BUILDING VALUATION

The following building valuation data represents average valuation for most buildings. It should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include structural, electrical, plumbing, mechanical, interior finish and normal site preparation. The data is a national average.

In most cases the building valuation data does not apply to additions, alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

The Square Foot Construction Costs table does not include the price of the land on which the building is built. The Square Foot Construction Costs takes into account everything from site and foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Costs.

Group (2006 International Building Code®) IA IIA IIA IIIA IIIA </th <th colspan="12">Square Foot Construction Costs^{a, b, c, d}</th>	Square Foot Construction Costs ^{a, b, c, d}											
A-1 Assembly, theaters, with stage 183.93 177.99 173.55 166.36 154.30 133.54 160.96 142.69 13 A-2 Assembly, theaters, without stage 169.71 163.77 159.33 152.14 140.08 139.33 146.75 128.47 122.42 A-2 Assembly, nightclubs 142.72 138.30 134.80 129.54 120.27 119.95 125.03 108.55 100 A-3 Assembly, churches 170.21 164.27 159.83 152.64 140.54 139.79 147.24 128.94 122.57 A-3 Assembly, general, community halls, libraries, museums 144.92 138.98 133.54 127.35 114.25 114.50 121.95 102.64 99 A-4 Assembly, arenas 141.72 137.30 132.80 128.64 118.27 118.50 124.96 103.76 99 E Educational 154.87 149.61 145.32 138.85 128.13 125.09 134.30 114.43<												
A-1 Assembly, theaters, without stage 169.71 163.77 159.33 152.14 140.08 139.33 146.75 128.47 122 A-2 Assembly, nightclubs 142.72 138.30 134.80 129.54 120.27 119.95 125.03 110.55 100 A-2 Assembly, restaurants, bars, banquet halls 141.72 137.30 132.80 128.54 118.27 118.95 124.03 108.55 100 A-3 Assembly, churches 170.21 164.27 159.83 152.64 140.54 139.79 147.24 128.94 122 A-3 Assembly, general, community halls, libraries, museums 144.92 138.98 133.54 127.75 114.25 114.50 121.95 102.64 19 A-4 Assembly, arenas 141.72 137.30 132.80 128.13 115.00 124.03 108.55 102.64 19 B Business 145.73 140.57 136.13 129.77 116.13 115.40 124.03 108	Group (2006 International Building Code")		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
Assembly, theaters, without stage169.71163.77159.33152.14140.08139.33146.75128.47122.47A-2Assembly, nightclubs142.72138.30134.80129.54120.27119.95125.03110.55100A-2Assembly, restaurants, bars, banquet halls141.72137.30132.80128.54118.27118.95124.03108.55100A-3Assembly, churches170.21164.27159.83152.64140.54139.79147.24128.94122A-3Assembly, general, community halls, libraries, museums144.92138.98133.54127.35114.25114.50121.95102.6499A-4Assembly, arenas141.72137.30132.80128.54118.27118.95124.03108.55100BBusiness145.73140.57136.13129.77116.13115.40124.76103.7699EEducational154.87149.61145.32138.85128.13125.09134.30114.43114F-1Factory and industrial, moderate hazard87.5483.5279.0076.4566.1266.0472.3856.3355F-2Factory and industrial, low hazard86.5482.0279.0075.4566.1266.0472.3856.3355H-2,3,4High Hazard82.0878.0674.5570.9961.8461.7667.9252.0514	Δ_1	Assembly, theaters, with stage	183.93	177.99	173.55	166.36	154.30	153.54	160.96	142.69	137.37	
