

ORDINANCE NO. 10-12-20-1

AN ORDINANCE OF THE CITY OF MINEOLA AMENDING SECTION 8-5 AND SECTION 8-6 OF THE CITY OF MINEOLA CODE OF ORDINANCES, ESTABLISHING PERMIT AND INSPECTION FEES FOR BUILDING CONSTRUCTION, PLUMBING, ELECTRICAL, MECHANICAL AND OTHER CONSTRUCTION OR MAINTENANCE AND REPAIR OF SUB-COMPONENTS OF CONSTRUCTION; PROVIDING FOR SUPPLEMENTAL AND CUMULATIVE PROVISIONS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Mineola, Texas had duly adopted various building, plumbing, electrical, mechanical and other construction or maintenance and repair of subcomponents of construction codes as authorized by the State of Texas; and,

WHEREAS, the City Council of the City of Mineola has the authority to establish permit and inspections fees for the various codes adopted by the City of Mineola and/or required by the laws of the State of Texas and the City Council of the City of Mineola has determined by City Ordinance that said fees may be amended from time to time by Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mineola, Wood County, Texas:

SECTION 1

That the heretofore described Permit and Inspection fees, more specifically described in Exhibit "A", Exhibit "B", and Exhibit "C" attached to this ordinance, shall become the established fees.

SECTION 2

Provisions of this section are supplemental and shall be cumulative with all other laws and ordinances applicable in any manner to building, construction, and all other related codes.

SECTION 3

All Ordinances or portions thereof in conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed, but only to the extent of such conflict.

SECTION 4

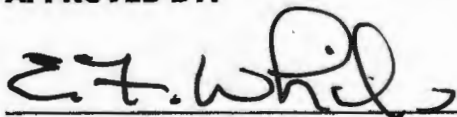
If any word, sentence, clause, paragraph, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such portions shall be deemed a separate, distinct, and independent provision, and such holding shall not effect validity of remaining portions thereof.

SECTION 5

This Ordinance shall take effect after being passed and approved by the City Council of Mineola, Texas and as otherwise required by law.

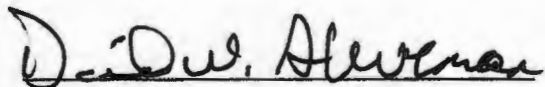
Duly **PASSED, APPROVED, AND ADOPTED** by the City Council of Mineola, Wood County, Texas on this 20 day of December, 2010

APPROVED BY:



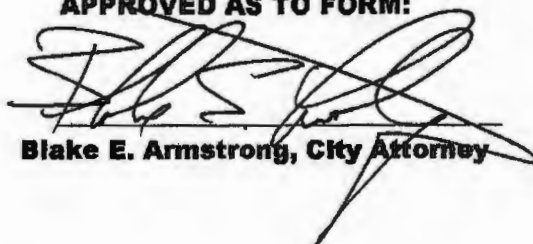
E. F. Whitus, Mayor

ATTEST:



David W. Stevenson, City Secretary

APPROVED AS TO FORM:



Blake E. Armstrong, City Attorney

EXHIBIT 'A'

Sec. 8-6. Building permit fees

The building permit fee schedule for the city is as established from time to time by ordinance.
(Ord. No. 07-10-22, 10-22-2007)

Insert:

(a) *Permit fees.* The schedule of permit fees shall be in accordance with the fee schedules contained in the 1997 Uniform Administrative Code as follows:

- (1) Table 3-A—Building Permit Fees
- (2) Table 3-B—Electrical Permit Fees
- (3) Table 3-C—Mechanical Permit Fees
- (4) Table 3-D—Plumbing Permit Fees
- (5) Additional permit fees are contained in Appendix B. Fee Schedule of the Code of Ordinances of the City of Mineola.

(b) *Grading review and inspection fees.* In addition to the building permit fees set out in this section, an additional charge for a grading review and inspection fee of \$125.00 per lot shall be paid upon application for a building permit.

(c) *Calculating construction values.* The construction values used for calculating permit fees shall not be less than the most recent Building Valuation Data (BVD) published by the International Code Council (ICC). Said permit fees shall be adjusted on an annual basis for permit applications received on or after the 1st day of June using the most recent edition of the Building Valuation Data. The regional modifier of 0.85 shall be applied to the Building Valuation Data used for calculating construction values.

