



Building Department Building Valuation Data Table Effective January 1, 2021

BUILDING VALUATION DATA TABLE (Tabular values as of August 2020)

The International Code Council is pleased to provide the following Building Valuation Data (BVD) which represents the average valuations for most buildings. This data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

To use this table: Take the cost per square foot times the floor area to get the valuation. Remember to include garages, porches, and decks (see the shaded items at the bottom of the page, added to this table for City of Kirkland use).

| Group (2018 International Building Code) | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A-1 Assembly, theaters, with stage | 250.39 | 241.91 | 235.63 | 226.10 | 212.32 | 206.18 | 218.83 | 197.45 | 190.33 |
| A-1 Assembly, theaters, without stage | 229.42 | 220.94 | 214.66 | 205.12 | 191.35 | 185.21 | 197.86 | 176.48 | 169.35 |
| A-2 Assembly, nightclubs | 196.13 | 190.29 | 185.62 | 178.02 | 167.82 | 163.20 | 171.70 | 151.89 | 146.71 |
| A-2 Assembly, restaurants, bars, banquet halls | 195.13 | 189.29 | 183.62 | 177.02 | 165.82 | 162.20 | 170.70 | 149.89 | 145.71 |
| A-3 Assembly, churches | 232.04 | 223.57 | 217.29 | 207.75 | 194.34 | 189.19 | 200.49 | 179.48 | 172.35 |
| A-3 Assembly, general, community halls, libraries, museums | 194.17 | 185.69 | 178.41 | 169.87 | 155.09 | 149.96 | 162.61 | 140.23 | 134.10 |
| A-4 Assembly, arenas | 228.42 | 219.94 | 212.66 | 204.12 | 189.35 | 184.21 | 196.86 | 174.48 | 168.35 |
| B Business | 202.30 | 194.92 | 188.44 | 179.18 | 163.55 | 157.42 | 172.13 | 143.89 | 137.46 |
| E Educational | 212.03 | 204.70 | 198.82 | 190.25 | 177.27 | 168.29 | 183.70 | 155.00 | 150.26 |
| F-1 Factory and industrial, moderate hazard | 119.53 | 113.92 | 107.38 | 103.45 | 92.64 | 88.38 | 99.02 | 76.33 | 71.73 |
| F-2 Factory and industrial, low hazard | 118.53 | 112.92 | 107.38 | 102.45 | 92.64 | 87.38 | 98.02 | 76.33 | 70.73 |
| H-1 High Hazard, explosives | 111.77 | 106.15 | 100.62 | 95.69 | 86.11 | 80.85 | 91.26 | 69.81 | N.P. |
| H234 High Hazard | 111.77 | 106.15 | 100.62 | 95.69 | 86.11 | 80.85 | 91.26 | 69.81 | 64.20 |
| H-5 HPM | 202.30 | 194.92 | 188.44 | 179.18 | 163.55 | 157.42 | 172.13 | 143.89 | 137.46 |
| I-1 Institutional, supervised environment | 199.81 | 192.96 | 186.97 | 179.69 | 164.91 | 160.39 | 179.84 | 148.44 | 143.75 |
| I-2 Institutional, hospitals | 338.94 | 331.56 | 325.08 | 315.82 | 299.46 | N.P. | 308.77 | 279.79 | N.P. |
| I-2 Institutional, nursing homes | 235.48 | 228.11 | 221.62 | 212.37 | 197.49 | N.P. | 205.32 | 177.82 | N.P. |
| I-3 Institutional, restrained | 230.03 | 222.65 | 216.17 | 206.91 | 192.77 | 185.64 | 199.86 | 173.11 | 164.69 |
| I-4 Institutional, day care facilities | 199.81 | 192.96 | 186.97 | 179.69 | 164.91 | 160.39 | 179.84 | 148.44 | 143.75 |
| M Mercantile | 146.21 | 140.37 | 134.70 | 128.11 | 117.54 | 113.93 | 121.78 | 101.61 | 97.44 |
| R-1 Residential, hotels | 201.71 | 194.86 | 188.87 | 181.59 | 166.56 | 162.04 | 181.74 | 150.09 | 145.40 |
| R-2 Residential, multiple family | 168.94 | 162.09 | 156.10 | 148.82 | 135.04 | 130.52 | 148.97 | 118.57 | 113.88 |
| R-3 Residential, one- and two-family ^d | 157.40 | 153.13 | 149.31 | 145.53 | 140.33 | 136.62 | 143.14 | 131.34 | 123.68 |
| R-4 Residential, care/assisted living facilities | 199.81 | 192.96 | 186.97 | 179.69 | 164.91 | 160.39 | 179.84 | 148.44 | 143.75 |
| S-1 Storage, moderate hazard | 110.77 | 105.15 | 98.62 | 94.69 | 84.11 | 79.85 | 90.26 | 67.81 | 63.20 |
| S-2 Storage, low hazard | 109.77 | 104.15 | 98.62 | 93.69 | 84.11 | 78.85 | 89.26 | 67.81 | 62.20 |
| U Utility, miscellaneous | 85.53 | 80.63 | 75.42 | 72.03 | 64.67 | 60.42 | 68.74 | 51.21 | 48.79 |

- a) Private Garages and Carports – Use 50% of R-3
- b) Unfinished Basements (all use groups) = use 80% of applicable type of construction and occupancy group
- c) For shell only buildings, deduct 20%
- d) Porches = 50% of applicable type of construction and occupancy group
- e) Decks = 25% of applicable type of construction and occupancy group
- f) N.P. – Not Permitted