A-2 Assembly, restaurants, bars, banquet halls 141.72 137.30 132.80 128.54 118.27 118.95 124.03 108.55 100 A-3 Assembly, churches 170.21 164.27 159.83 152.64 140.54 139.79 147.24 128.94 123.94 A-3 Ibraries, museums 144.92 138.98 133.54 127.35 114.25 114.95 124.03 108.55 100. A-4 Assembly, arenas 141.72 137.30 132.80 128.54 118.27 118.95 124.03 108.55 100. B Business 141.72 137.30 132.80 128.54 118.27 118.95 124.03 108.55 100. E Educational 145.73 140.57 136.13 129.77 116.13 115.40 124.76 103.76 99 F-1 Factory and industrial, moderate hazard 87.54 83.52 79.00 75.45 66.12 67.04 73.38 56.33 55 F-2 Factory and industrial, low hazard 86.54 82.02 78.06 <	A-1	Assembly, theaters, without stage	169.71	163.77	159.33	152.14	140.08	139.33	146.75	128.47	123.16	
A-3 Assembly, churches 170.21 164.27 159.83 152.64 140.54 139.79 147.24 128.94 122 A-3 Assembly, general, community halls, libraries, museums 144.92 138.98 133.54 127.35 114.25 114.50 121.95 102.64 99 A-4 Assembly, arenas 141.72 137.30 132.80 128.54 118.27 118.95 124.03 108.55 100 B Business 145.73 140.57 136.13 129.77 116.13 115.40 124.76 103.76 99 E Educational 154.87 149.61 145.32 138.85 128.13 125.09 134.30 114.43 114 F-1 Factory and industrial, moderate hazard 87.54 83.52 79.00 76.45 66.12 67.04 73.38 56.33 55 H-2 High Hazard, explosives 82.08 78.06 74.55 70.99 61.84 61.76 67.92 52.05 44 H-5 HPM 145.73 140.57 136.13 129.77 1	A-2	Assembly, nightclubs	142.72	138.30	134.80	129.54	120.27	119.95	125.03	110.55	106.82	
A-3 Assembly, general, community halls, libraries, museums 144.92 138.98 133.54 127.35 114.25 114.50 121.95 102.64 99 A-4 Assembly, arenas 141.72 137.30 132.80 128.54 118.27 118.95 124.03 108.55 103 B Business 145.73 140.57 136.13 129.77 116.13 115.40 124.76 103.76 199 F-1 Factory and industrial, moderate hazard 87.54 83.52 79.00 76.45 66.12 67.04 73.38 56.33 55 F-2 Factory and industrial, low hazard 86.54 82.02 79.00 75.45 66.12 66.04 72.38 56.33 55 H-1 High Hazard, explosives 82.08 78.06 74.55 70.99 61.84 61.76 67.92 52.05 44 H-5 HPM 145.73 140.57 136.13 129.77 116.13 115.40 124.76 103.76 99	A-2	Assembly, restaurants, bars, banquet halls	141.72	137.30	132.80	128.54	118.27	118.95	124.03	108.55	105.82	
A-3libraries, museums144.92138.98133.54127.35114.25114.50121.95102.6494A-4Assembly, arenas141.72137.30132.80128.54118.27118.95124.03108.55109BBusiness145.73140.57136.13129.77116.13115.40124.76103.7699EEducational154.87149.61145.32138.85128.13125.09134.30114.43111F-1Factory and industrial, moderate hazard87.5483.5279.0076.4566.1266.0472.3856.3355F-2Factory and industrial, low hazard86.5482.5279.0075.4566.1266.0472.3856.3355H-1High Hazard, explosives82.0878.0674.5570.9961.8461.7667.9252.0544H-5HPM145.73140.57136.13129.77116.13115.40124.76103.7699I-2Institutional, supervised environment143.65138.75135.06129.61118.97118.93128.72109.44100I-2Institutional, nospitals242.27237.11232.67226.31212.14N.P.221.31199.79112.94I-2Institutional, nestrained165.41160.25155.81149.45137.06135.35144.45124.71111I-3Institutional, day car faciliti	A-3	Assembly, churches	170.21	164.27	159.83	152.64	140.54	139.79	147.24	128.94	123.62	