(d) *Plan review fee.* When a plan or other data are required to be submitted by City of Mineola Building Codes, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees specified in this subsection are separate fees and are in addition to the permit fees. No additional plan review fee shall be charged where plans are incomplete or for reviewing a construction plan that has been previously reviewed and resubmitted with corrections. Where construction plans are changed to a new proposal or where a third plan review is necessary, an additional plan review fee is required. Said plan review fee shall be in accordance in accordance with Building Valuation Data as follows and shall be adjusted on an annual basis as BVD per the ICC is published and run concurrent with ICC calculations:

Based on the estimated construction value calculated in accordance with the Square Foot Construction Costs in Table 1. (No modifiers used)

Buildings up to \$3,000,000		0.0013	of the estimated value (\$250 minimum)
Buildings over \$3M up to \$6M	\$3,900	0.0005	of the estimated value over \$3M
Buildings over \$6M	\$5,400	0.0004	of the estimated value over \$6M
Mechanical, Electrical, Plumbing (MEP) Review		25%	of the building plan review fee for each discipline (\$250 minimum)
Accessibility & Energy		25%	of the building plan review fee for each discipline (\$250 minimum)
Sprinkler Review based on # of heads			
1-100		\$275	
101-200		\$325	
201-300		\$350	
301-400		\$375	
401-500		\$425	
over 500		\$500	

plus \$0.33 per sprinkler plus over 500

For hydraulically deigned systems, Fee x 2

EXHIBIT 'A'

- (e) *Inspection charges.* Permit fees shall include the cost of all required inspections contained in Mineola Code of Ordinances, **Sec. 8-3 Codes Adopted.**
- (f) *Reinspection fees.* If the code official is required to make a reinspection, the following fees shall apply:
- (1) The first reinspection fee shall be \$49.50;
 - (2) The second, and any subsequent, reinspection fee shall be \$100.00. Failure to pay such charges as provided in this code may result in the forfeiture of the right of such contractor to obtain other permits until such charges are paid.
- (g) *Fees due.* All building permit fees shall be due when the permit is issued and not valid until fees are received in full.
- (h) *Fee refunds.* The code official shall be authorized the refunding of fees as follows:
- (1) The full amount of any fee paid hereunder that was erroneously paid or collected.
 - (2) Not more than ninety (90%) percent of the permit fee when no work has been done under a permit issued in accordance with this code.
 - (3) Not more than ninety (90%) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
 - (4) The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Investigation fees for work without a permit.

(a) *Investigation.* Whenever any work for which a permit is required by this code has been commenced without first obtaining the required permit, an investigation fee equal to the amount of the permit shall be charged, which shall be separate from any permit fee or penalties required by this code. No work shall be allowed to continue until all investigative, permit, and penalty fees have been remitted to the City of Mineola.

Exceptions:

1. This provision shall not apply to emergency work when it has been proven to the satisfaction of the code official that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all cases, a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, an investigation fee as herein provided shall be charged.
 2. The investigation fee required shall be charged for work for which an inspection has been requested and no permit has been obtained.
- (b) *Permit cancellation.* A building permit may be cancelled by the applicant at any time within six months of the date of its issuance. If no work has been done under such permit, the code official, when requested in writing by the applicant, shall refund 90 percent of the permit fee paid.

TABLE 3-A—BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

Other Inspections and Fees:

- | | |
|--|-------------------|
| 1. Inspections outside of normal business hours
(minimum charge—two hours) | \$49.50 per hour* |
| 2. Reinspection fees assessed under provisions of Section 8-6 | \$49.50 per hour* |
| 3. Inspections for which no fee is specifically indicated
(minimum charge—one-half hour) | \$49.50 per hour* |
| 4. Additional plan review required by changes, additions or revisions to plans
(minimum charge—one-half hour) | \$49.50 per hour* |
| 5. For use of outside consultants for plan checking and inspections, or both | Actual costs* |

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Actual costs include administrative and overhead costs.

TABLE 3-B—ELECTRICAL PERMIT FEES

Permit Issuance

- | | |
|---|---------|
| 1. For the issuance of each electrical permit | \$23.50 |
| 2. For the issuing of each supplemental permit for which the original permit has not expired, been canceled, or finalized | \$7.25 |

System Fee Schedule

(Note: The following do not include permit-issuing fee.)

1. New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.

Multifamily. For new multifamily buildings (apartments and condominiums) having three or more dwelling units constructed at the same time not including the area of garages, carports and accessory buildings, per square foot (0.09 m²)

0.050

Single- and two-family. For new single- and two-family residential buildings constructed at the same time and not including the area of garages carports and accessory buildings, per square foot (0.09 m²)

0.056

For other types of residential occupancies and for alterations, additions and modifications to existing residential buildings, use the Unit Fee Schedule.

