2024 IBC Draft.

1110.3 Adult Changing Stations. Where provided, adult changing stations shall be accessible. Where required, adult changing stations shall be accessible and shall comply with sections 1110.3.1 through 1110.3.4.

1110.3.1 Where required. At least one adult changing station shall be provided in all the following locations:

1. In assembly and mercantile occupancies, where family or assisted-use toilet or bathing rooms are required to comply with Section 1110.2.1.
2. In Group B occupancies providing educational facilities for students above the 12th grade, where an aggregate of twelve of more male and female water closets are required to serve the classrooms and lecture halls.
3. In Group E occupancies, where a room or space used for assembly purposes requires an aggregate of six or more male and female water closets for that room or space.
4. In highway rest stops and highway service plazas.

1110.3.2 Room. Adult changing stations shall be located in toilet rooms that include only one water closet and only one lavatory. Fixtures located in such rooms shall be included in determining the number of fixtures provided in an occupancy. The occupants shall have access to the required adult changing station at all times that the associated occupancy is occupied.

Exception: Adult changing stations shall be permitted to be located in family or assisted toilet rooms required in Section 1110.2.1

1110.3.3 Prohibited location. The accessible route from separate-sex toilet or bathing rooms to an accessible adult changing station shall not require travel through security checkpoints.

1110.3.4 Travel distance. The adult changing station shall be located on an accessible route such that a person is no more than two stories above or below the story with the adult changing station and the path of travel to such facility shall not exceed 2000 feet.

Reason Statement:

An adult changing station contains a changing table large enough to accommodate an adult-sized person that is located in proximity to sanitary facilities, such as lavatories and trash disposal. Without such facilities, severely disabled people who cannot use toilets because of their disability suffer from severe isolation because they and their caregivers must return home to be changed. This lack of access has a profound impact not only on the person with a disability, but on their caregivers who are often their immediate family members. Normal activities outside the home such as shopping, entertainment, and travel must be curtailed because of a lack of safe and sanitary places to change. On occasion, caregivers report they have no option other than to change the adults for whom they care on restroom floors. Aside from the obvious sanitation concerns which is far from minimal, this practice raises serious questions about how we as a community afford people with significant disabilities a measure of human dignity and protect their right to privacy.

In order to address this problem, the ICC A117 committee established a task group to develop requirements for adult changing stations. The committee is expected to complete it's work in March, 2021 - in time for consideration by the full committee for inclusion in the next edition of the standard which we expect to be available in time to be referenced by the 2024 IBC. The task group is comprised of committee members and interested parties - many of whom are parents of adult disabled children or who are caring for their parents. While these accommodations are not typically provided in any other type of occupancy, eleven airports, soon to be twelve, in the United States already voluntarily provide adult changing tables. Advocates for adult changing stations have had minimal success outside the code development process through state legislation, such as in California, Georgia, Canada, and the European Union. However, we believe that the building code is a far more appropriate vehicle for solving what amounts to a
problem in the built environment and, we are convinced that a patchwork of state and local requirements is inefficient and presents unnecessary compliance challenges to building owners and managers.

**Cost Impact:** The code change proposal will increase the cost of construction
There will be the cost of a changing table and the increase in room size. We have made every attempt to minimize costs by piggy backing on the existing requirements for family or assisted-use toilet rooms.

**Code Hearing Record:** Edits made based on public comment and committee action discussion during the code hearing:
This proposal to require adult changing stations was Approved as Submitted with a unanimous vote of 14-0. However, during testimony, comments requested some clarifications that would improve the content. The following public comment addresses that testimony:

1110.3.1 Where required. We simplified the main text by merely pointing to the locations where an adult changing station is required. There was no need to refer to a "building" or to "occupancies” as the list is sufficient.

Changes to Item#1 are merely editorial - better code language.

Changes to Item #2 were made to: (1) avoid any misinterpretation that the requirement for an adult changing station applies to office spaces in college buildings; and (2) clarify that the requirements apply to locations where 12 or more water closest are required to serve classrooms and lecture halls.

