233220 Multifamily Housing Construction**

This U.S. industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of multifamily residential housing units (e.g., highrise, garden, and town house apartments where each unit is not separated by a ground-to-roof wall). The units may be constructed for sale as condominiums or cooperatives, or for rental as apartments. Establishments identified as multifamily construction management firms are also included in this industry. Establishments in this industry may perform work for others or on their own account for sale as speculative or operative builders. Kinds of establishments include multifamily housing general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

The data published with NAICS code 233220 include the following SIC industries:

1522 General contractors—residential buildings, other than single-family (pt)  
1531 Operative builders (pt)  
8741 Management services (pt)

### **2333 Nonresidential Building Construction**

This NAICS Industry Group includes establishments classified in the following NAICS Industries: 23331, Manufacturing and Industrial Building Construction; and 23332, Commercial and Institutional Building Construction.

#### **23331 Manufacturing and Industrial Building Construction**

This industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of manufacturing and industrial buildings (e.g., plants, mills, factories). Establishments identified as manufacturing and industrial building construction management firms are also included in

this industry. Kinds of establishments include manufacturing and industrial building general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

### **233310 Manufacturing and Industrial Building Construction**

This U.S. industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of manufacturing and industrial buildings (e.g., plants, mills, factories). Establishments identified as manufacturing and industrial building construction management firms are also included in this industry. Kinds of establishments include manufacturing and industrial building general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

The data published with NAICS code 233310 include the following SIC industries:

- 1531 Operative builders (pt)
- 1541 General contractors—industrial buildings and warehouses (pt)
- 8741 Management services (pt)

### **23332 Commercial and Institutional Building Construction**

This industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of commercial and institutional buildings (e.g., stores, schools, hospitals office buildings, public warehouses). Establishments identified as commercial and institutional building construction management firms are also included in this industry. Kinds of establishments include commercial and institutional building general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

### **233320 Commercial and Institutional Building Construction**

This U.S. industry comprises establishments primarily responsible for the entire construction (i.e., new work, additions, alterations, and repairs) of commercial and institutional buildings (e.g., stores, schools, hospitals office buildings, public warehouses). Establishments identified as commercial and institutional building construction management firms are also included in this industry. Kinds of establishments include commercial and institutional building general contractors, design builders, engineer-constructors, joint-venture contractors, and turnkey contractors.

The data published with NAICS code 233320 include the following SIC industries:

- 1522 General contractors—residential buildings, other than single-family (pt)
- 1531 Operative builders (pt)
- 1541 General contractors—industrial buildings and warehouses (pt)
- 1542 General contractors—nonresidential buildings, except industrial buildings and warehouses
- 8741 Management services (pt)

### **234 Heavy Construction**

Industries in the Heavy Construction subsector group establishments that engage in the construction of heavy engineering and industrial projects (except buildings), for example, highways, power plants, and pipelines. The construction work performed may include new work, reconstruction, or repairs. Establishments identified as heavy construction management firms are also included. Establishments in this subsector usually assume responsibility for entire nonbuilding projects but may subcontract some or all of the actual construction work. Special trade contractors are included in this group if they are engaged in activities primarily related to heavy construction, for example, grading for highways. Kinds of establishments include heavy construction general contractors, design builders, engineer-constructors, and joint-venture contractors.

### **2341 Highway, Street, Bridge, and Tunnel Construction**

This NAICS Industry Group includes establishments classified in the following NAICS industries: 23411, Highway and Street Construction; and 23412, Bridge and Tunnel Construction.

#### **23411 Highway and Street Construction**

This industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of highways (except elevated), streets, roads, or airport runways; (2) establishments identified as highway and street construction management firms; and (3) establishments identified as special trade contractors engaged in performing subcontract work primarily related to highway and street construction (e.g., grading for highways, installing guardrails, public sidewalk construction). Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include highway and street general contractors, design builders, engineer-constructors, and joint-venture contractors.

#### **234110 Highway and Street Construction**

This U.S. industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of highways (except elevated),



streets, roads, or airport runways; (2) establishments identified as highway and street construction management firms; and (3) establishments identified as special trade contractors engaged in performing subcontract work primarily related to highway and street construction (e.g., grading for highways, installing guardrails, public sidewalk construction). Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include highway and street general contractors, design builders, engineer-constructors, and joint-venture contractors.

The data published with NAICS code 234110 include the following SIC industries:

- 1611 Highway and street construction contractors, except elevated highways
- 8741 Management services (pt)

### **23412 Bridge and Tunnel Construction**

This industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of bridges, viaducts, elevated highways, and tunnels; (2) establishments identified as bridge and tunnel construction management firms; and (3) establishments identified as special trade contractors primarily engaged in performing subcontract work related to bridge and tunnel construction. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include bridge and tunnel general contractors, design builders, engineer-constructors, and joint-venture contractors.

### **234120 Bridge and Tunnel Construction**

This U.S. industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of bridges, viaducts, elevated highways, and tunnels; (2) establishments identified as bridge and tunnel construction management firms; and (3) establishments identified as special trade contractors primarily engaged in performing subcontract work related to bridge and tunnel construction. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include bridge and tunnel general contractors, design builders, engineer-constructors, and joint-venture contractors.