2. Private Swimming Pools

For new private, in-ground swimming pools for single-family and multifamily occupancies, including a Complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool

49.50

3. Carnivals and Circuses

Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

For electrical generators and electrically driven rides, each	23.50
For mechanically driven rides and walk-through attractions or displays having electric lighting, each	7.25
For a system of area and booth lighting, each	7.25

For permanently installed rides, booths, displays and attractions, use the Unit Fee Schedule.

4. Temporary Power Service

For a temporary service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, each	23.50
For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each	12.30

Unit Fee Schedule

(Note: The following do not include permit-issuing fee.)

1. Receptacle, Switch and Light Outlets

For receptacle, switch, light or other outlets at which current is used or controlled, except services, feeders and meters:

First 20 fixtures, each	1.10
Additional fixtures, each	0.73

Note: For multioutlet assemblies, each 5 feet (1524 mm) or fraction thereof may be considered as one outlet.

2. Lighting Fixtures

For lighting fixtures, sockets or other lamp-holding devices:

First 20 fixtures, each	1.10
Additional fixtures, each	0.73
For pole or platform-mounted lighting fixtures, each	1.10
For theatrical-type lighting fixtures or assemblies, each	1.10

3. Residential Appliances

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console or through-wall air conditioners;

EXHIBIT 'B'

space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP) (746 W) in rating, each	4.75
Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, See Power Apparatus.	
4. Nonresidential Appliances	
For nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (KW) or kilovolt-ampere (KVA), in rating, including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each	4.75
Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings. See Power Apparatus.	
5. Power Apparatus	
For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows: Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA) or kilovolt-amperes-reactive (KVAR):	
Up to and including 1, each	4.75
Over 1 and not over 10, each	12.30
Over 10 and not over 50, each	24.60
Over 50 and not over 100, each	49.50
Over 100, each	74.50
Notes:	
• For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.	
• These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.	
6. Busways	
For trolley and plug-in-type busways, each 100 feet (30 480 mm) or fraction thereof	7.25
Note: An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable tools.	
7. Signs, Outline Lighting and Marquees	
For signs, outline lighting systems or marquees supplied from one branch circuit, each	24.60
For additional branch circuits within the same sign, outline lighting system or marquee, each	4.75
8. Services	
For services of 600 volts or less and not over 200 amperes in rating, each	30.50
For services of 600 volts or less and over 200 amperes to 1,000 amperes, each	62.15
For services over 600 volts or over 1,000 amperes in rating, each	124.30
9. Miscellaneous Apparatus, Conduits and Conductors	
For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth	18.20
Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.	
10. Other Inspections and Fees:	
1. Inspections outside of normal business hours, per hour (minimum charge—two hours)	\$49.50*
2. Reinspection fees assessed under provisions of Section 8-6, per inspection	\$49.50*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge.—one-half hour)	\$49.50*
4. Additional plan review required by changes, additions or revisions to plans or plans for which an initial review has been completed (minimum charge—one-half hour)	\$49.50*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE 3-C—MECHANICAL PERMIT FEES

Permit Issuance and Heaters

- | | |
|---|---------|
| 1. For the issuance of each mechanical permit | \$23.50 |
| 2. For the issuing of each supplemental permit for which the original permit has not expired, been canceled, or finalized | \$7.25 |

Unit Fee Schedule

(Note: The following do not include permit-issuing fee.)

1. Furnaces

- | | |
|--|-------|
| For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 KW) | 14.80 |
| For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 KW) | 18.20 |
| For the installation or relocation of each floor furnace, including vent | 14.80 |
| For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater | 14.80 |

2. Appliance Vents

- | | |
|--|------|
| For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit | 7.25 |
|--|------|

3. Repairs or Additions

- | | |
|---|-------|
| For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code | 13.70 |
|---|-------|