Changes to Item #3 include more precise code language regarding Group E. Also, the changes clarify that the scoping applies to individual assembly spaces, such as basketball gyms or theaters in a school, rather than a combination of all assembly spaces. Of course designers always have the option of designing spaces so that a single installation serves more than one assembly area. However, since assembly spaces are often used for after school activities potentially open to the public as well as in-school activities for students and faculty, we want to be assured that each space is analyzed separately to ensure an accessible route and that spaces are not locked off by gates or other measures preventing access. We want to note that under other state and federal laws, the school must address needs for students with disabilities occupying classrooms and other spaces not covered by this proposal as part of their educational program.

The change to Item #4 clarifies that the provision applies to rest stops and service plazas that are integral to the highway system i.e., those that are entered and exited from the highway, not to facilities along a travel route where one could come or go from somewhere other than a highway.

1110.3.2 Room. This change is editorial. In the original proposal, the requirement that the toilet room must be "open to the public" was meant to ensure that adult changing stations are available and not locked off during different operating hours, as is often the case in a school where classroom areas are blocked by gates during evening or weekend events. The committee found the phrase "open to the public" to be ambiguous. This change deletes that phrase and in its place, adds a new sentence to clarify that the goal is to have access to the required facilities.

1110.3.3 Prohibited location. The change to this section clarifies that the accessible route cannot have security checkpoints between the separate sex toilet and bathing facilities and the adult changing station. For example, if everyone in an assembly or mercantile occupancy must first pass through a security checkpoint before they encounter toilet facilities, then the same would be true for people needing an adult changing station.

1110.3.4 Travel distance. This change was made in recognition of the fact that the provisions of the IPC allow 500 feet and one story travel distance to a restroom and, where required, another 500 feet and one story to get to a family or assisted use toilet room. The intent is to allow some flexibility in very large facilities, so that some, but not all, of the family or assisted use toilet rooms may not be required to provide an adult changing station. We recognize that
the vertical portion of the accessible route will not be a stair, but will likely be an elevator. Therefore, those needing an adult changing station would potentially have to travel in the elevator two stories versus one.

**Cost Impact:** The net effect of the public comment and code change proposal will increase the cost of construction. In the original proposal, we made every effort to minimize the cost impact. Section 1110.3 of this public comment further minimizes the impact by increasing the travel distance.
Proposed Technical Criteria for upcoming ANSI/A117.1 Accessibility Standard

06-81 – 2021
106.2.2(New), 106.2.4(New), 106.2.5(New), 613(New)

Proponent: Laurel Wright, representing the Adult Changing Facilities work group

Add new text as follows:

106.2.2 Assistive products for personal hygiene (APPH) that support users – Requirements and test methods. ISO/FDIS 17966: 2016(E) (International Organization for Standardization, Chemin de Blandonnet 8, CP 401, 1214 Vernier, Geneva, Switzerland)

106.2.4 MEDICAL ELECTRICAL EQUIPMENT - PART 1: GENERAL REQUIREMENTS FOR BASIC SAFETY AND ESSENTIAL PERFORMANCE – IEC 60601-1: 3.2 edition August 2020: International Electrotechnical Commission (IEC) 3 rue de Varembe, PO Box 131, CH-1211 Geneva, Switzerland.


SECTION 613
ADULT CHANGING STATIONS

613.1 General. Adult changing stations shall comply with Section 613.2 through 613.4.

613.2 Safety and performance. Adult changing stations shall comply with the following standards:

1. ISO 17966 Sections: 5 Materials; 7 Electromagnetic compatibility; 8 Electrical safety; 11 Safety of moving and folding parts; 11.2 Prevention of traps for parts of human body; 16 Static strength, impact, durability; 17 Stability.
2. IEC 60601-1 Medical electrical equipment – Part 1: General requirements for basic safety and essential performance.

613.3 Changing surface. A changing surface shall be provided and shall comply with Section 613.3.

   613.3.1 Size. The changing surface shall be 70 inches (1778mm) minimum in length and 30 inches (762mm) minimum in width.

   613.3.2 Clearances. Clearances complying with Sections 613.3.2.1 and 613.3.2.2 shall be provided adjacent to the changing surface, measured when the surface is in the operational position.
613.3.2.1 **Side clearance.** A 36 inch (914mm) deep minimum clearance shall be provided along the length of one long side of the changing surface and shall extend 36 inches (914mm) minimum past the surface on at least one end.

613.3.2.2 **End clearance.** A 36 inch (914mm) deep minimum clearance shall be provided on at least one end of the changing surface and shall extend the width of the changing surface.

