



COMMERCIAL SQUARE FOOT CONSTRUCTION COSTS ^{a, b, c, d}

MULTI-FAMILY, COMMERCIAL

The building valuation data figures below are published by the International Code Council. The fees are revised annually on January 1st. New construction valuations will be calculated based on the factors in effect at the time of permit issuance (plan review and permit fees are not vested based on the date of permit application).

Multiply the occupancy square footage by the type of construction unit price to determine valuation. Add together all occupancy valuations to determine building valuation.

OCCUPANCY Group (2021 International Building Code)	TYPE OF CONSTRUCTION (Values listed are construction unit price in \$/SF)								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	342	330	323	310	292	283	301	271	262
A-1 Assembly, theaters, without stage	313	301	294	281	263	254	272	242	233
A-2 Assembly, nightclubs	275	267	259	251	235	228	242	214	207
A-2 Assembly, restaurants, bars, banquet halls	274	266	257	250	233	227	241	212	206
A-3 Assembly, churches	317	306	298	286	268	259	276	247	238
A-3 Assembly, general, community halls, libraries, museums	271	259	251	239	220	212	230	199	191
A-4 Assembly, arenas	312	300	292	280	261	253	271	240	232
B Business	266	256	246	236	215	207	227	190	181
E Educational	283	273	266	254	237	225	246	208	201
F-1 Factory and industrial, moderate hazard	162	154	145	140	125	119	134	103	97
F-2 Factory and industrial, low hazard	161	153	145	139	125	118	133	103	96
H-1 High Hazard, explosives	151	143	135	129	115	108	123	94	N/A
H234 High Hazard	151	143	135	129	115	108	123	94	86
H-5 HPM	266	256	246	236	215	207	227	190	181
I-1 Institutional, supervised environment	269	260	252	242	223	216	242	199	193
I-2 Institutional, hospitals	442	433	423	413	391	N/A	404	365	N/A
I-2 Institutional, nursing homes	308	298	289	278	259	N/A	269	233	N/A
I-3 Institutional, restrained	301	292	282	272	253	243	263	227	217
I-4 Institutional, day care facilities	269	260	252	242	223	216	242	199	193
M Mercantile	205	197	188	181	165	159	172	143	138
R-1 Residential, hotels	272	263	255	245	225	219	245	202	196
R-2 Residential, multiple family	228	218	211	201	182	176	201	159	153
R-3 Residential, one- and two-family	212	206	201	196	190	183	193	177	166
R-4 Residential, care/assisted living facilities	269	260	252	242	223	216	242	199	193
S-1 Storage, moderate hazard	150	142	133	128	113	107	122	92	85
S-2 Storage, low hazard	149	141	133	127	113	106	121	92	84
U Utility, miscellaneous	115	109	103	98	88	82	94	70	66

a. Private garages use Utility, miscellaneous | b. For shell only buildings deduct 20 percent | c. N.P. = not permitted | d. Unfinished basements (Group R-3) or foundation only = \$32 per sq. ft

BUILDING PERMIT FEES

(effective 1/1/2023)

BUILDING PERMIT CONSTRUCTION FEE

Construction Valuation	Fee
\$1.00 to \$2,000.00	\$55.00
\$2,000.01 to \$25,000.00	\$83.80 plus \$16.95 for each \$1,000 of valuation over \$2,000 or fraction thereof
\$25,000.01 to \$50,000.00	\$473.65 plus \$12.20 for each \$1,000 of valuation over \$25,000 or fraction thereof
\$50,000.01 to \$100,000.00	\$778.65 plus \$8.48 for each \$1,000 of valuation over \$50,000 or fraction thereof
\$100,000.01 to \$500,000.00	\$1,202.65 plus \$6.78 for each \$1,000 of valuation over \$100,000 or fraction thereof
\$500,000.01 to \$1,000,000.00	\$3,914.65 plus \$5.75 for each \$1,000 of valuation over \$500,000 or fraction thereof
\$1,000,000.01 and up	\$6,789.65 plus \$4.43 for each \$1,000 of valuation over \$1,000,000 or fraction thereof

BUILDING PERMIT PLAN REVIEW FEE

65% of calculated Building Permit Construction fee.

Plan review fees are in addition to the Building Permit Construction Fee.

Plan review fee due at time of permit submittal.

(effective 07/01/2018)

STATE BUILDING CODE COUNCIL FEE

Residential building permits: \$6.50 for each building permit + \$2.00 for each residential unit after the first unit.

Commercial building permits: \$25.00 for each building permit + \$2.00 for each residential unit after the first unit.

PLANNING DEPARTMENT BUILDING PERMIT REVIEW FEE

10% of the calculated Building Permit Construction fee.

FIRE DEPARTMENT BUILDING PERMIT REVIEW/INSPECTION FEE

Based on building permit valuation.

Refer to the Fire Dept Bldg Permit Review/Inspection Fee Handout to calculate the fee.

Other fees and/or permits may apply specific to the scope of the construction project.

Refer to the fee handouts that can be found on our web page at everettwa.gov/permits