4. Boilers, Compressors and Absorption Systems

- | | |
|--|-------|
| For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 KW), or each absorption system to and including 100,000 Btu/h (29.3 KW) | 14.70 |
| For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 KW) to and including 15 horsepower (52.7 KW), or each absorption system over 100,000 Btu/h (29.3 KW) to and including 500,000 Btu/h (146.6 KW) | 27.15 |
| For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 KW) to and including 30 horsepower (105.5 KW), or each absorption system over 500,000 Btu/h (146.6 KW) to and including 1,000,000 Btu/h (293.1 KW) | 37.25 |
| For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 KW) to and including 50 horsepower (176 KW), or each absorption system over 1,000,000 Btu/h (293.1 KW) to and including 1,750,000 Btu/h (512.9 KW) | 55.45 |
| For the installation or relocation of each boiler or compressor over 50 horsepower (176 KW), or each absorption system over 1,750,000 Btu/h (512.9 KW) | 92.65 |

5. Air Handlers

- | | |
|---|-------|
| For each air-handling Unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto | 10.65 |
| Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code. | |
| For each air-handling unit over 10,000 cfm (4719 L/s) | 18.10 |

6. Evaporative Coolers

- | | |
|--|-------|
| For each evaporative cooler other than portable type | 10.65 |
|--|-------|

7. Ventilation and Exhaust

- | | |
|---|-------|
| For each ventilation fan connected to a single duct | 7.25 |
| For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit | 10.65 |
| For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood | 10.65 |

8. Incinerators

- | | |
|--|-------|
| For the installation or relocation of each domestic-type incinerator | 18.20 |
| For the installation or relocation of each commercial or industrial-type incinerator | 14.50 |

EXHIBIT 'B'

9. Miscellaneous

For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which there fee is listed in the table

10.65

10. Other Inspections and Fees:

- 1. Inspections outside of normal business hours, per hour (minimum charge—two hours) \$49.50*
- 2. Reinspection fees assessed under provisions of Section 8-6, per inspection \$49.50*
- 3. Inspections for which no fee is specifically indicated, per hour (minimum charge.—one-half hour) \$49.50*
- 4. Additional plan review required by changes, additions or revisions to plans or plans for which an initial review has been completed (minimum charge—one-half hour) \$49.50*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE 3-D—PLUMBING PERMIT FEES

Permit Issuance and Heaters

- | | |
|---|---------|
| 1. For the issuance of each plumbing permit | \$23.50 |
| 2. For the issuing of each supplemental permit for which the original permit has not expired, been canceled, or finalized | \$7.25 |

Unit Fee Schedule

(Note: The following do not include permit-issuing fee.)

- | | | |
|---|--|----------|
| 1. Fixtures and Vents | | |
| For each plumbing fixture or trap or set of fixtures on one trap including water, drainage piping and backflow protection thereof | | 9.80 |
| For repair or alteration of drainage or vent piping, each fixture | | 4.75 |
| 2. Sewers, Disposal Systems and Interceptors | | |
| For each building sewer and each trailer park sewer | | 24.65 |
| For each cesspool | | 37.25 |
| For each private sewage disposal system | | 74.50 |
| For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps | | 19.90 |
| Rainwater systems—per drain (inside building) | | 9.80 |
| 3. Water Piping and Water Heaters | | |
| For installation, alteration, or repair of water piping or water-treating equipment, or both, each | | 4.75 |
| For each water heater including vent | | 12.30 |
| For vents only, see Table 3-C. | | |
| 4. Gas Piping Systems | | |
| For each gas piping system of one to five outlets | | 6.15 |
| For each additional outlet over five, each | | 1.10 |
| 5. Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices | | |
| For each lawn sprinkler system on any one meter, including backflow protection devices thereof | | 14.80 |
| For atmospheric-type vacuum breakers or backflow protection devices not included in Item 1: | | |
| 1 to 5 devices | | 12.30 |
| Over 5 devices, each | | 2.25 |
| For each backflow-protection device other than atmospheric-type vacuum breakers: | | |
| 2 inches (50.8 mm) and smaller | | 12.30 |
| Over 2 inches (50.8 mm) | | 24.65 |
| 6. Swimming Pools | | |
| For each swimming pool or spa: | | |
| Public pool | | 91.25 |
| Public spa | | 60.75 |
| Private pool | | 60.75 |
| Private spa | | 30.25 |
| 7. Miscellaneous | | |
| For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code | | 9.80 |
| 8. Other Inspections and Fees: | | |
| 1. Inspections outside of normal business hours, per hour (minimum charge—two hours) | | \$49.50* |
| 2. Reinspection fees assessed under provisions of Section 8-6, per inspection | | \$49.50* |
| 3. Inspections for which no fee is specifically indicated, per hour (minimum charge.—one-half hour) | | \$49.50* |
| 4. Additional plan review required by changes, additions or revisions to plans or plans for which an initial review has been completed (minimum charge—one-half hour) | | \$49.50* |

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

EXHIBIT "C"

BUILDING VALUATION DATA *(continued)*

Special consideration may be given in computing plan review fees for buildings such as large warehouses or indoor recreational facilities because of their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Structural reviews in areas of high seismic or wind risk will have an additional surcharge. Please contact your local ICC district office for more details.

