NEW CASTLE COUNTY

DEPARTMENT OF LAND USE
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Building Valuation Data Sheet for New Non-Residential Building Projects

REV. 07/01/2014

The following Building Valuation Data is provided by the International Code Council (ICC) to help determine the estimated value of a building by providing average construction costs per square foot. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another to determine an estimated value of a building; however this data table is not intended to be used as an estimating guide. Please contact the Permits Section at 302-395-5420 with any questions with this process.

Calculate Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the permit fee multiplier(s).

Project Valuation = Gross Area x Square Foot Construction Cost
Permit Fee = $11.50/$1,000 of valuation up to $1Million & $5/thousand over $1Million
+ $55.00 certificate of occupancy fee
+ 0.50% of project valuation (for the first $1 Million valuation) NCC Volunteer Fire Assistance Fund
+ 10% of Permit Fee ($20 Minimum / $137 Maximum) zoning permit fee

Example

Type of Construction: IIB Area: 1st story = 8,000 sq.ft.; 2nd story = 8,000 sq.ft.
Height: 2 stories Use Group: B

1. Gross Area: Business = 2 stories x 8,000 sq.ft. = 16,000 sq.ft
2. Square Foot Construction Cost: B/IIB = $122.37/sq.ft.
3. Valuation: 16,000 sq.ft. x $122.37/sq.ft = $1,957,920
4. Building Review Fee: [$1,000,000 x 0.01150 = $11,500] + [$957,920 x 0.005 = $4789.60] = $16,289.60
5. Total Permit Fee: = $21,481.60
   ($16,289.60 review fee + $55 + $5000 [0.0050 x $1,000,000 = $5000] + $137 [0.10 x $16,289.60 = $1,628.96 = $137 max])

Square Foot Construction Costs [a,b,c]

Group	*(2003/2006 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	148.63	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	0.00
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	0.00	209.10	188.79	0.00
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	Refer to the Residential Permit Valuation Form provided by the Department of Land Use								
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. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use groups) = $15.00 per sq. ft.
c. N.P. = not permitted

Source: ICC Building Safety Journal August 2005