



EVERETT
WASHINGTON

COMMERCIAL SQUARE FOOT CONSTRUCTION COSTS a, b, c

MULTI-FAMILY, COMMERCIAL

The building valuation data figures below are published by the International Code Council. The fees are revised annually on January 1st. New construction valuations will be calculated based on the factors in effect at the time of permit issuance (plan review and permit fees are not vested based on the date of permit application).

Multiply the occupancy square footage by the type of construction unit price to determine valuation. Add together all occupancy valuations to determine building valuation.

OCCUPANCY	TYPE OF CONSTRUCTION (Values listed are construction unit price in \$/SF)												
	IA	IB	IIA	IIIB	IIIA	IIIB	IV	VA	VB	IIIIB	IIIA	IIIB	
Group (2015 International Building Code)													
A-1 Assembly, theaters, with stage	244	236	231	221	208	202	214	190	183				
A-1 Assembly, theaters, without stage	223	215	210	200	187	181	193	169	162				
A-2 Assembly, nightclubs	190	185	180	173	163	159	167	148	143				
A-2 Assembly, restaurants, bars, banquet halls	189	184	178	172	161	158	166	146	142				
A-3 Assembly, churches	224	216	211	201	190	184	194	172	165				
A-3 Assembly, general, community halls, libraries, museums	189	181	174	166	152	147	159	134	128				
A-4 Assembly, arenas	222	214	208	199	185	180	192	167	161				
B Business	196	189	183	174	159	153	167	140	134				
E Educational	207	200	195	186	174	165	180	152	147				
F-1 Factory and industrial, moderate hazard	115	110	104	100	90	86	96	74	70				
F-2 Factory and industrial, low hazard	114	109	104	99	90	85	95	74	69				
H-1 High Hazard, explosives	108	103	97	92	83	78	88	68	0				
H234 High Hazard	108	103	97	92	83	78	88	68	62				
H-5 HPM	196	189	183	174	159	153	167	140	134				
I-1 Institutional, supervised environment	195	188	183	175	161	157	175	145	140				
I-2 Institutional, hospitals	328	321	315	306	290	0	299	271	0				
I-2 Institutional, nursing homes	227	220	214	206	192	0	199	172	0				
I-3 Institutional, restrained	223	216	210	201	187	180	194	168	160				
I-4 Institutional, day care facilities	195	188	183	175	161	157	175	145	140				
M Mercantile	142	136	131	124	114	111	118	99	95				
R-1 Residential, hotels	197	190	185	177	163	159	177	146	142				
R-2 Residential, multiple family	165	158	153	145	132	128	145	115	111				
R-3 Residential, one- and two-family (d)	154	150	146	142	137	133	140	128	121				
R-4 Residential, care/assisted living facilities	195	188	183	175	161	157	175	145	140				
S-1 Storage, moderate hazard	107	102	95	91	81	77	87	66	61				
S-2 Storage, low hazard	106	101	95	90	81	76	86	66	60				
U Utility, miscellaneous	84	79	74	70	63	59	67	50	48				

a. Private garages use Utility, miscellaneous | b. For shell only buildings deduct 20 percent | c. N.P. = not permitted | d. Unfinished basements (Group R-3) or foundation only = \$22 per sq. ft

BUILDING PERMIT FEES

(effective 07/01/2004)

BUILDING PERMIT CONSTRUCTION FEE

Construction Valuation	Fee
\$1 to \$1,500	\$45.00
\$1,501 to \$2,000	\$23.50 plus \$3.05 for each \$100 of valuation over \$500 or fraction thereof
\$2,001 to \$25,000	\$69.25 plus \$14.00 for each \$1000 of valuation over \$2,000 or fraction thereof
\$25,001 to \$50,000	\$391.25 plus \$10.10 for each \$1000 of valuation over \$25,000 or fraction thereof
\$50,001 to \$100,000	\$643.75 plus \$7.00 for each \$1000 of valuation over \$50,000 or fraction thereof
\$100,001 to \$500,000	\$993.75 plus \$5.60 for each \$1,000 of valuation over \$100,000 or fraction thereof
\$500,001 to \$1,000,000	\$3233.75 plus \$4.75 for each \$1,000 of valuation over \$500,000 or fraction thereof
\$1,000,001 and up	\$5608.75 plus \$3.65 for each \$1,000 of valuation over \$1,000,000 or fraction thereof

BUILDING PERMIT PLAN REVIEW FEE

65% of calculated Building Permit Construction fee.

Plan review fees are in addition to the Building Permit Construction Fee.

Plan review fee due at time of permit submittal.

(effective 07/01/2018)

STATE BUILDING CODE COUNCIL FEE

Residential building permits: \$6.50 for each building permit + \$2.00 for each residential unit after the first unit.

Commercial building permits: \$25.00 for each building permit + \$2.00 for each residential unit after the first unit.

PLANNING DEPARTMENT BUILDING PERMIT REVIEW FEE

10% of the calculated Building Permit Construction fee.

FIRE DEPARTMENT BUILDING PERMIT REVIEW/INSPECTION FEE

Based on building permit valuation.

Refer to the Fire Dept Bldg Permit Review/Inspection Fee Handout to calculate the fee.

Other fees and/or permits may apply specific to the scope of the construction project.

Refer to the fee handouts that can be found on our web page at www.everettwa.gov/permits