The data published with NAICS code 234120 include the following SIC industries:

- 1622 Bridge, tunnel, and elevated highway construction contractors
- 8741 Management services (pt)

### **2349 Other Heavy Construction**

This industry group comprises establishments primarily engaged in heavy nonbuilding construction (except highway, street, bridge, and tunnel construction).

### **23491 Water, Sewer, and Pipeline Construction**

This industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, rehabilitation, or repairs) of water mains, sewers, drains, gas mains, natural gas pumping stations, and gas and oil pipelines; (2) establishments identified as water, sewer, and pipeline construction management firms; and (3) establishments identified as special trade contractors engaged in activities primarily related to water, sewer, and pipeline construction. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include water, sewer, and pipeline general contractors, design builders, engineer-constructors, and joint-venture contractors.

### **234910 Water, Sewer, and Pipeline Construction**

This U.S. industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, rehabilitation, or repairs) of water mains, sewers, drains, gas mains, natural gas pumping stations, and gas and oil pipelines; (2) establishments identified as water, sewer, and pipeline construction management firms; and (3) establishments identified as special trade contractors engaged in activities primarily related to water, sewer, and pipeline construction. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include water, sewer, and pipeline general contractors, design builders, engineer-constructors, and joint-venture contractors.

The data published with NAICS code 234910 include the following SIC industries:

- 1623 Water, sewer, pipeline, and communications and power line construction (pt)
- 8741 Management services (pt)

### **23492 Power and Communication Transmission Line Construction**

This industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of electric power and communication transmission lines and towers, radio and television transmitting/receiving towers, cable laying, and cable television lines; (2) establishments identified as power and communication transmission line construction management firms; and (3) establishments identified as special trade contractors engaged in activities primarily related to power and communication transmission line construction. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include power and communication transmission line general contractors, design builders, engineer-constructors, and joint-venture contractors.

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### **234920 Power and Communication Transmission Line Construction**

This U.S. industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of electric power and communication transmission lines and towers, radio and television transmitting/receiving towers, cable laying, and cable television lines; (2) establishments identified as power and communication transmission line construction management firms; and (3) establishments identified as special trade contractors engaged in activities primarily related to power and communication transmission line construction. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include power and communication transmission line general contractors, design builders, engineer-constructors, and joint-venture contractors.

The data published with NAICS code 234920 include the following SIC industries:

- 1623 Water, sewer, pipeline, and communications and power line construction (pt)
- 8741 Management services (pt)

### **23493 Industrial Nonbuilding Structure Construction**

This industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of heavy industrial nonbuilding structures, such as chemical complexes or facilities, cement plants, petroleum refineries, industrial incinerators, ovens, kilns, power plants (except hydroelectric plants), and nuclear reactor containment structures; (2) establishments identified as industrial nonbuilding construction management firms; and (3) establishments identified as special trade contractors engaged in activities primarily related to industrial nonbuilding construction. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include industrial nonbuilding general contractors, design builders, engineer-constructors, and joint-venture contractors.

### **234930 Industrial Nonbuilding Structure Construction**

This U.S. industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of heavy industrial nonbuilding structures, such as chemical complexes or facilities, cement plants, petroleum refineries, industrial incinerators, ovens, kilns, power plants (except hydroelectric plants), and nuclear reactor containment structures; (2) establishments identified as industrial nonbuilding construction management firms; and (3) establishments identified as special trade contractors engaged in activities primarily related to industrial nonbuilding construction.

Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include industrial nonbuilding general contractors, design builders, engineer-constructors, and joint-venture contractors.

The data published with NAICS code 234930 include the following SIC industries:

- 1629 Heavy construction, n.e.c. (pt)
- 8741 Management services (pt)

### **23499 All Other Heavy Construction**

This industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of heavy nonbuilding construction projects (except highway, street, bridge, tunnel, water lines, sewer lines, pipelines, power and communication transmission lines, and industrial nonbuilding structures); (2) establishments identified as all other heavy construction management firms; (3) establishments primarily engaged in construction equipment rental with an operator; and (4) establishments identified as special trade contractors engaged in activities related primarily to all other heavy construction. Typical projects constructed by establishments in this industry include athletic fields, dams, dikes, docks, drainage projects, golf courses, harbors, parks, reservoirs, canals, sewage treatment plants, water treatment plants, hydroelectric plants, subways, and other mass transit projects. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include heavy construction general contractors, design builders, engineer-constructors, and joint-venture contractors.

### **234990 All Other Heavy Construction**

This U.S. industry comprises: (1) establishments primarily responsible for the entire construction (i.e., new work, reconstruction, or repairs) of heavy nonbuilding construction projects (except highway, street, bridge, tunnel, water lines, sewer lines, pipelines, power and communication transmission lines, and industrial nonbuilding structures); (2) establishments identified as all other heavy construction management firms; (3) establishments primarily engaged in construction equipment rental with an operator; and (4) establishments identified as special trade contractors engaged in activities related primarily to all other heavy construction. Typical projects constructed by establishments in this industry include athletic fields, dams, dikes, docks, drainage projects, golf courses, harbors, parks, reservoirs, canals, sewage treatment plants, water treatment plants, hydroelectric plants, subways, and other mass transit projects. Establishments in this industry may subcontract some or all of the actual construction work. Kinds of establishments include heavy construction general contractors, design builders, engineer-constructors, and joint-venture contractors.

