



2021-2022 Fee Guide 12, Standard Building Construction Values and Engineering Complexity Level Definitions

Value per Square Foot	Construction Type (Minimum Required by Code)								
Occupancy Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1: Assembly, theater, stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1: Assembly, no stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-1: Assembly, nightclub	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2: Assembly, restaurant	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3: Assembly, church	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3: Assembly, general	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4: Assembly, arena	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B: Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E: Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1: Factory, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2: Factory, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H: High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5: HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46

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Value per Square Foot	Construction Type (Minimum Required by Code)								
Occupancy Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
I-1: Institutional, supervised	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2: Institutional, hospital	338.94	331.56	325.08	315.82	299.46	0.00	308.77	279.79	0.00
I-2: Institutional, nursing	235.48	228.11	221.62	212.37	197.49	0.00	205.32	177.82	0.00
I-3: Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4: Institutional, day care	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M: Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1: Residential, hotel	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2: Dwelling, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3: Dwelling, single/duplex	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4: Dwelling, assisted living	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1: Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2: Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U: Utility	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

Continued

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Complexity Level Definitions and Typical Project Types
<p>Complex Level 1: Minimal Road Improvements; Minimal Drainage Review</p> <ul style="list-style-type: none"> • Small ROW use permit such as driveway, culvert, connection to existing catch basin • Small short plat condition review with no public improvements • Small conditional use permit • Revision to existing permit
<p>Complex Level 2: Private or Minor Public Road Improvements; Small Project Drainage, Dispersion, Flow Control BMPs, Conveyance Only and/or Detention Only</p> <ul style="list-style-type: none"> • Short urban frontage improvements, private access, or joint-use driveway • Short rural road connection or shoulder improvement • Larger ROW use permit such as multi-jurisdiction project • Grading permits for non-road construction • Conditional use permit • Small commercial or infill development
<p>Complex Level 3: Private or Public Road Improvements; Full Drainage Review with Detention and/or Water Quality</p> <ul style="list-style-type: none"> • Urban frontage or off-site improvements • Private road or long driveway • Grading permits with complex drainage or road construction • Commercial project w/o frontage improvements
<p>Complex Level 4: Private or Public Road Improvements; Full Drainage Review with Detention, Infiltration and/or Water Quality</p> <ul style="list-style-type: none"> • Small public or private road system; • Grading permit with complex drainage or multiple phases • Commercial project with frontage improvements
<p>Complex Level 5: Private or Public Road Improvements; Full Drainage Review with Multiple Basins</p> <ul style="list-style-type: none"> • Public or private road system • Grading permit with complex drainage or multiple phases • Large commercial project with frontage improvements
<p>Complex Level 6: Private or Public Road Improvements; Full Drainage Review with Multiple Basins</p> <ul style="list-style-type: none"> • Large public or private road system • Large commercial project with multiple frontages or off-site improvements
<p>Complex Level 7: Private or Public Road Improvements; Full Drainage Review with Multiple Basins</p> <ul style="list-style-type: none"> • New school • Surface mine or large materials processing facilities • Very large or technically complex commercial or right of way development