



City of Wheat Ridge Building Valuation Data

Effective 3/14/2022

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 ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.06	298.66	291.64	280.58	263.98	255.82	272.02	244.80	237.02
A-1 Assembly, theaters, without stage	282.85	272.45	265.42	254.37	237.77	229.61	245.81	218.59	210.80
A-2 Assembly, nightclubs	237.31	230.23	224.56	215.36	202.99	197.40	207.69	183.68	177.40
A-2 Assembly, restaurants, bars, banquet halls	236.31	229.23	222.56	214.36	200.99	196.40	206.69	181.68	176.40
A-3 Assembly, churches	286.90	276.49	269.47	258.42	242.23	234.07	249.86	223.05	215.26
A-3 Assembly, general, community halls, libraries, museums	244.77	234.37	226.34	216.29	198.94	191.79	207.73	179.77	172.98
A-4 Assembly, arenas	281.85	271.45	263.42	253.37	235.77	228.61	244.81	216.59	209.80
B Business	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
E Educational	257.70	248.89	242.35	231.90	216.47	205.54	223.92	189.21	183.31
F-1 Factory and industrial, moderate hazard	144.93	138.11	130.39	125.40	112.49	107.10	120.02	92.69	86.88
F-2 Factory and industrial, low hazard	143.93	137.11	130.39	124.40	112.49	106.10	119.02	92.69	85.88
H-1 High Hazard, explosives	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	N.P.
H234 High Hazard	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	77.53
H-5 HPM	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	N.P.	366.00	331.40	N.P.
I-2 Institutional, nursing homes	279.15	270.32	261.76	252.33	234.64	N.P.	243.93	211.75	N.P.
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family ^d	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

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) = \$23.20 per sq. ft.

ADDITIONAL STORIES/POP-TOPS (Residential) \$93.50/SF
 BASEMENT FINISH (Residential) 32.50/SF 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
ROOFING	
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
MECHANICAL/PLUMBING	
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
ELECTRICAL	
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