



Building Department
21630 11th Avenue South, Suite D
Des Moines, WA 98198
ph. (206) 870-7576 fax (206) 870-6544
www.desmoineswa.gov

2009 Valuation Guidelines

Effective January 1, 2009

RESIDENTIAL

| | |
|--|---------------|
| Unfinished Basement | \$ 91.00 /SF |
| Remodel | \$ 90.05 /SF |
| New Home (Custom Homes based on Valuation) | \$ 146.98 /SF |
| Residential Garages: | |
| Wood Garage | \$ 38.75 /SF |
| Wood Carport | \$ 23.98 /SF |
| Metal Carport | \$ 21.37 /SF |
| Decks | \$ 25.60 /SF |
| Pole Buildings | \$ 32.50 /SF |
| Swimming Pool | \$ 58.59 /SF |
| Porches | \$ 35.69 /SF |

COMMERCIAL

| | | |
|--|---------|---------------|
| New Commercial Based on Valuation | Minimum | \$ 159.51 /SF |
| Tenant Improvements: | | |
| New & Remodels Including Ceiling, Plumbing, Mechanical, Electrical, Partitions (or Valuation) | | \$ 77.19 /SF |
| Remodel (New Partitions Only) | | \$ 99.05 /LF |
| Demising Walls | | \$ 99.05 /LF |
| Ceiling Grid | | \$ 38.71 /SF |
| Draft Curtains | | \$ 28.05 /SF |

These are the general guidelines. The Building Official will determine the actual or final valuation of building projects. The unit costs are intended to comply with the definition of "valuation" in Section 108.3 of the 2006 International Building Code and thus include architectural, structural, electrical, plumbing and mechanical work. The unit costs also includes the contractor's profit, which should not be omitted.

NOTE: All other permit and process work requested by the customer will be billed at \$138.00 per hour or as deemed appropriate and/or commensurated by the Building Official.

JURISDICTION DESIGN INFORMATION

| | |
|--------------------------------|--------|
| <u>Frost Depth:</u> | 12" |
| <u>Seismic Design Category</u> | D, D2 |
| <u>Exposure Zone:</u> | |
| Waterfront | D |
| City at Large | B |
| <u>Basic Wind Speed</u> | 85 mph |
| <u>Snow Load</u> | 25 psf |



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The following building valuation data represents the average cost for most buildings based on a cost per square foot. This table is updated on a yearly basis according to the local building cost index. Adjustments will be made for special architectural or structural features and the location of the project. Higher per square foot costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 108 of the 2006 International Building Code™ and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed will be based on valuation computed from these figures or as valued by the Building Official.

To use this table: Take the cost per square foot times the floor area to get the valuation. Remember to include garages (#13 or #21) and decks (#9) and air conditioning (#28) and fire sprinklers (#29).

OCCUPANCY & TYPE / AVERAGE BUILDING VALUATION PER SQUARE FOOT

1. Apartment Houses:

| | |
|--------------------------|-----------|
| Type I-A | \$ 144.84 |
| Type I-B | \$ 139.00 |
| Type II-A | \$ 134.59 |
| Type II-B | \$ 128.09 |
| Type III-A | \$ 115.62 |
| Type III-B | \$ 115.55 |
| Type V-A -Wood Frame | \$ 104.18 |
| Type V-B- Wood Frame | \$ 99.08 |
| Type I - Basement Garage | \$ 54.02 |

2. Auditoriums:

| | |
|------------|-----------|
| Type I-A | \$ 171.94 |
| Type I-B | \$ 164.89 |
| Type II-A | \$ 158.49 |
| Type II-B | \$ 151.10 |
| Type III-A | \$ 135.58 |
| Type III-B | \$ 127.95 |
| Type V-A | \$ 121.81 |
| Type V-B | \$ 116.63 |

3. Churches:

| | |
|------------|-----------|
| Type I-A | \$ 204.24 |
| Type I-B | \$ 194.90 |
| Type II-A | \$ 189.63 |
| Type II-B | \$ 181.10 |
| Type III-A | \$ 166.74 |
| Type III-B | \$ 165.86 |
| Type V-A | \$ 152.96 |
| Type V-B | \$ 146.66 |