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The data published with NAICS code 234990 include the following SIC industries:

- 1629 Heavy construction, n.e.c. (pt)
- 7353 Heavy construction equipment, rental and leasing (pt)
- 8741 Management services (pt)

### **235 Special Trade Contractors**

Industries in the Special Trade Contractors subsector engage in specialized construction activities, such as plumbing, painting, and electrical work. Those establishments that engage in activities primarily related to heavy construction, such as grading for highways, are classified in Subsector 234, Heavy Construction. The activities of this subsector may be subcontracted from builders or general contractors or it may be performed directly for project owners. The construction work performed may include new work, additions, alterations, or maintenance and repairs. Special trade contractors usually perform most of their work at the job site, although they may have shops where they perform prefabrication and other work.

#### **2351 Plumbing, Heating, and Air-Conditioning Contractors**

This NAICS Industry Group includes establishments classified in NAICS Industry 23511, Plumbing, Heating, and Air-Conditioning Contractors.

##### **23511 Plumbing, Heating, and Air-Conditioning Contractors**

This industry comprises establishments primarily engaged in one or more of the following: (1) installing plumbing, heating, and air-conditioning equipment; (2) servicing plumbing, heating, and air-conditioning equipment; and (3) the combined activity of selling and installing plumbing, heating, and air-conditioning equipment. The plumbing, heating, and air-conditioning work performed includes new work, additions, alterations, and maintenance and repairs. The activities performed by these establishments range from duct fabrication and installation at the site to installation of refrigeration equipment, installation of sprinkler systems, and installation of environmental controls.

##### **235110 Plumbing, Heating, and Air-Conditioning Contractors**

This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) installing plumbing, heating, and air-conditioning equipment; (2) servicing plumbing, heating, and air-conditioning equipment; and (3) the combined activity of selling and installing plumbing, heating, and air-conditioning equipment. The plumbing, heating, and air-conditioning work performed includes new work, additions, alterations, and

maintenance and repairs. The activities performed by these establishments range from duct fabrication and installation at the site to installation of refrigeration equipment, installation of sprinkler systems, and installation of environmental controls.

The data published with NAICS code 235110 include the following SIC industry:

- 1711 Plumbing, heating, and air-conditioning special trade contractors

This definition comes from the 1997 NAICS manual. However, for this industry, the 1997 Economic Census--Construction did not fully implement the conversion to NAICS. Data for NAICS industry 235110 do not include establishments whose primary activity is boiler cleaning. The NAICS definitions will be fully implemented with the 2002 Economic Census.

#### **2352 Painting and Wall Covering Contractors**

This NAICS Industry Group includes establishments classified in NAICS Industry 23521, Painting and Wall Covering Contractors.

##### **23521 Painting and Wall Covering Contractors**

This industry comprises establishments primarily engaged in interior or exterior painting and interior wall covering. The painting and wall covering work performed includes new work, additions, alterations, and maintenance and repairs. Activities performed by these establishments range from bridge, ship, and traffic lane painting to paint and wall covering removal.

##### **235210 Painting and Wall Covering Contractors**

This U.S. industry comprises establishments primarily engaged in interior or exterior painting and interior wall covering. The painting and wall covering work performed includes new work, additions, alterations, and maintenance and repairs. Activities performed by these establishments range from bridge, ship, and traffic lane painting to paint and wall covering removal.

The data published with NAICS code 235210 include the following SIC industries:

- 1721 Painting and paper hanging special trade contractors
- 1799 Special trade contractors, n.e.c. (pt)

#### **2353 Electrical Contractors**

This NAICS Industry Group includes establishments classified in NAICS Industry 23531, Electrical Contractors.

##### **23531 Electrical Contractors**

This industry comprises establishments primarily engaged in one or more of the following: (1) performing electrical work at the site (e.g., installing wiring); (2) servicing electrical equipment at the site; and (3) the combined activity of selling and installing electrical equipment. The electrical work performed includes new work, additions, alterations, and maintenance and repairs.

### **235310 Electrical Contractors**

This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) performing electrical work at the site (e.g., installing wiring); (2) servicing electrical equipment at the site; and (3) the combined activity of selling and installing electrical equipment. The electrical work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235310 include the following SIC industry:

1731 Electrical work special trade contractors

### **2354 Masonry, Drywall, Insulation, and Tile Contractors**

This NAICS Industry Group includes establishments classified in the following NAICS Industries: 23541, Masonry and Stone Contractors; 23542, Drywall, Plastering, Acoustical, and Insulation Contractors; and 23543, Tile, Marble, Terrazzo, and Mosaic Contractors.

#### **23541 Masonry and Stone Contractors**

This industry comprises establishments primarily engaged in masonry work, stone setting, and other stone work. The masonry work, stone setting, and other stone work performed includes new work, additions, alterations, and maintenance and repairs. Activities performed by establishments in this industry range from the construction of foundations made of block, stone, or brick to glass block laying; exterior marble, granite and slate work; and tuck pointing.

