

EFFECTIVE JULY 1, 2005

BUILDING VALUATION DATA

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. As indicated in the August 2005 issue of the Building Safety Journal, ICC will now publish one data sheet in an effort to move toward complete consolidation and provide the most efficient set of information for jurisdictions to use.

The resulting BVD table was compiled by ICC using the Marshall Valuation Service as published by the Marshall and Swift Publication Company, Los Angeles, California. ICC has developed this data to aid jurisdictions in determining permit fees.

The building valuation data in Table 1 represent average valuations for most buildings. In conjunction with IBC Section 108.3, this data is offered as an aid for the building official for determining if the permit valuation is underestimated. Again it should be noted when using this data that 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, normal site preparation, architectural and design fees, overhead, and profit. **The data represent a national average and must be modified using the appropriate regional cost modifier:**

New Mexico: 0.90

a,b,c,d,e

Table 1. Square Foot Construction Costs
multiply dollar amount by 0.90 and then by sq. ft.

Group	(2003 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	178.44	172.70	168.68	161.74	150.39	149.60	156.63	139.34	134.32
	Assembly, theaters, without stage	164.58	158.84	154.82	147.88	136.54	135.75	142.78	125.49	120.47
A-2	Assembly, nightclubs	135.25	131.06	127.75	122.77	113.99	113.69	118.50	104.78	101.25
A-2	Assembly, restaurants, bars, banquet halls	134.25	130.06	125.75	121.77	111.99	112.69	117.50	102.78	100.25
A-3	Assembly, churches	165.34	159.60	155.57	149.63	137.27	136.48	143.53	126.22	121.20
A-3	Assembly, general, community halls libraries, museums	136.88	131.14	126.12	120.18	107.80	108.01	115.07	96.75	92.73
A-4	Assembly, arenas	134.25	130.06	125.75	121.77	111.99	112.69	117.50	102.78	100.25
B	Business	137.58	132.60	128.38	122.37	109.57	108.89	117.69	97.85	94.08
E	Educational	146.24	141.28	137.23	131.12	121.00	118.13	126.83	108.07	103.96
F-1	Factory and Industrial, moderate hazard	83.52	79.68	75.00	72.65	62.84	63.84	69.68	53.59	50.83
F-2	Factory and Industrial, low hazard	82.52	78.68	75.00	71.65	62.84	62.84	68.68	53.59	49.83
H-1	High Hazard, explosives	78.36	74.52	70.84	67.49	58.85	58.85	64.52	49.60	N.P.
H234	High Hazard	78.36	74.52	70.84	67.49	58.85	58.85	64.52	49.60	45.84
H-5	HPM	137.58	132.60	128.38	122.37	109.57	108.89	117.69	97.85	94.08
I-1	Institutional, supervised environment	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
I-2	Institutional, incapacitated	228.99	224.01	219.78	213.78	200.51	N.P.	209.10	188.79	N.P.
I-3	Institutional, restrained	156.30	151.32	147.09	141.09	129.52	127.84	136.41	117.80	112.03
I-4	Institutional, day care facilities	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
M	Mercantile	100.71	96.53	92.21	88.24	78.98	79.68	83.97	69.77	67.24
R-1	Residential hotels	135.99	131.37	127.89	122.75	112.80	112.76	122.00	103.81	99.71
R-2	Residential, multiple family	114.10	109.48	106.00	100.86	91.02	90.98	100.22	82.03	77.93
R-3	Residential, one- and two-family	109.41	106.41	103.79	100.93	96.29	96.06	99.22	91.74	86.37
R-4	Residential, care/assisted living facilities	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
S-1	Storage, moderate hazard	77.36	73.52	68.84	66.49	56.85	57.85	63.52	47.60	44.84
S-2	Storage, low hazard	76.36	72.52	68.84	65.49	56.85	56.85	62.52	47.60	43.84
U	Utility, miscellaneous	58.94	55.73	52.42	49.80	43.19	43.19	47.00	35.51	33.81

- a. Deduct 20% for shell-only buildings
- b. Deduct 80% for first-time tenant in shell-only buildings

- c. Private Garages use Utility, miscellaneous
- d. Unfinished basements (all use group) = \$15.00 per sq. ft.
- e. N.P. = not permitted

Table 2. Modified Values
multiply dollar amount by sq. ft. (do not apply regional modifier)

Single Family Residence (heated)	77.73	Residential Roof Conversions	17.50
Garages & Sheds	30.43	Residential Additions	55.00
Carports & Porches	19.44	Residential Additions with Plumbing	60.00
Foundation Only	16.19		