4. Banks:

| | |
|------------------|-----------|
| Type I-A or II-A | \$ 213.95 |
| Type II-B | \$ 157.61 |
| Type III-A | \$ 173.93 |
| Type III-B | \$ 167.72 |
| Type V-A | \$ 157.61 |
| Type V-B | \$ 150.96 |

5. Bowling Alleys:

| | |
|------------|----------|
| Type II-A | \$ 73.68 |
| Type II-B | \$ 68.75 |
| Type III-A | \$ 68.75 |
| Type III-B | \$ 63.54 |
| Type V-A | \$ 54.02 |

6. Hospitals

| | |
|------------|-----------|
| Type I-A | \$ 290.07 |
| Type I-B | \$ 281.82 |
| Type II-A | \$ 278.60 |
| Type II-B | \$ 270.97 |
| Type III-A | \$ 254.01 |
| Type V-A | \$ 239.21 |

7. Hotels and Motels:

| | |
|------------|-----------|
| Type I-A | \$ 172.70 |
| Type I-B | \$ 166.86 |
| Type II-A | \$ 162.45 |
| Type II-B | \$ 155.95 |
| Type III-A | \$ 143.34 |
| Type III-B | \$ 143.29 |
| Type V-A | \$ 131.90 |
| Type V-B | \$ 126.82 |

8. Convalescent Nursing Homes:

| | |
|------------|-----------|
| Type I-A | \$ 202.83 |
| Type I-B | \$ 196.64 |
| Type II-A | \$ 191.34 |
| Type II-B | \$ 183.72 |
| Type III-A | \$ 167.94 |
| Type V-A | \$ 153.14 |

| | |
|------------------|-----------------|
| 9. Decks: | \$ 25.60 |
|------------------|-----------------|

10. Dwellings:

| | |
|---------------------------|-----------|
| Type V - Masonry | \$ 146.98 |
| Type V - Wood Frame | \$ 146.98 |
| Basements - Semi-finished | \$ 139.98 |
| Basements - Finished | \$ 154.32 |
| Basements - Unfinished | \$ 95.56 |

11. Fire Stations:

| | |
|------------------|-----------|
| Type I-A or II-A | \$ 165.26 |
| Type II-B | \$ 108.77 |
| Type III-A | \$ 119.03 |
| Type III-B | \$ 113.97 |
| Type V-A | \$ 111.67 |
| Type V-B | \$ 105.91 |

12. Homes for the Elderly:

| | |
|------------|-----------|
| Type I-A | \$ 170.55 |
| Type I-B | \$ 164.71 |
| Type II-A | \$ 160.30 |
| Type II-B | \$ 153.80 |
| Type III-A | \$ 141.45 |
| Type III-B | \$ 141.39 |
| Type V-A | \$ 130.01 |
| Type V-B | \$ 124.92 |

13. Private Garages:

| | |
|---------------------|----------|
| Wood Frame | \$ 38.75 |
| Masonry | \$ 49.58 |
| Open Wood Carports | \$ 23.98 |
| Open Metal Carports | \$ 21.37 |

14. Public Buildings:

| | |
|------------|-----------|
| Type I-A | \$ 171.94 |
| Type I-B | \$ 164.89 |
| Type II-A | \$ 158.49 |
| Type II-B | \$ 151.10 |
| Type III-A | \$ 135.58 |
| Type III-B | \$ 127.95 |
| Type V-A | \$ 121.81 |
| Type V-B | \$ 116.63 |

15. Jails:

| | |
|------------|-----------|
| Type I-A | \$ 229.82 |
| Type II-A | \$ 220.01 |
| Type III-A | \$ 210.19 |
| Type V-A | \$ 157.61 |

16. Libraries:

| | |
|------------|-----------|
| Type I-A | \$ 171.94 |
| Type I-B | \$ 164.89 |
| Type II-A | \$ 158.49 |
| Type II-B | \$ 151.10 |
| Type III-A | \$ 135.58 |
| Type III-B | \$ 127.95 |
| Type V-A | \$ 121.81 |
| Type V-B | \$ 116.63 |