**Exception:** A 24 inch (610 mm) deep minimum clearance shall be permitted on at least one end of the changing surface where a clear floor space complying with Section 305.3 is provided within the room outside the clearances for the changing surface.

613.3.3 **Height adjustability.** The changing surface height shall be continuously adjustable from 17 inches (432mm) minimum to 38 inches (965mm) maximum above the floor as measured to the top of the changing surface.

**Exception:** Where approved by the authority having jurisdiction, a fixed height changing surface shall be permitted and shall be mounted with the top of the changing surface 17 inches (432mm) minimum and 19 inches (483mm) maximum above the floor.

613.3.3.1 **Operation.** Operable controls for height adjustment and, where provided, on and off shall comply with Section 309.4.

613.3.4 **Capacity.** Allowable stresses for materials, fastening mounting devices, and support structure shall support a downward force of not less than 350 lbs. (159 kg) applied to any point on the changing surface.

613.3.5 **Changing surface.** The changing surface shall be comprised of non-porous and durable materials.

613.3.6 **Side rail.** Side rails shall be provided at the changing surface in accordance with Sections 613.3.6.1 and 613.3.6.2.

613.3.6.1 **Size and location.** Side rails shall be a minimum of 2/3 of the length of the changing surface and shall be centered +/- 1 inch (25mm) along the long open sides of the changing surface.

**Exception.** A side rail shall not be required on the long side opposite the side clearance required by Section 613.3.2.1, provided that side abuts a wall or is otherwise protected.

613.3.6.2 **Rail positioning.** Side rails shall be capable of being raised and lowered and, when in the raised position, shall lock in place. The top of the side rail shall extend 5 inches (127mm) minimum above the top of the changing surface. When in the lowered position, the rail shall not obstruct transfer to or from the changing surface.
613.4 Installation location. Where provided, adult changing stations shall be installed in accordance with the locations specified in Section 613.4.1, 613.4.2 or 613.4.3.

**Exception:** Where installed in locations specified in Section 613.4.3, side and end clearances compliance with Section 613.3.2 are not required.

613.4.1 Single user or family or assisted use toilet or bathing room. Where adult changing stations are provided in a toilet room with only one water closet and one lavatory, or in a family or assisted-use toilet or bathing room, the room shall provide all of the following components:

1. A dispenser for soap complying with Section 308.
2. A hand towel dispenser or hand dryer complying with Table 603.6.
3. A coat hook located in close proximity to the changing surface.
4. A waste receptacle.
5. Signage indicating “Adult Changing Station” provided at the entrance to the room and complying with the visual character requirements in Section 703.2.

613.4.2 Multi-user toilet or bathing room. Where adult changing stations are provided in a multi-user toilet or bathing room, the adult changing station shall be located in a compartment that includes all of the following components:

1. Privacy provided by walls, curtains or partitions enclosing the compartment.
2. A turning space complying with Section 304.
3. A lavatory complying with Section 606.
4. A dispenser for soap complying with Section 308.
5. A hand towel dispenser or hand dryer complying with Table 603.6.
6. A coat hook in close proximity to the changing surface.
7. A waste receptacle.
8. Signage indicating “Adult Changing Station” provided at the entrance to the room and complying with the visual character requirements in Section 703.2.

613.4.3 Room or space other than a toilet room. Where adult changing stations are provided in a room or space other than a toilet or bathing room and including, but not limited to, nurses’ work areas, therapist work areas, or special education classrooms, the adult changing station shall be located in a compartment or room that includes all of the following components:

1. Privacy provided by walls, curtains or partitions.
2. A turning space complying with Section 304.
3. A lavatory complying with Section 606 or an alcohol-based hand sanitizer dispenser.
4. Where a lavatory is provided in the compartment or room, provide a dispenser for soap.
5. Where a lavatory is provided in the compartment or room, provide a hand towel dispenser or hand dryer complying with Table 603.6.
6. A waste receptacle.
613.5 Clearances. An adult changing station and its supporting structure shall not obstruct required clear floor spaces and clearances at accessible elements, maneuvering clearances at doors, or the wheelchair turning spaces.