The plan review fee for mechanical, plumbing and electrical reviews is computed at 25 percent of the building plan review fee for each discipline (\$250 minimum).

The plan review fee for accessibility and energy reviews is also computed at 25 percent of the building plan review fee for each discipline (\$250 minimum).

The sprinkler review fee is based on the number of sprinkler heads: 1-100, \$275; 101-200, \$325; 201-300, \$350; 301-400, \$375; 401-500, \$425; over 500, \$500 plus \$0.33 per sprinkler over 500. For hydraulically designed systems, multiply the fee by 2.

Sample Plan Review Calculation

Type of Construction: IIB	Group : B
Height: 3 stories, 35 feet	Area/Floor: 15,000 sq. ft.
Solution:	
1. Gross square footage: 3 stories × 15,000 square feet = 45,000 sq. ft.	
2. Compute estimated construction value:	
Square Foot Construction Costs = \$94.65/sq. ft.	
Estimated Construction Value : 45,000 sq. ft. × \$94.65/ft ² = \$4,259,250	
3. Compute Plan Review fee:	
Building: \$3,000,000 × 0.0013 = \$3,900	
\$4,259,250 - \$3,000,000 = \$1,259,250	
\$1,259,250 × 0.0005 = \$630	
Total Building Review Fee = \$4,530	
Mechanical, Plumbing, Electrical: (0.25)(\$4,530) = \$1,132 each	
Accessibility and Energy: (0.25)(\$4,530) = \$1,132 each	

Questions concerning the service should be directed to Christopher R. Reeves, P.E., Manager, Plan Review Services, (708) 799-2300 x309.

Table 1. Square Foot Construction Costs^{a, b, c}

Group	(2003 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
	Assembly, theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2	Assembly, nightclubs	118.34	115.03	112.14	107.94	100.98	99.75	104.00	91.98	88.94
A-2	Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3	Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
A-3	Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.99	97.46	81.24	77.74
A-4	Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B	Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E	Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1	Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2	Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1	High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	N.P.
H234	High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5	HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1	Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2	Institutional, incapacitated	200.36	196.04	192.30	187.07	175.32	N.P.	182.81	164.96	N.P.
I-3	Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94
I-4	Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M	Mercantile	88.15	84.83	80.95	77.74	70.26	70.02	73.81	61.26	59.22
R-1	Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2	Residential, multiple family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3	Residential, one- and two-family	96.19	93.52	91.22	88.71	84.51	84.30	87.22	80.46	74.68
R-4	Residential, care/assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1	Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2	Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U	Utility, miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

a. Private Garages use Utility, miscellaneous
 b. Unfinished basements (all use group) = \$15.00 per sq. ft.
 c. N.P. = not permitted

Table 2. Regional Cost Modifiers

State	Cost Modifier	State	Cost Modifier	State	Cost Modifier	State	Cost Modifier	State	Cost Modifier
Alabama	0.86	Hawaii	1.41	Massachusetts	1.11	New Mexico	0.90	South Dakota	0.94
Alaska	1.39	Idaho	0.97	Michigan	1.01	New York	1.03	Tennessee	0.88
Arizona	0.97	Illinois	1.05	Minnesota	1.06	North Carolina	0.87	Texas	0.85
Arkansas	0.84	Indiana	0.99	Mississippi	0.84	North Dakota	0.97	Utah	0.93
California	1.12	Iowa	1.01	Missouri	0.95	Ohio	0.99	Vermont	1.01
Colorado	0.99	Kansas	0.92	Montana	0.94	Oklahoma	0.86	Virginia	0.89
Connecticut	1.10	Kentucky	0.95	Nebraska	0.94	Oregon	1.06	Washington	1.09
Delaware	1.07	Louisiana	0.87	Nevada	1.05	Pennsylvania	1.01	West Virginia	1.02
Dist. of Columbia	1.06	Maine	0.98	New Hampshire	0.98	Rhode Island	1.10	Wisconsin	1.05
Florida	0.91	Maryland	0.97	New Jersey	1.13	South Carolina	0.85	Wyoming	0.96