

2025 Fee Guide 12, Standard Building Construction Values and Engineering Complexity Level Definitions

| Value per Square Foot Occupancy Type | Construction Type (Minimum Required by Code) | | | | | | | | |
|---|--|--------|--------|--------|--------|--------|--------|--------|--------|
| | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
| A-1: Assembly, theater, stage | 333.98 | 322.10 | 312.59 | 300.28 | 280.58 | 272.46 | 290.01 | 261.47 | 251.46 |
| A-1: Assembly, no stage | 306.63 | 294.75 | 285.24 | 272.92 | 253.47 | 245.34 | 262.66 | 234.35 | 224.35 |
| A-1: Assembly, nightclub | 264.07 | 256.33 | 248.28 | 238.82 | 223.69 | 217.61 | 230.62 | 203.42 | 195.71 |
| A-2: Assembly, restaurant | 263.07 | 255.33 | 246.28 | 237.82 | 221.69 | 216.61 | 229.62 | 201.42 | 194.71 |
| A-3: Assembly, church | 311.21 | 299.32 | 289.82 | 277.50 | 258.18 | 250.05 | 267.24 | 239.06 | 229.06 |
| A-3: Assembly, general | 261.35 | 249.47 | 238.96 | 227.64 | 207.19 | 200.06 | 217.38 | 188.07 | 179.07 |
| A-4: Assembly, arena | 305.63 | 293.75 | 283.24 | 271.92 | 251.47 | 244.34 | 261.66 | 232.35 | 223.35 |
| B: Business | 292.48 | 282.09 | 271.97 | 260.46 | 237.85 | 229.40 | 250.46 | 212.56 | 202.84 |
| E: Educational | 279.20 | 269.50 | 260.98 | 250.17 | 233.48 | 221.55 | 241.57 | 204.55 | 198.00 |
| F-1: Factory, moderate hazard | 162.52 | 154.68 | 144.93 | 139.48 | 124.19 | 118.17 | 132.99 | 102.98 | 95.90 |
| F-2: Factory, low hazard | 161.52 | 153.68 | 144.93 | 138.48 | 124.19 | 117.17 | 131.99 | 102.98 | 94.90 |
| H: High Hazard | 151.65 | 143.81 | 135.05 | 128.61 | 114.61 | 107.60 | 122.11 | 93.40 | 85.33 |
| H-5: HPM | 292.48 | 282.09 | 271.97 | 260.46 | 237.85 | 229.40 | 250.46 | 212.56 | 202.84 |
| I-1: Institutional, supervised | 264.93 | 255.57 | 246.84 | 238.11 | 217.64 | 211.63 | 238.15 | 195.82 | 189.67 |
| I-2: Institutional, hospital | 459.84 | 449.45 | 439.33 | 427.82 | 403.26 | | 417.81 | 377.98 | |
| I-2: Institutional, nursing | 319.21 | 306.86 | 296.74 | 285.23 | 264.10 | | 275.22 | 238.82 | |
| I-3: Institutional, restrained | 341.48 | 331.09 | 320.97 | 309.46 | 288.34 | 278.89 | 299.46 | 263.05 | 251.33 |
| I-4: Institutional, day care | 264.93 | 255.57 | 246.84 | 238.11 | 217.64 | 211.63 | 238.15 | 195.82 | 189.67 |
| M: Mercantile | 197.08 | 189.34 | 177.79 | 171.82 | 156.33 | 151.25 | 163.63 | 136.06 | 129.35 |
| R-1: Residential, hotel | 267.42 | 258.06 | 249.33 | 240.60 | 220.62 | 214.60 | 240.64 | 198.79 | 192.64 |
| R-2: Dwelling, multiple family | 223.61 | 214.25 | 205.52 | 196.79 | 177.77 | 171.76 | 196.82 | 155.95 | 149.80 |
| R-3: Dwelling, single/duplex | 211.77 | 205.84 | 200.99 | 197.13 | 190.36 | 183.32 | 193.75 | 177.67 | 167.37 |
| R-4: Dwelling, assisted living | 264.93 | 255.57 | 246.84 | 238.11 | 217.64 | 211.63 | 238.15 | 195.82 | 189.67 |
| S-1: Storage, moderate hazard | 150.65 | 142.81 | 133.05 | 127.61 | 112.61 | 106.60 | 121.11 | 91.40 | 84.33 |
| S-2: Storage, low hazard | 149.65 | 141.81 | 133.05 | 126.61 | 112.61 | 105.60 | 120.11 | 91.40 | 83.33 |
| U: Utility | 115.27 | 108.48 | 100.93 | 96.59 | 86.02 | 80.36 | 91.94 | 68.09 | 64.85 |

2025 Fee Guide 12,
Standard Building Construction Values and Engineering Complexity Level Definitions

| 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 |