#### **235410 Masonry and Stone Contractors**

This U.S. industry comprises establishments primarily engaged in masonry work, stone setting, and other stone work. The masonry work, stone setting, and other stone work performed includes new work, additions, alterations, and maintenance and repairs. Activities performed by establishments in this industry range from the construction of foundations made of block, stone, or brick to glass block laying; exterior marble, granite and slate work; and tuck pointing.

The data published with NAICS code 235410 include the following SIC industry:

1741 Masonry, stone setting, and other stone work special trade contractors

#### **23542 Drywall, Plastering, Acoustical, and Insulation Contractors**

This industry comprises establishments primarily engaged in drywall, plaster work, acoustical, and building insulation work. The drywall, plaster work, acoustical, and insulation work performed includes new work, additions,

alterations, and maintenance and repairs. Plaster work includes applying plain or ornamental plaster, including installation of lathing to receive plaster.

#### **235420 Drywall, Plastering, Acoustical, and Insulation Contractors**

This U.S. industry comprises establishments primarily engaged in drywall, plaster work, acoustical, and building insulation work. The drywall, plaster work, acoustical, and insulation work performed includes new work, additions, alterations, and maintenance and repairs. Plaster work includes applying plain or ornamental plaster, including installation of lathing to receive plaster.

The data published with NAICS code 235420 include the following SIC industries:

1742 Plastering, drywall, acoustical, and insulation work special trade contractors

1743 Terrazzo, tile, marble, and mosaic work special trade contractors (pt)

1771 Concrete work special trade contractors (pt)

#### **23543 Tile, Marble, Terrazzo, and Mosaic Contractors**

This industry comprises establishments primarily engaged in (1) setting and installing ceramic tile, marble (interior only), terrazzo, and mosaic and/or (2) mixing marble particles and cement to make terrazzo at the job site. The tile, marble, terrazzo, and mosaic work performed includes new work, additions, alterations, and maintenance and repairs.

#### **235430 Tile, Marble, Terrazzo, and Mosaic Contractors**

This U.S. industry comprises establishments primarily engaged in (1) setting and installing ceramic tile, marble (interior only), terrazzo, and mosaic and/or (2) mixing marble particles and cement to make terrazzo at the job site. The tile, marble, terrazzo, and mosaic work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235430 include the following SIC industry:

1743 Terrazzo, tile, marble, and mosaic work special trade contractors (pt)

#### **2355 Carpentry and Floor Contractors**

This NAICS Industry Group includes establishments classified in the following NAICS Industries: 23551, Carpentry Contractors; and 23552, Floor Laying and Other Floor Contractors.

#### **23551 Carpentry Contractors**

This industry comprises establishments primarily engaged in framing, carpentry, and finishing work. The carpentry work performed includes new work, additions,

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alterations, and maintenance and repairs. Activities performed by establishments in this industry range from the installation of doors and windows to paneling, steel framing work, and ship joinery.

### **235510 Carpentry Contractors**

This U.S. industry comprises establishments primarily engaged in framing, carpentry, and finishing work. The carpentry work performed includes new work, additions, alterations, and maintenance and repairs. Activities performed by establishments in this industry range from the installation of doors and windows to paneling, steel framing work, and ship joinery.

The data published with NAICS code 235510 include the following SIC industry:

1751 Carpentry work special trade contractors

### **23552 Floor Laying and Other Floor Contractors**

This industry comprises establishments primarily engaged in the installation of resilient floor tile, carpeting, linoleum, and wood or resilient flooring. The floor laying and other floor work performed includes new work, additions, alterations, and maintenance and repairs.

### **235520 Floor Laying and Other Floor Contractors**

This U.S. industry comprises establishments primarily engaged in the installation of resilient floor tile, carpeting, linoleum, and wood or resilient flooring. The floor laying and other floor work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235520 include the following SIC industry:

1752 Floor laying and other floor work special trade contractors, n.e.c.

### **2356 Roofing, Siding, and Sheet Metal Contractors**

This NAICS Industry Group includes establishments classified in NAICS Industry 23561, Roofing, Siding, and Sheet Metal Contractors.

#### **23561 Roofing, Siding, and Sheet Metal Contractors**

This industry comprises establishments primarily engaged in the installation of roofing, siding, sheet metal work, and roof drainage-related work, such as downspouts and gutters. Activities performed by these establishments also include treating roofs (i.e., by spraying, painting, or coating), copper smithing, tin smithing, installing skylights, installing metal ceilings, flashing, duct work, and capping. The roofing, siding, and sheet metal work performed includes new work, additions, alterations, and maintenance and repairs.

#### **235610 Roofing, Siding, and Sheet Metal Contractors**

This U.S. industry comprises establishments primarily engaged in the installation of roofing, siding, sheet metal work, and roof drainage-related work, such as downspouts and gutters. Activities performed by these establishments also include treating roofs (i.e., by spraying, painting, or coating), copper smithing, tin smithing, installing skylights, installing metal ceilings, flashing, duct work, and capping. The roofing, siding, and sheet metal work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235610 include the following SIC industry:

1761 Roofing, siding, and sheet metal work special trade contractors

#### **2357 Concrete Contractors**

This NAICS Industry Group includes establishments classified in NAICS Industry 23571, Concrete Contractors.