17. Medical offices

| | |
|------------|-----------|
| Type I-A | \$ 174.50 |
| Type I-B | \$ 168.33 |
| Type II-A | \$ 163.01 |
| Type II-B | \$ 155.38 |
| Type III-A | \$ 139.11 |
| Type III-B | \$ 138.19 |
| Type V-A | \$ 124.29 |
| Type V-B | \$ 119.28 |

18. Offices:

| | |
|------------|-----------|
| Type I-A | \$ 174.50 |
| Type I-B | \$ 168.33 |
| Type II-A | \$ 163.01 |
| Type II-B | \$ 155.38 |
| Type III-A | \$ 139.11 |
| Type III-B | \$ 138.19 |
| Type V-A | \$ 124.29 |
| Type V-B | \$ 119.28 |

19. Service Stations:

| | |
|---------------|-----------|
| Type II - B | \$ 97.08 |
| Type III -- A | \$ 101.26 |
| Type V -- A | \$ 86.24 |
| Canopies | \$ 40.45 |

20. Stores:

| | |
|------------|-----------|
| Type I-A | \$ 124.88 |
| Type I-B | \$ 120.17 |
| Type II-A | \$ 114.88 |
| Type II-B | \$ 109.82 |
| Type III-A | \$ 98.34 |
| Type III-B | \$ 99.19 |
| Type V-A | \$ 86.94 |
| Type V-B | \$ 74.25 |

21. Public Garages:

| | |
|------------|----------|
| Type I-A | \$ 73.46 |
| Type I-B | \$ 69.46 |
| Type II-A | \$ 65.33 |
| Type II-B | \$ 62.04 |
| Type III-A | \$ 53.95 |
| Type III-B | \$ 53.95 |
| Type V-A | \$ 44.28 |
| Type V-B | \$ 42.17 |

24. Theaters:

| | |
|------------|-----------|
| Type I-A | \$ 201.33 |
| Type I-B | \$ 194.26 |
| Type II-A | \$ 189.00 |
| Type II-B | \$ 180.46 |
| Type III-A | \$ 166.15 |
| Type III-B | \$ 165.26 |
| Type V-A | \$ 152.39 |
| Type V-B | \$ 146.07 |

22. Restaurant:

| | |
|------------|-----------|
| Type I-A | \$ 166.91 |
| Type I-B | \$ 162.18 |
| Type II-A | \$ 156.90 |
| Type II-B | \$ 151.84 |
| Type III-A | \$ 140.55 |
| Type III-B | \$ 139.69 |
| Type V-A | \$ 128.30 |
| Type V-B | \$ 125.93 |

25. Warehouses/Utility:

| | |
|------------|----------|
| Type I-A | \$ 73.46 |
| Type I-B | \$ 69.46 |
| Type II-A | \$ 65.33 |
| Type II-B | \$ 62.04 |
| Type III-A | \$ 53.95 |
| Type III-B | \$ 53.95 |
| Type V-A | \$ 44.28 |
| Type V-B | \$ 42.17 |

23. Schools:

| | |
|------------|-----------|
| Type I-A | \$ 186.52 |
| Type I-B | \$ 180.23 |
| Type II-A | \$ 175.12 |
| Type II-B | \$ 167.49 |
| Type III-A | \$ 154.52 |
| Type III-B | \$ 150.87 |
| Type V-A | \$ 138.16 |
| Type V-B | \$ 132.95 |

| | |
|---------------------|----------|
| 26. Porches: | \$ 35.69 |
|---------------------|----------|

| | |
|----------------------------|----------|
| 27. Pole buildings: | \$ 32.50 |
|----------------------------|----------|

28. Air Conditioning add to value:

| | |
|--------------|---------|
| Commercial: | \$ 6.07 |
| Residential: | \$ 5.06 |

| | |
|-----------------------------|---------|
| 29. Fire Sprinklers: | \$ 3.76 |
|-----------------------------|---------|

◆◆◆This fee schedule is intended for informational use only and cannot be used as a substitute for City of Des Moines Code. To obtain additional information about fees that may apply to your project, please visit the Building Division during regular walk in hours of 9am -11 am M-F, or call 206-870-7576 during the hours of 8am - 3:00pm, M-F.