**REASON:** The purpose of this standard proposal is to develop criteria for adult changing tables and the rooms in which they are installed. This is intended to coordinate with scoping provisions provided to the I-codes in proposals E141-21(AMPC1), E142-21(AMPC 1 and 2), P37-21(AMPC1) and M20-21(AS). This proposal is a result of the meetings held by the Adult Changing Facilities work group set up by the ICC A117.1 committee. The work group met every two weeks to develop this criteria. Participation included work group members and interested parties with a wide range of interests, and included representatives of manufactures of adult changing tables and parents of adult persons with disabilities that need to use adult changing tables. The work group reviewed eighteen proposed state laws, two already adopted, and four guidelines in European, Australian and North American countries for adult changing tables. While there is interest in many states to provide such facilities, investigations by this work group showed either no technical guidance or very inconsistent information and application. The end result currently is limiting access to children with disabilities who have grown up with accessibility in schools and public places since the ADA went into effect, as well as disenabling a significant number of adults with disabilities who have experienced a different type of life-changing event, accidents, injuries or wars.

The following is an impact statement on the benefits of having these facilities in buildings and facilities.

- Limiting access to those who need adult changing stations decreases the community size dramatically. Nationally, the Centers for Disease Control and Prevention (CDC) reports 61 Million adults (26% of the US population) have some form of disability, with 24.1% affected in the areas of mobility, independent living, and self care. Further, each of those folks need assistance, and likely travel with additional family members. Once this population is taken out of the community, businesses are also losing a large potential of support and income. Providing our citizens more opportunities to participate in the community and patronize local establishments strengthens communities, allowing all family members to engage or travel together as one family nucleus. Currently many families have to make the choice to participate in activities outside of the home with only a portion of their family.
- Individually, families from many states are pushing for the adult changing facilities. A national campaign, Changing Spaces, has been activated, with chapters in at least 10 states, advocating for height adjustable changing tables to be required in public places. At least 12 states have proponents actively proposing and working toward legislation, while as many as 18 states have draft language in play. California has already enacted legislation requiring adult changing stations. Maryland has legislation that goes into effect next year. Accepting this proposal will show wide-spread acceptance of the need along with a consistent set of standards across the country for users to rely on.
- We are all part of an aging population and the elderly still want to be able to attend family gatherings and travel in a car to be with relatives. These adult changing facilities
would be valued not only by families with adult disabled children but also be aging adult family members.

- Without appropriate changing facilities, families cannot travel more than 30-40 miles from home. Additionally, trips that involve more than a few hours of time are also a risk. As a result, vacations, trips to zoos, aquariums, museums, concerts, and similar events are eliminated.
- The addition of adult changing tables will present a tremendous change in the quality of life for so many people who were unable to get out and participate in many activities before due to the lack of adequate facilities.

The following are reasons for the portions of the proposal dealing with the adult changing table/surface:

The work group compared the recommended changing surface technical requirements with changing tables on the market and verified that the requirements recommended are available from multiple sources. The following are specific to the sections for the changing surface.

613.2 Safety and performance.
Adult changing stations shall comply with the following:
1) ISO 17966 Sections: 5 Materials; 7 Electromagnetic compatibility; 8 Electrical safety; 11 Safety of moving and folding parts; 11.2 Prevention of traps for parts of human body; 16 Static strength, impact, durability; 17 Stability;
2) IEC 60601-1 Medical electrical equipment – Part 1: General requirements for basic safety and essential performance; and
These standards were referenced because compliance assures changing station’ design and operation will provide electrical and mechanical safety, structural strength, durability, safety of moving parts, prevent entrapment of human body parts and side rail safety for people with disabilities and their caregivers.

613.3.1 Size.
ICC A117.1 has requirements for benches to change clothes with a depth of 24” (Section 903.3). The 30” minimum width is thought to be most appropriate for a person laying down. The 70” length is based on the average height of an adult male.

613.3.2 Side clearance.
A 36” deep minimum side clearance along the length of one long open side allows for an accessible route with space to park a wheelchair to support transfer to/from changing surface.

613.2.2 End clearance.
A 36” deep minimum clearance on at least one end of the changing surface allows space for individual to move around the table to manipulate clothing and change the individual. It also allows for the wheelchair to be located at that end while a care giver is changing someone. The exception would allow for a 24” clearance at the end (based on information from Assisted Toileting and Bathing work group and study from the Rothchild’s Foundation) if there was
another location in the room to move the wheelchair. (The California Code requires 36” deep minimum clearance on both ends of the changing surface.)

