

2-22-2023



NOTIFICATION OF REVISED BUILDING VALUATION DATA CHART

To all Builders, Developers, and Contractors,

In May of 2022, the Community Development Department of the City of O'Fallon, updated our ICC "Building Valuation Data Chart" (BVD). A 5-year plan was implemented to begin the process of bringing fees and outdated cost of construction prices more in line with nationwide average construction costs. This BVD chart is issued bi-annually by the International Code Council and reflects the average construction cost per square foot for a structure. As a reminder, this chart gives the Community Development department a way to quickly determine a portion of the total building permit fee for structures at the time of application and helps ensure that permit fees stay in line with average construction costs.

As we are now into our second year of the 5-year plan, the BVD chart will once again be updated beginning May 1st, 2023. A copy of the revised chart is included for easy reference. The multiplier used in the BVD chart will once again remain unchanged.

Therefore, we will continue phasing in updated BVD charts in the following manner:

- Second year, May 2023, use 2015 ICC chart
- Third year, May 2024, use 2018 ICC chart
- Fourth year, May 2025, use 2021 ICC chart
- Fifth year, May 2026, use 2024 ICC chart

As a reminder, after the fifth year of updating the building valuation chart, subsequent years will begin using the chart that correlates to that year. For example, in 2027, we would now be aligned to the 2027 ICC chart, and from that point forward we would begin using the new yearly chart. Please keep in mind that this update not only applies to single family new construction, but also accessory structures.

For ease of reference, an example is included with this notification. If you should have any questions, please do not hesitate to reach out to either Justin Randall, or myself, at 618-624-4500 ext. 4

Sincerely,

A blue ink signature of Chad Truran, written in a cursive style.

Chad Truran, C.B.O.
Building Official
City of O'Fallon
618-624-4500 ext. 4



2015 ICC Cost of Construction Chart

Square Foot Construction Costs ^{a, b, c, d}

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	195.85	189.10	183.56	175.25	163.21	154.58	169.21	142.63	137.99
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.10	72.64	68.12	64.64	58.13	54.28	61.62	45.49	43.33

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

****Finished basements are calculated at \$46.00 per square foot****



PERMIT FEE COMPARISON

Residential Construction

The comparisons used below are based on actual single-family construction permits issued by our department. Comparisons only include BP fee, and do not include annexation fees, occupancy fees, etc. Those fees will remain the same.

1. One Story Ranch SFR

2464 sq. ft. first floor

2464 sq. ft. unfinished basement

576 sq. ft. garage

60 sq. ft. front porch

BP current fee--\$1272.41

BP updated fee--\$1368.35

2. Two-Story SFR

1228 sq. ft. first floor

1228 sq. ft. second floor

1228 sq. ft. basement

168 sq. ft. deck

60 sq. ft. front porch

BP current fee--\$1130.56

BP updated fee--\$1293.55

3. Two-Story SFR

2422 sq. ft. first floor

1148 sq. ft. second floor

413 sq. ft. unfinished basement

735 sq. ft. finished basement

868 sq. ft. garage

192 sq. ft. deck

48 sq. ft. front porch

BP current fee--\$1844.71

BP updated fee--\$1960.70