#### **23571 Concrete Contractors**

This industry comprises establishments primarily engaged in the use of concrete and asphalt to produce parking areas, building foundations, structures, and retaining walls, and in the use of all materials to produce patios, private driveways, and private walks. Activities performed by these establishments include grout and shotcrete work. The concrete work performed includes new work, additions, alterations, and maintenance and repairs.

#### **235710 Concrete Contractors**

This U.S. industry comprises establishments primarily engaged in the use of concrete and asphalt to produce parking areas, building foundations, structures, and retaining walls, and in the use of all materials to produce patios, private driveways, and private walks. Activities performed by these establishments include grout and shotcrete work. The concrete work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235710 include the following SIC industry:

1771 Concrete work special trade contractors (pt)

#### **2358 Water Well Drilling Contractors**

This NAICS Industry Group includes establishments classified in NAICS Industry 23581, Water Well Drilling Contractors.

#### **23581 Water Well Drilling Contractors**

This industry comprises establishments primarily engaged in drilling, tapping, and capping of water wells, and geothermal drilling. The water well drilling work performed includes new work, servicing, and maintenance and repairs.

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### **235810 Water Well Drilling Contractors**

This U.S. industry comprises establishments primarily engaged in drilling, tapping, and capping of water wells, and geothermal drilling. The water well drilling work performed includes new work, servicing, and maintenance and repairs.

The data published with NAICS code 235810 include the following SIC industry:

1781 Water well drilling special trade contractors

### **2359 Other Special Trade Contractors**

This industry group comprises establishments primarily engaged in specialized construction activities (except plumbing, painting, electrical, masonry, drywall, insulation, tile, carpentry, flooring work, roofing, siding, sheet metal, concrete, and water well drilling).

### **23591 Structural Steel Erection Contractors**

This industry comprises establishments primarily engaged in one or more of the following: (1) erecting metal, structural steel, and similar products of prestressed or precast concrete to produce structural elements, building exteriors, and elevator fronts; (2) setting rods, bars, rebar, mesh, and cages, to reinforce poured-in-place concrete; and (3) erecting cooling towers and metal storage tanks. The structural steel erection work performed includes new work, additions, alterations, reconstruction, and maintenance and repairs.

### **235910 Structural Steel Erection Contractors**

This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) erecting metal, structural steel, and similar products of prestressed or precast concrete to produce structural elements, building exteriors, and elevator fronts; (2) setting rods, bars, rebar, mesh, and cages, to reinforce poured-in-place concrete; and (3) erecting cooling towers and metal storage tanks. The structural steel erection work performed includes new work, additions, alterations, reconstruction, and maintenance and repairs.

The data published with NAICS code 235910 include the following SIC industry:

1791 Structural steel erection special trade contractors

### **23592 Glass and Glazing Contractors**

This industry comprises establishments primarily engaged in installing glass (i.e., glazing work) and/or tinting glass. The glass work performed includes new work, additions, alterations, and maintenance and repairs. 235920 Glass and Glazing Contractors This U.S. industry comprises establishments primarily engaged in installing

glass (i.e., glazing work) and/or tinting glass. The glass work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235920 include the following SIC industries:

1793 Glass and glazing work special trade contractors

1799 Special trade contractors, n.e.c. (pt)

### **23593 Excavation Contractors**

This industry comprises establishments primarily engaged in preparing land for building construction. Activities performed by these establishments are drilling shafts, foundation digging, foundation drilling, and grading. The excavation work performed includes new work, additions, alterations, and repairs.

### **235930 Excavation Contractors**

This U.S. industry comprises establishments primarily engaged in preparing land for building construction. Activities performed by these establishments are drilling shafts, foundation digging, foundation drilling, and grading. The excavation work performed includes new work, additions, alterations, and repairs.

The data published with NAICS code 235930 include the following SIC industry:

1794 Excavation work special trade contractors

### **23594 Wrecking and Demolition Contractors**

This industry comprises establishments primarily engaged in the wrecking and demolition of buildings and other structures, including underground tank removal and the dismantling of steel oil tanks, except those for hazardous materials. The establishments engaged in wrecking and demolition work may or may not sell materials derived from demolishing operations.

### **235940 Wrecking and Demolition Contractors**

This U.S. industry comprises establishments primarily engaged in the wrecking and demolition of buildings and other structures, including underground tank removal and the dismantling of steel oil tanks, except those for hazardous materials. The establishments engaged in wrecking and demolition work may or may not sell materials derived from demolishing operations.

The data published with NAICS code 235940 include the following SIC industry:

1795 Wrecking and demolition work special trade contractors

### **23595 Building Equipment and Other Machinery Installation Contractors**

This industry comprises establishments primarily engaged in one or more of the following: (1) the installation or dismantling of building equipment, machinery or

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other industrial equipment (except plumbing, heating, air conditioning or electrical equipment); (2) machine rigging; and (3) millwrighting. Types of equipment installed include automated and revolving doors, conveyor systems, dumbwaiters, dust collecting equipment, elevators, small incinerators, pneumatic tubes systems, and built-in vacuum cleaning systems. The building equipment and other machinery installation work performed includes new work, additions, alterations, and maintenance and repairs.

