



## City of Wheat Ridge Building Valuation Data

Effective 7/1/2020

Project valuation shall include the value of all work, including foundation work, structural and non-structural components, electrical, plumbing, mechanical and interior finish materials. Project valuation shall be calculated by the Building Division based on the data provided below.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters, without stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, museums	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	335.53	328.23	321.81	312.65	296.45	N.P.	305.67	276.99	N.P.
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	N.P.	203.26	176.05	N.P.
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family <sup>d</sup>	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

Tenant Finish projects are valued at 20-40% of new depending on scope and occupancy type.

- 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) = \$22.45 per sq. ft.

ADDITIONAL STORIES/POP-TOPS (Residential) \$93.50/SF

BASEMENT FINISH (Residential) 32.50SF plus:

For each Full Bath add \$3,000.00  
 For each Half Bath add \$1,800.00  
 For each Bath Rough-in add \$400.00

**MISCELLANEOUS VALUATIONS**

FENCES (Commercial)	5-6' ht.	\$15/LF
	4' ht.	\$12/LF
	3' ht.	\$10/LF

CARPORTS		\$14.30/SF
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GARAGES ATTACHED/DETACHED		\$37.50/SF
GARAGE CONVERSION		63.50/SF

SHEDS		\$21.50/SF
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COVERED PORCHES W/ OPEN SIDES/BREEZEWAY		\$22.00/SF
PATIO COVERS/PERGOLA		\$14.50/SF
PATIO ENCLOSURE/SUNROOM		\$49.00/SF

DECKS – WOOD/PRESSURE TREATED		\$9.50/SF
DECKS – REDWOOD OR TREX		\$23.50/SF

CONCRETE PATIOS		\$3.50/SF
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HELICAL PIERS		\$1,250.00 EACH
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BASEMENT FINISH		\$32.50/SF
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For each Full Bath add \$3,000.00  
 For each Half Bath add \$1,800.00  
 For each Bath Rough-in add \$400.00

KITCHEN REMODEL (Minor)		\$15,410.00 EACH
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KITCHEN REMODEL (Major)	\$37,100.00 EACH
BATHROOM REMODEL	\$6,500.00 EACH
EGRESS WINDOWS	\$2,500.00 EACH
REPLACEMENT WINDOWS	\$300.00 EACH
PATIO DOORS	\$950.00 EACH
WOOD/LAP/HARDBOARD SIDING	\$2.65/LF
VINYL SIDING	\$2.75/LF
STEEL/ALUMINUM SIDING	\$3.50/LF
POOLS AND SPAS	\$32.00/SF
SEWER REPAIR	\$150.00/LF
<b>ROOFING</b>	
ASPHALT SHINGLE (TEAR OFF & REPLACE)	\$257.00/square
(NEW STRUCTURES)	\$165.00/square
TILE/CLAY/CONCRETE*	\$590.00/square
*ENGINEER LETTER REQUIRED VERIFYING THAT ROOF STRUCTURE WILL SUPPORT LOAD	
EPDM – FULLY ADHERED	\$224.00/square
MECHANICALLY ADHERED	\$430.00/square
ROLLED ROOFING	\$90.00/square
BUILT-UP	\$284.00/square
ROOF RE-SHEATHING	\$25.00/sheet
<b>MECHANICAL/PLUMBING</b>	
AIR CONDITIONING IN EXISTING HOME	\$2,500.00 EACH
AIR CONDITIONING NEW SFD CONSTRUCTION	\$2.80/SF
COMMERCIAL ROOF TOP UNITS (RTU)	\$.07/BTU*
*1 TON=12,000 BTU	
SWAMP/EVAPORATIVE COOLERS	\$1,400.00 EACH
FURNACES 80%	\$1,500.00 EACH
FURNACES 90%	\$2,000.00 EACH
WATER HEATER-GAS UP TO 50 GAL.	\$850.00 EACH
WATER HEATER-GAS OVER 50 GAL.	\$1,100.00 EACH
WATER HEATER-ELECTRIC UP TO 50 GAL.	\$725.00 EACH

WATER HEATER-ELECTRIC OVER 50 GAL.	\$975.00 EACH
VACUUM BREAKER BACKFLOW DEVICE	\$150.00 EACH
RPBP BACKFLOW DEVICE	\$300.00 EACH
NEW LAUNDRY ROOM (LINES & DRAIN)	\$750.00 EACH
<b>ELECTRICAL</b>	
SERVICE UPGRADES	
100 AMP	\$1,250.00 EACH
125 AMP	\$1,500.00 EACH
150 AMP	\$1,750.00 EACH
200 AMP	\$2,250.00 EACH