613.3.3 Height adjustability.
The 17” lowest height is consistent with the ADA 17” to 19” water closet seat height requirement. The average height of a wheelchair seat is 19” above the floor. Lateral transfer to 17” changing surface height is practical. Adjustable height range is consistent with eight states’ (FL, NH, OK, WI, CA, MN, IA, MI) published height requirements.

The exception allows a fixed height surface. Fixed height changing surface is: (1) better than no changing surface; (2) a solution for vandalism of adjustable height adult changing surface.

613.3.3.1 Operation.
Controls of height adjustment comply with ADA Section 309.4 since operation is by the care giver, not the person on the table. Raising and lowering folding changing surface and side rails are not covered by ADA Section 309.4

613.3.4 Capacity.
“Not less than 350 lbs.” was selected as changing surface capacity because it covers 99% of the general population. Six states (FL, IL, MN, NH, OK and WI) of ten listing load capacity, state 350 lbs. One state (CA) of ten listing load capacity, states 300 lbs. Four states (IA, MI, ND and OH) of ten listing load capacity, state 440 lbs.

CDC data for body weight for the time period 2015-2018 indicates the following. For adult males age 20 and over, the data for all males examined (n=5,085) indicated a mean body weight of 199.8 lbs., and a body weight of 287.2 lbs. at the 95th percentile. When this data is analyzed by age range, body weight at 95th percentile ranged from 238.0 lbs. for males 80 years and over to 308.5 lbs. for males 30-39 years of age.

One private sector website offers a body weight percentile calculator, based on the CDC’s 2015-2016 NHANES survey. The site specifies that the 99th percentile for adult males as being 341.1 lbs.

Specification of capacity at 350 lbs. seems reasonable, to account for clothing and any supplies that need to be available during the changing activity. Additionally, the 350 lbs. capacity offers a factor of safety of 1.21 when applied to the 287.5 lbs., 95th percentile figure, and 1.02 when applied to the 341.1 lbs., 99th percentile figure.


613.3.5 Changing surface. The surface shall be non-porous surface for easy, thorough cleaning. Surface shall be durable to provide multiple years of service under normal conditions of use.

613.3.6.1 Side rail, size and location. 
Relate side rail length to changing surface length without referring to a specific inch dimension. Allows for shorter length changing surfaces and rails.

613.3.6.2 Side rail positioning. 
A side rail is needed on open side of changing surface to prevent person being cared for from rolling off. The 5” minimum height from the top of the side rail to the changing surface is considered a practical height for the caregiver to lean over.

The following are reasons for the portions of the proposal dealing with the room where the adult changing table/surface is located:

613.4 Installation location. 
There currently is no existing technical design criteria for this feature. A need for adult changing facilities has been brought forth in proposed bills in multiple states with differing sets of design criteria. The proposed bills’ criteria were reviewed when developing these recommendations to provide a consistent set of technical criteria that meets the minimum needs of care providers for a private changing facility to change the adults with disabilities whom they care for, while at the same time maintaining required clearances at other fixtures in the room.

Consideration was given to the size of the changing surface being recommended by the Table sub-group to ensure that when in the open position, the changing surface does not obstruct the required clearances for toilets, sinks, doors and maneuvering when an adult changing surface is provided. It is necessary to ensure that the adult changing surface does not create a barrier for other persons with disabilities who may come to use the toilet room if the changing surface is folding and left in the open position. In addition to maintaining required clear floor spaces at other fixtures in the room, it was determined that the changing surface could not overlap the room’s turning space because some tables have a base underneath that does not allow for open knee and toe clearance that could otherwise be utilized as part of a turning space.
| Committee Action: | AS | AM | D |

| **Report for 06-81 2021** |
|---|---|---|---|
| Committee decision: AS/AM/D | Committee Vote at Meeting: | Committee Vote on Ballot: |
| REPORT OF HEARING: | |
| Modification (if any): | |
| Committee Reason: | |
| PUBLIC COMMENT- FIRST DRAFT: | |
| Proponent: | | |
| Desired Action: | | |
| Modification: | | |
| Reason: | | |
| Committee decision: AS/AM/D | Committee Vote at Meeting: | Committee Vote on Ballot: |
| REPORT OF HEARING – FIRST DRAFT | | |
| Modification (if any): | | |
| Committee Reason: | | |
| PUBLIC COMMENT- SECOND DRAFT: | | |
| Proponent: | | |
| Desired Action: | | |
| Modification: | | |
| Reason: | | |
| Committee decision: AS/AM/D | Committee Vote at Meeting: | Committee Vote on Ballot: |
| FINAL ACTION: | | |
| Modification (if any): | | |
| Committee Reason: | | |