B Business 145.73 140.57 136.13 129.77 116.13 115.40 124.76 103.76 99 E Educational 154.87 149.61 145.32 138.85 128.13 125.09 134.30 114.43 114 F-1 Factory and industrial, moderate hazard 87.54 83.52 79.00 76.45 66.12 67.04 73.38 56.33 55.33 F-2 Factory and industrial, low hazard 86.54 82.52 79.00 75.45 66.12 66.04 72.38 56.33 55.33 H-1 High Hazard, explosives 82.08 78.06 74.55 70.99 61.84 61.76 67.92 52.05 44 H-5 HPM 145.73 140.57 136.13 129.77 116.13 115.40 124.76 103.76 99 I-1 Institutional, supervised environment 143.65 138.75 135.06 129.61 118.93 128.72 109.44 109 I-2 I	A-3		144.92	138.98	133.54	127.35	114.25	114.50	121.95	102.64	98.32	
EEducational154.87149.61145.32138.85128.13125.09134.30114.43114F-1Factory and industrial, moderate hazard87.5483.5279.0076.4566.1267.0473.3856.3355.F-2Factory and industrial, low hazard86.5482.5279.0075.4566.1266.0472.3856.3355.H-1High Hazard, explosives82.0878.0674.5570.9961.8461.7667.9252.0544.H-2,3,4High Hazard82.0878.0674.5570.9961.8461.7667.9252.0544.H-5HPM145.73140.57136.13129.77116.13115.40124.76103.7699.I-1Institutional, supervised environment143.65138.75135.06129.61118.97118.93128.72109.44109.79I-2Institutional, hospitals242.27237.11232.67226.31212.14N.P.221.31199.79112.11I-3Institutional, nursing homes169.43164.27159.83153.47140.29N.P.148.47127.94114.43I-3Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109.79I-4Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109.79 <td>A-4</td> <td>Assembly, arenas</td> <td>141.72</td> <td>137.30</td> <td>132.80</td> <td>128.54</td> <td>118.27</td> <td>118.95</td> <td>124.03</td> <td>108.55</td> <td>105.82</td>	A-4	Assembly, arenas	141.72	137.30	132.80	128.54	118.27	118.95	124.03	108.55	105.82	
F-1Factory and industrial, moderate hazard87.5483.5279.0076.4566.1267.0473.3856.3355.35F-2Factory and industrial, low hazard86.5482.5279.0075.4566.1266.0472.3856.3355.35H-1High Hazard, explosives82.0878.0674.5570.9961.8461.7667.9252.0544H-2,3,4High Hazard82.0878.0674.5570.9961.8461.7667.9252.0544H-5HPM145.73140.57136.13129.77116.13115.40124.76103.7699I-1Institutional, supervised environment143.65138.75135.06129.61118.97118.93128.72109.44109I-2Institutional, nursing homes169.43164.27159.83153.47140.29N.P.148.47127.94114I-3Institutional, restrained165.41160.25155.81149.45137.06135.35144.45124.71114I-4Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109MMercantile106.30101.8997.3893.1383.4184.0988.6273.6974R-1Residential, hotels144.09139.19135.50130.06119.51119.47129.26109.98109R-2Residential,	В	Business	145.73	140.57	136.13	129.77	116.13	115.40	124.76	103.76	99.62	