### **235950 Building Equipment and Other Machinery Installation Contractors**

This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) the installation or dismantling of building equipment, machinery or other industrial equipment (except plumbing, heating, air conditioning or electrical equipment); (2) machine rigging; and (3) millwrighting. Types of equipment installed include automated and revolving doors, conveyor systems, dumbwaiters, dust collecting equipment, elevators, small incinerators, pneumatic tubes systems, and built-in vacuum cleaning systems. The building equipment and other machinery installation work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235950 include the following SIC industry:

1796 Installation or erection of building equipment, special trade contractors, n.e.c.

### **23599 All Other Special Trade Contractors**

This industry comprises establishments primarily engaged in specialized construction work, (except plumbing, painting, electrical, masonry, drywall, insulation, tile, carpentry, flooring, roofing, siding, sheet metal work, concrete work, glass and glazing, structural steel erection, excavation, wrecking and demolition, and building equipment installation work). Activities undertaken by these

establishments include constructing swimming pools and fences, house moving, waterproofing, dewatering, damp-proofing, fireproofing, and sandblasting; installing antennas, artificial turf, awnings, countertops, fire escapes, forms for poured concrete, gasoline pumps, lightning conductors, ornamental metal, shoring systems, and signs (on buildings); and specialized activities, such as bathtub refinishing, coating and glazing of concrete surfaces, gas leakage detection, insulation of pipes and boilers, mobile home site setup and tie-down, posthole digging, radon remediation, scaffolding work, and on-site welding. The other special trade work performed includes new work, additions, alterations, and maintenance and repairs.

### **235990 All Other Special Trade Contractors**

This U.S. industry comprises establishments primarily engaged in specialized construction work, (except plumbing, painting, electrical, masonry, drywall, insulation, tile, carpentry, flooring, roofing, siding, sheet metal work, concrete work, glass and glazing, structural steel erection, excavation, wrecking and demolition, and building equipment installation work). Activities undertaken by these establishments include constructing swimming pools and fences, house moving, waterproofing, dewatering, damp-proofing, fireproofing, and sandblasting; installing antennas, artificial turf, awnings, countertops, fire escapes, forms for poured concrete, gasoline pumps, lightning conductors, ornamental metal, shoring systems, and signs (on buildings); and specialized activities, such as bathtub refinishing, coating and glazing of concrete surfaces, gas leakage detection, insulation of pipes and boilers, mobile home site setup and tie-down, posthole digging, radon remediation, scaffolding work, and on-site welding. The other special trade work performed includes new work, additions, alterations, and maintenance and repairs.

The data published with NAICS code 235990 include the following SIC industry:

1799 Special trade contractors, n.e.c. (pt)

# Appendix C.

## Coverage and Methodology

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### THE SAMPLE FRAME

The universe for the construction sector includes approximately 650,000 establishments. This includes only those construction establishments with at least one paid employee in 1997. Census reports were mailed to a sample of approximately 130,000 establishments.

The sample frame consisted of the entire construction universe; there were no subpopulations that were explicitly removed from the sample frame. The sample frame was compiled from a list of all construction companies in the active records of the Internal Revenue Service (IRS) and the Social Security Administration (SSA) which are subject to the payment of Federal Insurance Contributions Act taxes. Under special arrangements to safeguard their confidentiality, the U.S. Census Bureau obtains information on the location and classification of the companies, as well as their payroll and receipts data from these sources. Unfortunately, these sources do not provide establishment level information for companies with multiple locations. For multilocation companies, the establishment level information is directly obtained from the U.S. Census Bureau's Company Organization Survey.

While the IRS-SSA list usually provided sufficient classification information to assign a company to the proper economic sector, there were cases for which the information was incomplete or missing. A classification form was mailed to companies with insufficient information to be assigned to an industry. This form requested information on the nature of the company's activities. Companies determined to be in scope of the construction sector subsequent to the census mailout were treated as a supplement to the universe rather than part of the sample frame.

### SAMPLE SELECTION

The major objective of the sample design was to provide a sample that would provide reliable estimates for each state and construction industry. A stratified random sample was designed. Within each state by industry cell, six strata were defined.

- Stratum 1 was comprised of approximately 12,000 establishments of companies that had operations of any type at more than one location. These establishments of multiunit companies were included in the construction sample with certainty.
- Strata 2-6 were comprised of single-location companies. For each industry, payroll cut-offs were determined at the U.S. level and used to define the payroll ranges for each of the strata 2-6 across all states.

All establishments in stratum 2 were included in the construction sample with certainty. These consisted of the largest single-location construction companies.

For strata 3-6, a random sample of establishments was selected. The general strategy was to sample the strata containing larger establishments at a higher rate than those containing small establishments. The minimum sample rate was 1 in 20.