106-WRIGHT.doc
Adult Changing Table in a Single User Restroom Diagram
Permit Valuation History

Overview Presentation
Sec. 203. Any person desiring a building permit shall, at the time of filing an application therefor, as provided in Sec. 201 of this Code, pay to the .................................................. a fee as required in this section. (See Appendix).

For a total valuation of $50.00 or less no fee.

For a total valuation from $50.00 to $1,001 a $2.00 fee.

An additional fee of $2.00 for each additional $1000 or fraction thereof of total valuation to and including $15,000.

An additional fee of $1.00 for each additional $1000 or fraction thereof of total valuation to and including $50,000.

An additional fee of 50¢ for each additional $1000 or fraction thereof of total valuation exceeding $50,000.
Sec. 303. (a) Building Permit Fees. A fee for each building permit shall be paid to the Building Official as set forth in Table No. 3-A.

The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official.

Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.
# 1967 UBC Table No. 3-1

## TABLE NO. 3-A—BUILDING PERMIT FEES

<table>
<thead>
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<th>TOTAL VALUATION</th>
<th>FEE</th>
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<tr>
<td>$100,001.00 and up</td>
<td>$226.50 for the first $100,000.00 plus $1.00 for each additional thousand or fraction thereof</td>
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</table>

(b) **Plan-checking Fees.** When the valuation of the proposed construction exceeds $1,000.00 and a plan is required to be submitted by Subsection (c) of Section 301, a plan-checking fee shall be paid to the Building Official at the time of submitting plans and specifications for checking. Said plan-checking fee shall be equal to one-half of the building permit fee as set forth in Table No. 3-A.
SECTION 107 — FEES

107.1 General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

107.2 Permit Fees. The fee for each permit shall be as set forth in Table 1-A.

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.
# TABLE 1-A - BUILDING PERMIT FEES

<table>
<thead>
<tr>
<th>TOTAL VALUATION</th>
<th>FEE</th>
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</thead>
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<td>$1,000,001.00 and up</td>
<td>$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof</td>
</tr>
</tbody>
</table>

Other Inspections and Fees:
1. Inspections outside of normal business hours (minimum charge—one-half hour) .................................................. $47.00 per hour<sup>1</sup>
2. Reinspection fees assessed under provisions of Section 305.8 ................................................................. $47.00 per hour<sup>1</sup>
3. Inspections for which no fee is specifically indicated (minimum charge—two hours) ........................................ $47.00 per hour<sup>1</sup>
4. Additional plan review required by changes, additions or revisions to plans ......................................................... $47.00 per hour<sup>1</sup>
5. For use of outside consultants for plan checking and inspections, or both .......................................................... Actual costs<sup>2</sup>

<sup>1</sup>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.

<sup>2</sup>Actual costs include administrative and overhead costs.
1300.0160
FEES

Subpart 1. Schedule of permit fees. The applicant for a permit for a building; structure; or electrical, gas, mechanical, or plumbing system or alterations requiring a permit shall pay the fee set forth by a fee schedule adopted by the municipality.

When submittal documents are required to be submitted by this chapter, a plan review fee shall be required. The plan review fee shall be established by the fee schedule adopted by the municipality.

Exception: The fee schedule adopted by the municipality may exempt minor work from plan review fees.

Subp. 2. Fees commensurate with service. Fees established by the municipality must be by legal means and must be fair, reasonable, and proportionate to the actual cost of the service for which the fee is imposed.
Subp. 3. Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Building permit valuation shall be set by the building official.