F-2Factory and industrial, low hazard86.5482.5279.0075.4566.1266.0472.3856.3355.35H-1High Hazard, explosives82.0878.0674.5570.9961.8461.7667.9252.0544H-2,3,4High Hazard82.0878.0674.5570.9961.8461.7667.9252.0544H-5HPM145.73140.57136.13129.77116.13115.40124.76103.7699I-1Institutional, supervised environment143.65138.75135.06129.61118.97118.93128.72109.44109I-2Institutional, nursing homes169.43164.27159.83153.47140.29N.P.148.47127.94113I-3Institutional, restrained165.41160.25155.81149.45137.06135.35144.45124.71114I-4Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109MMercantile106.30101.8997.3893.1383.4184.0988.6273.6974.69R-1Residential, hotels144.09139.19135.50130.06119.51119.47129.26109.98109.78R-2Residential, multiple family120.83115.93112.24106.7996.3696.32106.1186.8388R-3Residential, on	E	Educational	154.87	149.61	145.32	138.85	128.13	125.09	134.30	114.43	110.08	
H-1 High Hazard, explosives 82.08 78.06 74.55 70.99 61.84 61.76 67.92 52.05 H-2,3,4 High Hazard 82.08 78.06 74.55 70.99 61.84 61.76 67.92 52.05 44 H-5 HPM 145.73 140.57 136.13 129.77 116.13 115.40 124.76 103.76 99 I-1 Institutional, supervised environment 143.65 138.75 135.06 129.61 118.97 118.93 128.72 109.44 109.79 I-2 Institutional, hospitals 242.27 237.11 232.67 226.31 212.14 N.P. 221.31 199.79 112 I-3 Institutional, nursing homes 169.43 164.27 159.83 153.47 140.29 N.P. 148.47 127.94 114 I-4 Institutional, day car facilities 143.65 138.75 135.06 129.61 118.97 118.93 128.72 109.44 109 I-4 Institutional, day car facilities 143.65 138.75 135.06 129.61	F-1	Factory and industrial, moderate hazard	87.54	83.52	79.00	76.45	66.12	67.04	73.38	56.33	53.39	
H-2,3,4High Hazard82.0878.0674.5570.9961.8461.7667.9252.0544H-5HPM145.73140.57136.13129.77116.13115.40124.76103.7699I-1Institutional, supervised environment143.65138.75135.06129.61118.97118.93128.72109.44109I-2Institutional, nursing homes169.43164.27159.83153.47140.29N.P.148.47127.94113I-3Institutional, restrained165.41160.25155.81149.45137.06135.35144.45124.71114I-4Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109MMercantile106.30101.8997.3893.1383.4184.0988.6273.6974.65R-1Residential, hotels144.09139.19135.50130.06119.51119.47129.26109.98109.78R-2Residential, nultiple family120.83115.93112.24106.7996.3696.32106.1186.8388.R-3Residential, one-and two-family115.72112.55109.78106.76101.85101.61104.9497.039	F-2	Factory and industrial, low hazard	86.54	82.52	79.00	75.45	66.12	66.04	72.38	56.33	52.39	
H-5HPM145.73140.57136.13129.77116.13115.40124.76103.7699I-1Institutional, supervised environment143.65138.75135.06129.61118.97118.93128.72109.44109I-2Institutional, hospitals242.27237.11232.67226.31212.14N.P.221.31199.79112I-2Institutional, nursing homes169.43164.27159.83153.47140.29N.P.148.47127.94113I-3Institutional, restrained165.41160.25155.81149.45137.06135.35144.45124.71114I-4Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109MMercantile106.30101.8997.3893.1383.4184.0988.6273.6974R-1Residential, hotels144.09139.19135.50130.06119.51119.47129.26109.98100R-2Residential, one-and two-family120.83115.93112.24106.7996.3696.32106.1186.8388R-3Residential, one-and two-family115.72112.55109.78106.76101.85101.61104.9497.039	H-1	High Hazard, explosives	82.08	78.06	74.55	70.99	61.84	61.76	67.92	52.05	N.P.	