For five industries, the U.S. population in the sample frame was quite small. For these industries, all establishments in the sample frame were included in the sample with certainty. These industries were as follows:

- SIC 1622: Bridge, Tunnel, and Elevated Highway Construction Contractors
- SIC 1795: Wrecking and Demolition Work
- SIC 1796: Installation or Erection of Building Equipment, Not Elsewhere Classified
- SIC 7353: Equipment Rental with Operators
- SIC 8741: Construction Management

### ESTIMATION AND VARIANCES

Based on the response data, establishments were assigned to the appropriate NAICS industry. At each level of tabulation, unbiased estimates were derived by summing the weighted establishment data where the establishment sample weight was equal to the inverse of its probability of selection for the construction sample.

Variations of the estimated items were derived at the state level, industry, and by stratum using standard stratified random sample formulas. Variations were then aggregated to the publication levels for the computation of the relative standard errors.

### RELIABILITY OF THE ESTIMATES

The estimates developed from the sample can differ somewhat from the results of a survey covering all companies in the sample lists but are otherwise conducted under essentially the same conditions as the actual sample survey. The estimates of the magnitude of the sampling errors (the difference between the estimates obtained and the results theoretically obtained from a comparable, complete-coverage survey) are provided by the standard errors of estimates.



The particular sample selected for the construction sector is one of many similar probability samples that, by chance, might have been selected under the same specifications. Each of the possible samples would yield somewhat different sets of results, and the standard errors are measures of the variation of all the possible sample estimates around the theoretically, comparable, complete-coverage values.

Estimates of the standard errors have been computed from the sample data. They are presented in the form of relative standard errors which are the standard errors divided by the estimated values to which they refer.

In conjunction with its associated estimate, the relative standard error may be used to define confidence intervals, or ranges, that would include the comparable, complete-coverage value for specified percentages of all the possible samples.

The complete-coverage value would be included in the range:

- From one standard error below to one standard error above the derived estimate for about two-thirds of all possible samples.
- From two standard errors below to two standard errors above the derived estimate for about 19 out of 20 of all possible samples.
- From three standard errors below to three standard errors above the derived estimate for nearly all samples.

An inference is that the comparable complete-survey result would fall within the indicated ranges and the relative frequencies shown. Those proportions, therefore, may be interpreted as defining the confidence that the estimates from a particular sample would differ from complete-coverage results by as much as one, two, or three standard errors, respectively.

For example, suppose an estimated total is shown at 50,000 with an associated relative standard error of 2 percent, that is, a standard error of 1,000 (2 percent of 50,000). There is approximately 67 percent confidence that the interval 49,000 to 51,000 includes the complete-coverage total, about 95 percent confidence that the interval 48,000 to 52,000 includes the complete-coverage total, and almost certain confidence that the interval 47,000 to 53,000 includes the complete-coverage total.

In addition to the sample errors, the estimates are subject to various response and operational errors: errors of collection; reporting; coding; transcription; imputation for nonresponse, etc. These operational errors also would occur if a complete canvass were to be conducted under the same conditions as the survey. Explicit measures of their effects generally are not available. However, it is believed that most of the important operational errors were detected and corrected during the U.S. Census Bureau's review of the data for reasonableness and consistency. The small operational errors usually remain. To

some extent, they are compensating in the aggregated totals shown. When important operational errors were detected too late to correct the estimates, the data were suppressed or were specifically qualified in the tables.

As derived, the estimated standard errors included part of the effect of the operational errors. The total errors, which depend upon the joint effect of the sampling and operational errors, are usually of the order of size indicated by the standard error, or moderately higher. However, for particular estimates, the total error may considerably exceed the standard errors shown. Any figures shown in the tables of this publication having an associated standard error exceeding 75 percent may be combined with higher level totals, creating a broader aggregate, which then may be of acceptable reliability.

## **INDUSTRY CLASSIFICATION OF ESTABLISHMENTS**

Each establishment covered in the construction sector was classified in one of twenty eight industries in accordance with the industry definitions in the 1997 NAICS (North American Industry Classification System) manual. The U.S. Census Bureau first used NAICS to classify industries for 1997 economic census data. Prior to this the U.S. Census Bureau used SIC (Standard Industrial Classification) for industry classification. The differences between NAICS and SIC are outlined in Appendix A of the 1997 NAICS manual.

In the NAICS system, an industry is generally defined as a group of establishments that use similar processes or have similar business activities. To the extent practical, the system uses supply-based or production-oriented concepts in defining industries. The resulting group of establishments must be significant in terms of number, value added, value of business, and number of employees.

The coding system works in such a way that the definitions progressively become narrower with successive additions of numerical digits. In the construction sector for 1997, there are 3 subsectors (three-digit NAICS), 14 industry groups (four-digit NAICS), and 28 NAICS industries (five- and six-digit NAICS). The five-digit NAICS is supposed to be the level at which there is comparability with the Canadian and Mexican classification systems. However, agreement had not been reached with these countries at the time of the 1997 Economic Census regarding the classification of construction industries. The 28 five- and six-digit NAICS construction industries are the result of an expansion and a restructuring of the 26 four-digit SIC industries of 1987.

## **ESTABLISHMENT BASIS OF REPORTING**

The construction sector is conducted on an establishment basis. A construction establishment is defined as a relatively permanent office or other place of business where the usual business activities related to construction

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are conducted. With some exceptions, a relatively permanent office is one which has been established for the management of more than one project or job and which is expected to be maintained on a continuing basis. Such establishment activities include, but are not limited to, estimating, bidding, purchasing, supervising, and operation of the actual construction work being conducted at one or more construction sites. Separate construction reports were not required for each project or construction site.