Exceptions: Building permit valuations for the following structures shall be based on the valuation of on-site work only:

A. Manufactured homes containing a Housing and Urban Development (HUD) certification label;
B. Prefabricated buildings with a Department of Labor and Industry prefabrication label; and
C. Industrialized/modular buildings with an Interstate Industrialized Buildings Commission (IIBC) label.
Subp. 4. Building permit fees. Building permit fees shall be based on valuation.

Exceptions:

A. one- and two-family dwelling maintenance permits for roofing, siding, windows, doors, or other minor projects may be charged a fixed fee; and

B. permits for plumbing, mechanical, electrical, or other building service equipment systems may be based on valuation or charged a fixed fee.
Subp. 4. Work exempt from permit. Exemptions from permit requirements of the code do not authorize work to be done in any manner in violation of the code or any other laws

(8) Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work;
<table>
<thead>
<tr>
<th>Group (2018 International Building Code)</th>
<th>IA</th>
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<th>IIB</th>
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</table>
Example

Enter construction value

261160

Submit  Reset

Plan Review

Full Plan Review Fee

1103.21

Permit Fees

Building Permit

1697.25
Fee Schedule

(1) $1 to $500, $29.50;

(2) $501 to $2,000, $28 for the first $500 plus $3.70 for each additional $100 or fraction thereof, to and including $2,000;

(3) $2,001 to $25,000, $83.50 for the first $2,000 plus $16.55 for each additional $1,000 or fraction thereof, to and including $25,000;

(4) $25,001 to $50,000, $464.15 for the first $25,000 plus $12 for each additional $1,000 or fraction thereof, to and including $50,000;

(5) $50,001 to $100,000, $764.15 for the first $50,000 plus $8.45 for each additional $1,000 or fraction thereof, to and including $100,000;

(6) $100,001 to $500,000, $1,186.65 for the first $100,000 plus $6.75 for each additional $1,000 or fraction thereof, to and including $500,000;

(7) $500,001 to $1,000,000, $3,886.65 for the first $500,000 plus $5.50 for each additional $1,000 or fraction thereof, to and including $1,000,000; and
326B.148 SURCHARGE.

Subdivision 1. Computation. To defray the costs of administering sections 326B.101 to 326B.194, a surcharge is imposed on all permits issued by municipalities in connection with the construction of or addition or alteration to buildings and equipment or appurtenances after June 30, 1971. The commissioner may use any surplus in surcharge receipts to award grants for code research and development and education.

If the fee for the permit issued is fixed in amount the surcharge is equivalent to one-half mill (.0005) of the fee or $1, except that effective July 1, 2010, until June 30, 2015, the permit surcharge is equivalent to one-half mill (.0005) of the fee or $5, whichever amount is greater. For all other permits, the surcharge is as follows:

(1) if the valuation of the structure, addition, or alteration is $1,000,000 or less, the surcharge is equivalent to one-half mill (.0005) of the valuation of the structure, addition, or alteration;

(2) if the valuation is greater than $1,000,000, the surcharge is $500 plus two-fifths mill (.0004) of the value between $1,000,000 and $2,000,000;
Example of Permit Fee Calculations

• 2,000 square foot single family dwelling
• ICC square foot construction cost $130.58 per square foot
• $2,000 X $130.58 = $261,160.00 Valuation
• Permit based on valuation using fee schedule = $1,697.25
• Plan review fee based on 65% of permit = $1,103.21
• Surcharge based on building valuation .0005 X $261,160.00 = $130.58
• Total Cost = Permit + Plan Review + Surcharge = $2,931.04
• $.75 X 2,000 square foot = $1,500.00 Permit Fee
Subd. 1a. **Building permit fees; municipalities.** Beginning January 1, 2022, building permit fees for new one- and two-family dwellings and townhouses, including any inspection fees, adopted by a municipality must be based on a cost per square foot. All permit and inspection fees must be made available publicly through one or more of the following:

(1) posting on the website of the municipality;

(2) providing a copy by mail, if requested; or

(3) keeping a copy for review at the city hall building of a municipality."
Discussion

• How to calculate inspection fees based on square foot?
• How to calculate surcharge when no valuation is provided?
• Is the cost per square foot different for each type of dwelling. i.e. single family, two family, townhouse?
• Currently do builders subtract out valuation of items that are exempt from a permit? i.e. painting, tiling, carpet, countertops, etc.?
• Can we agree on language that works to provide to CCAC?
The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

**Building Valuation**

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, 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.