I-1Institutional, supervised environment143.65138.75135.06129.61118.97118.93128.72109.44109.79I-2Institutional, hospitals242.27237.11232.67226.31212.14N.P.221.31199.791I-2Institutional, nursing homes169.43164.27159.83153.47140.29N.P.148.47127.94I-3Institutional, restrained165.41160.25155.81149.45137.06135.35144.45124.7111I-4Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109.44MMercantile106.30101.8997.3893.1383.4184.0988.6273.6974R-1Residential, hotels144.09139.19135.50130.06119.51119.47129.26109.98100.98R-2Residential, one-and two-family120.83115.93112.24106.7996.3696.32106.1186.8388R-3Residential, one-and two-family115.72112.55109.78106.76101.85101.61104.9497.039	H-2,3,4	High Hazard	82.08	78.06	74.55	70.99	61.84	61.76	67.92	52.05	48.11	
I-2 Institutional, hospitals 242.27 237.11 232.67 226.31 212.14 N.P. 221.31 199.79 I-2 Institutional, nursing homes 169.43 164.27 159.83 153.47 140.29 N.P. 148.47 127.94 I-3 Institutional, restrained 165.41 160.25 155.81 149.45 137.06 135.35 144.45 124.71 114 I-4 Institutional, day car facilities 143.65 138.75 135.06 129.61 118.97 118.93 128.72 109.44 109.44 M Mercantile 106.30 101.89 97.38 93.13 83.41 84.09 88.62 73.69 74 R-1 Residential, hotels 144.09 139.19 135.50 130.06 119.51 119.47 129.26 109.98 109.78 R-2 Residential, multiple family 120.83 115.93 112.24 106.79 96.36 96.32 106.11 86.83 88. R-3 Residential, one-and two-family 115.72 112.55 109.78 106.76 <td< td=""><td>H-5</td><td>HPM</td><td>145.73</td><td>140.57</td><td>136.13</td><td>129.77</td><td>116.13</td><td>115.40</td><td>124.76</td><td>103.76</td><td>99.62</td></td<>	H-5	HPM	145.73	140.57	136.13	129.77	116.13	115.40	124.76	103.76	99.62	
I-2 Institutional, nursing homes 169.43 164.27 159.83 153.47 140.29 N.P. 148.47 127.94 I-3 Institutional, restrained 165.41 160.25 155.81 149.45 137.06 135.35 144.45 124.71 114.14 I-4 Institutional, day car facilities 143.65 138.75 135.06 129.61 118.97 118.93 128.72 109.44 109.44 M Mercantile 106.30 101.89 97.38 93.13 83.41 84.09 88.62 73.69 74 R-1 Residential, hotels 144.09 139.19 135.50 130.06 119.51 119.47 129.26 109.98 109.98 R-2 Residential, multiple family 120.83 115.93 112.24 106.79 96.36 96.32 106.11 86.83 88. R-3 Residential, one-and two-family 115.72 112.55 109.78 106.76 101.85 101.61 104.94 97.03 99	I-1	Institutional, supervised environment	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10	
I-3Institutional, restrained165.41160.25155.81149.45137.06135.35144.45124.71118.91I-4Institutional, day car facilities143.65138.75135.06129.61118.97118.93128.72109.44109.44MMercantile106.30101.8997.3893.1383.4184.0988.6273.6974.93R-1Residential, hotels144.09139.19135.50130.06119.51119.47129.26109.98109.98R-2Residential, multiple family120.83115.93112.24106.7996.3696.32106.1186.8388.R-3Residential, one-and two-family115.72112.55109.78106.76101.85101.61104.9497.039	I-2	Institutional, hospitals	242.27	237.11	232.67	226.31	212.14	N.P.	221.31	199.79	N.P.	
I-4 Institutional, day car facilities 143.65 138.75 135.06 129.61 118.97 118.93 128.72 109.44 109.44 M Mercantile 106.30 101.89 97.38 93.13 83.41 84.09 88.62 73.69 74 R-1 Residential, hotels 144.09 139.19 135.50 130.06 119.51 119.47 129.26 109.98 109.98 R-2 Residential, multiple family 120.83 115.93 112.24 106.79 96.36 96.32 106.11 86.83 88 R-3 Residential, one-and two-family 115.72 112.55 109.78 106.76 101.85 101.61 104.94 97.03 9	I-2	Institutional, nursing homes	169.43	164.27	159.83	153.47	140.29	N.P.	148.47	127.94	N.P.	