Companies with more than one construction establishment were required to submit a separate report for each establishment operated during any part of the census year. The construction sector figures represent a tabulation of records for individual establishments rather than for companies.

If an establishment was engaged in construction and one or more distinctly different lines of economic activity at the same place of business, it was requested to file a separate report for each activity, provided that the activity was of substantial size and separate records were maintained. If a separate establishment report could not be prepared for each activity, then a construction report was

requested covering all activities of that establishment providing that the value of construction work exceeded the gross receipts from each of its other activities.

#### **DUPLICATION IN VALUE OF CONSTRUCTION WORK**

The aggregate of value of construction work reported by all construction establishments in each of the industry, geographic area, or other groupings contains varying amounts of duplication. This is because the construction work of one firm may be subcontracted to other construction firms and may also be included in the subcontractors' value of construction work. Also, part of the value of construction results from the use of products of nonconstruction industries as input materials. These products are counted in the nonconstruction industry as well as part of the value of construction. Value added avoids this duplication and is, for most purposes, the best measure for comparing the relative economic importance of industries or geographic areas. Value added for construction industries is defined as the dollar value of business done less costs for construction work subcontracted to others and payments for materials, components, supplies, and fuels.

## Appendix D. Geographic Notes

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Not applicable for this report.

# Appendix E. Metropolitan Areas

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Not applicable for this report.

# Appendix F.

## Detailed SIC Code Titles: 1997

[The SIC code title shown in Table 1 is a standard SIC title from the Standard Industrial Classification Manual. A more detailed title description for the SIC code shown in Table 1 is included in this appendix]

SIC code	Detailed industry title description	SIC code	Detailed industry title description
<b>15</b>	<b>GENERAL BUILDING CONTRACTORS</b>	<b>17</b>	<b>SPECIAL TRADE CONTRACTORS (EXCLUDING LEAD PAINT REMOVAL AND ASBESTOS ABATEMENT)—Con.</b>
152100	General contractors—single-family houses	175100	Carpentry work
152210	General contractors—hotel and motel construction	175200	Floor laying and other floor work, n.e.c
152220	General contractors—residential buildings, other than single-family, except hotel and motel construction	176100	Roofing, siding, and sheet metal work
153110	Operative builders, single-family housing construction	177110	Stucco construction
153120	Operative builders, multifamily housing construction	177120	Concrete work, except stucco construction
153130	Operative builders, manufacturing and light industrial building construction	178100	Water well drilling
153140	Operative builders, commercial and institutional building construction	179100	Structural steel erection
154110	General contractors—commercial warehouse construction	179300	Glass and glazing work
154120	General contractors—industrial buildings and warehouse construction	179400	Excavation work
154200	General contractors—nonresidential buildings, other than industrial buildings and warehouses	179500	Wrecking and demolition work
		179600	Installation or erection of building equipment, n.e.c
		179910	Paint and wallpaper stripping and wallpaper removal contractors
		179920	Tinting glass contractors
		179940	All other special trade contractors
<b>16</b>	<b>HEAVY CONSTRUCTION OTHER THAN BUILDING CONSTRUCTION</b>	<b>65</b>	<b>REAL ESTATE—CONSTRUCTION LAND SUBDIVIDERS AND DEVELOPERS</b>
161100	Highway and street construction, except elevated highways	655200	Land subdividers and developers, except cemeteries
162200	Bridge, tunnel, and elevated highway construction	<b>73</b>	<b>BUSINESS SERVICES—CONSTRUCTION EQUIPMENT RENTAL AND LEASING, WITH OPERATOR</b>
162310	Water, sewer, and pipeline construction	735320	Heavy construction equipment rental and leasing, with operator
162320	Power and communication transmission line construction	<b>87</b>	<b>ENGINEERING AND MANAGEMENT SERVICES—CONSTRUCTION MANAGEMENT FOR BUILDINGS AND HEAVY CONSTRUCTION</b>
162910	Industrial nonbuilding construction	874121	Construction management—single-family housing construction
162920	Other heavy construction	874122	Construction management—multifamily housing construction
<b>17</b>	<b>SPECIAL TRADE CONTRACTORS (EXCLUDING LEAD PAINT REMOVAL AND ASBESTOS ABATEMENT)</b>	874123	Construction management—manufacturing and industrial building construction
171100	Plumbing, heating, and air-conditioning	874124	Construction management—commercial and institutional building construction
172100	Painting and paper hanging	874131	Construction management—highway and street construction
173100	Electrical work	874132	Construction management—bridge and tunnel construction
174100	Masonry, stone setting, and other stone work	874133	Construction management—water, sewer, and pipeline construction
174200	Plastering, drywall, acoustical, and insulation work	874134	Construction management—power and communication transmission line construction
174310	Fresco work	874135	Construction management—industrial nonbuilding construction
174320	Terrazzo, tile, marble, and mosaic work, except fresco work	874136	Construction management—all other heavy construction