**Permit Fee Multiplier**

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
3. Example

   The building department operates on a $300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is $30,000,000.

   \[
   \text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times \%}{\text{Total Annual Construction Value}} = \frac{300,000 \times 75\%}{30,000,000} = 0.0075
   \]

**Permit Fee**

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

\[
\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}
\]

**Example**

Type of Construction: IIB
Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.
Height: 2 stories
Permit Fee Multiplier = 0.0075
Use Group: B
1. Gross area:
   Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
   B/IIB = $188.18/sq. ft.
3. Permit Fee:
   Business = 16,000 sq. ft. x $188.18/sq. ft x 0.0075 = $22,582
Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building’s value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs

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<td>204.34</td>
<td>198.27</td>
<td>190.28</td>
<td>175.02</td>
<td>170.20</td>
<td>190.53</td>
<td>156.95</td>
<td>152.25</td>
</tr>
<tr>
<td>I-2 Institutional, hospitals</td>
<td>355.95</td>
<td>348.21</td>
<td>341.39</td>
<td>331.67</td>
<td>314.48</td>
<td>324.26</td>
<td>329.82</td>
<td>N.P.</td>
<td>N.P.</td>
</tr>
<tr>
<td>I-2 Institutional, nursing homes</td>
<td>247.27</td>
<td>239.53</td>
<td>232.71</td>
<td>222.99</td>
<td>207.36</td>
<td>N.P.</td>
<td>215.58</td>
<td>186.70</td>
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</tr>
<tr>
<td>I-3 Institutional, restrained</td>
<td>241.59</td>
<td>233.85</td>
<td>227.03</td>
<td>217.31</td>
<td>202.46</td>
<td>194.97</td>
<td>209.90</td>
<td>181.80</td>
<td>173.00</td>
</tr>
<tr>
<td>I-4 Institutional, day care facilities</td>
<td>211.58</td>
<td>204.34</td>
<td>198.27</td>
<td>190.28</td>
<td>175.02</td>
<td>170.20</td>
<td>190.53</td>
<td>156.95</td>
<td>152.25</td>
</tr>
<tr>
<td>M Mercantile</td>
<td>153.55</td>
<td>147.41</td>
<td>141.50</td>
<td>134.53</td>
<td>123.48</td>
<td>119.63</td>
<td>127.88</td>
<td>106.75</td>
<td>102.31</td>
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<tr>
<td>R-1 Residential, hotels</td>
<td>213.59</td>
<td>206.35</td>
<td>200.28</td>
<td>192.29</td>
<td>176.78</td>
<td>171.95</td>
<td>192.54</td>
<td>158.70</td>
<td>154.00</td>
</tr>
<tr>
<td>R-2 Residential, multiple family</td>
<td>179.04</td>
<td>171.80</td>
<td>165.73</td>
<td>157.74</td>
<td>143.25</td>
<td>138.43</td>
<td>157.99</td>
<td>125.18</td>
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<td>R-3 Residential, one- and two-family</td>
<td>166.68</td>
<td>162.17</td>
<td>157.99</td>
<td>154.10</td>
<td>149.61</td>
<td>144.19</td>
<td>151.48</td>
<td>138.79</td>
<td>130.58</td>
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<tr>
<td>R-4 Residential, care/assisted living facilities</td>
<td>211.58</td>
<td>204.34</td>
<td>198.27</td>
<td>190.28</td>
<td>175.02</td>
<td>170.20</td>
<td>190.53</td>
<td>156.95</td>
<td>152.25</td>
</tr>
<tr>
<td>S-1 Storage, moderate hazard</td>
<td>116.37</td>
<td>110.47</td>
<td>103.65</td>
<td>99.47</td>
<td>88.40</td>
<td>83.87</td>
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<tr>
<td>S-2 Storage, low hazard</td>
<td>115.37</td>
<td>109.47</td>
<td>103.65</td>
<td>98.47</td>
<td>88.40</td>
<td>82.87</td>
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<td>U Utility, miscellaneous</td>
<td>89.90</td>
<td>84.75</td>
<td>79.27</td>
<td>75.71</td>
<td>67.97</td>
<td>63.50</td>
<td>72.24</td>
<td>53.83</td>
<td>51.28</td>
</tr>
</tbody>
</table>

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.