M Mercantile 106.30 101.89 97.38 93.13 83.41 84.09 88.62 73.69 74 R-1 Residential, hotels 144.09 139.19 135.50 130.06 119.51 119.47 129.26 109.98 109.98 R-2 Residential, multiple family 120.83 115.93 112.24 106.79 96.36 96.32 106.11 86.83 88 R-3 Residential, one-and two-family 115.72 112.55 109.78 106.76 101.85 101.61 104.94 97.03 9	I-3	Institutional, restrained	165.41	160.25	155.81	149.45	137.06	135.35	144.45	124.71	118.57	
R-1 Residential, hotels 144.09 139.19 135.50 130.06 119.51 119.47 129.26 109.98 109.98 R-2 Residential, multiple family 120.83 115.93 112.24 106.79 96.36 96.32 106.11 86.83 88 R-3 Residential, one-and two-family 115.72 112.55 109.78 106.76 101.85 101.61 104.94 97.03 9	I-4	Institutional, day car facilities	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10	
R-2 Residential, multiple family 120.83 115.93 112.24 106.79 96.36 96.32 106.11 86.83 82 R-3 Residential, one-and two-family 115.72 112.55 109.78 106.76 101.85 101.61 104.94 97.03 9	М	Mercantile	106.30	101.89	97.38	93.13	83.41	84.09	88.62	73.69	70.96	
R-3 Residential, one-and two-family 115.72 112.55 109.78 106.76 101.85 101.61 104.94 97.03 9	R-1	Residential, hotels	144.09	139.19	135.50	130.06	119.51	119.47	129.26	109.98	105.63	
	R-2	Residential, multiple family	120.83	115.93	112.24	106.79	96.36	96.32	106.11	86.83	82.49	
R-4 Residential. care/assisted living facilities 143.65 138.75 135.06 129.61 118.97 118.93 128.72 109.44 109	R-3	Residential, one-and two-family	115.72	112.55	109.78	106.76	101.85	101.61	104.94	97.03	91.36	
	R-4	Residential, care/assisted living facilities	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10	
S-1 Storage, moderate hazard 81.08 77.06 72.55 69.66 59.84 60.76 66.92 50.05 4	S-1	Storage, moderate hazard	81.08	77.06	72.55	69.66	59.84	60.76	66.92	50.05	47.11	
S-2 Storage, low hazard 80.08 76.06 72.55 68.99 59.84 59.76 65.92 50.05 4	S-2	Storage, low hazard	80.08	76.06	72.55	68.99	59.84	59.76	65.92	50.05	47.11	
U Utility, miscellaneous 61.92 58.55 55.07 52.30 45.47 45.47 48.82 37.33 33	U	Utility, miscellaneous	61.92	58.55	55.07	52.30	45.47	45.47	48.82	37.33	35.55	

a. Private garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20-percent

d. N.P. = not permitted

EXAMPLE

Use Group: R-3 (one-family dwelling) with attached U (2-car garage) Type of Construction: VB (non-rated combustible construction) Height: 2-stories

One-family dwelling (R-3) area: $\begin{array}{l}
1^{st} story = 1,500 \text{ sq. ft.} \\
\underline{2^{nd} story = 800 \text{ sq. ft.}} \\
\text{Gross area sub-total:} \\
2,300 \text{ sq. ft.}
\end{array}$

2,300 sq. ft. X \$91.36 (from Square Foot Construction Cost table) = \$210,128

2-car garage area (U): 400 sq. ft.

400 sq. ft. X \$35.55 (from Square Foot Construction Cost table) = \$14,220

TOTAL BUILDING VALUATION: \$210,128 + \$14,220 = \$224,348.00