

2026 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	340.83	328.70	319.00	306.43	286.33	278.03	295.95	266.82	256.61
A-1: Assembly, no stage	312.91	300.78	291.08	278.51	258.66	250.36	268.03	239.14	228.94
A-1: Assembly, nightclub	272.09	264.11	255.82	246.06	230.47	224.21	237.62	209.58	201.63
A-2: Assembly, restaurant	271.09	263.11	253.82	245.06	228.47	223.21	236.62	207.58	200.63
A-3: Assembly, church	317.60	305.47	295.77	283.20	263.47	255.18	272.73	243.96	233.75
A-3: Assembly, general	266.72	254.59	243.89	232.31	211.46	204.17	221.84	191.95	182.74
A-4: Assembly, arena	311.91	299.78	289.08	277.51	256.66	249.36	267.03	237.14	227.94
B: Business	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
E: Educational	290.11	279.78	270.34	258.97	240.45	228.20	250.06	210.46	203.65
F-1: Factory, moderate hazard	165.82	157.82	147.89	142.31	126.72	120.56	135.68	105.08	97.84
F-2: Factory, low hazard	164.82	156.82	147.89	141.31	126.72	119.56	134.68	105.08	96.84
H: High Hazard	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
H-5: HPM	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
I-1: Institutional, supervised	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
I-2: Institutional, hospital	473.85	463.15	452.71	440.86	415.54		430.54	389.49	
I-2: Institutional, nursing	326.90	316.19	305.76	293.90	272.12		283.59	246.07	
I-3: Institutional, restrained	318.07	307.36	296.93	285.07	264.31	254.57	274.76	258.10	226.20
I-4: Institutional, day care	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
M: Mercantile	203.08	195.10	185.80	177.05	161.11	155.85	168.60	140.22	133.27
R-1: Residential, hotel	280.94	270.99	261.43	251.67	230.13	224.02	251.15	207.53	200.22
R-2: Dwelling, multiple family	234.59	224.64	215.08	205.32	185.03	178.92	204.80	162.43	155.12
R-3: Dwelling, single/duplex	218.08	212.28	207.18	202.76	195.98	189.00	206.85	182.23	170.80
R-4: Dwelling, assisted living	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
S-1: Storage, moderate hazard	153.69	145.69	135.76	130.18	114.91	108.75	123.55	93.27	86.03
S-2: Storage, low hazard	152.69	144.69	135.76	129.18	114.91	107.75	122.55	93.27	85.03
U: Utility	122.65	115.66	107.12	102.79	91.57	85.78	97.87	72.88	69.64

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Complexity Level Definitions and Typical Project Types	
Complex Level 1: Minimal Road Improvements; Minimal Drainage Review	• 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
Complex Level 2: Private or Minor Public Road Improvements; Small Project Drainage, Dispersion, Flow Control BMPs, Conveyance Only and/or Detention Only	• 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
Complex Level 3: Private or Public Road Improvements; Full Drainage Review with Detention and/or Water Quality	• 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
Complex Level 4: Private or Public Road Improvements; Full Drainage Review with Detention, Infiltration and/or Water Quality	• Small public or private road system; • Grading permit with complex drainage or multiple phases • Commercial project with frontage improvements
Complex Level 5: Private or Public Road Improvements; Full Drainage Review with Multiple Basins	• Public or private road system • Grading permit with complex drainage or multiple phases • Large commercial project with frontage improvements
Complex Level 6: Private or Public Road Improvements; Full Drainage Review with Multiple Basins	• Large public or private road system • Large commercial project with multiple frontages or off-site improvements
Complex Level 7: Private or Public Road Improvements; Full Drainage Review with Multiple Basins	• New school • Surface mine or large materials processing facilities • Very large or technically complex commercial or right of way development