



**2019 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	Shell
A-1: Assembly, theater, stage	244.21	236.18	230.55	221.01	207.82	201.82	214.02	189.83	182.71	146.17	36.54
A-1: Assembly, no stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21	129.76	32.44
A-1: Assembly, nightclub	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92	114.34	28.58
A-2: Assembly, restaurant	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92	113.54	28.38
A-3: Assembly, church	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62	131.70	32.92
A-3: Assembly, general	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52	102.02	25.50
A-4: Assembly, arena	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21	128.96	32.24
B: Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67	106.94	26.73
E: Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30	117.84	29.46
F-1: Factory, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57	55.65	13.91
F-2: Factory, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57	54.85	13.71
H: High Hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34	49.87	12.47

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H-5: HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67	106.94	26.73
I-1: Institutional, supervised	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08	112.06	28.02
I-2: Institutional, hospital	327.69	320.57	314.72	305.80	289.87	-	299.12	270.56	-	216.45	54.11
I-2: Institutional, nursing	227.45	220.33	214.47	205.56	191.65	-	198.88	172.34	-	137.87	34.47
I-3: Institutional, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71	127.77	31.94
I-4: Institutional, day care	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08	112.06	28.02
M: Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83	75.86	18.97
R-1: Residential, hotel	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65	113.32	28.33
R-2: Dwelling, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68	88.54	22.14
R-3: Dwelling, single/duplex	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75	96.60	24.15
R-4: Dwelling, assisted living	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08	112.06	28.02
S-1: Storage, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34	49.07	12.27
S-2: Storage, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34	48.27	12.07
U: Utility (a)	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80	38.24	9.56

(a) “Shell” includes decks, canopies, balconies, ag buildings, retaining walls, rockeries, rock walls, and pools

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