

# VALUATION TABLE

## City of Lansing Building Safety Office

\*Values are the fair market value of construction and include the cost of both materials and labor.  
For one and two family dwellings and other structures governed by the Michigan Residential Code:

### All Dwellings

|                           |           |
|---------------------------|-----------|
| Finished Space            | See Below |
| Full Basement, unfinished | \$17.00   |
| Full Basement, finished   | 28.00     |
| Wood Foundation           | 28.00     |
| Lower Level, unfinished   | 34.00     |
| Lower Level, finished     | 52.00     |
| Crawlspace Foundation     | 11.00     |
| Wood Crawlspace           | 15.00     |
| Slab on Grade             | 11.00     |

### Garages, Storage Bldgs., Misc.

|                       |         |
|-----------------------|---------|
| Wood Frame 400 sq ft  | \$21.00 |
| Wood Frame >400 sq ft | 25.00   |
| Post and beam frame   | 20.00   |
| Carport               | 16.00   |
| Open Porch or Deck    | 11.00   |
| Covered Porch         | 14.00   |

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For all structures governed by the Michigan Building Code, cost per square foot values will be taken from current Building Valuation Data in the Building Safety Journal published by the International Code Council.

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

| Group (2009 International Building Code)                   | IA     | IB     | IIA    | IIB    | 111A   | IIIB   | IV     | VA     | VB     |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A-1 Assembly, theaters, with stage                         | 213.26 | 206.02 | 200.72 | 191.95 | 180.03 | 175.03 | 185.14 | 164.60 | 157.61 |
| A-1 Assembly, theaters, without stage                      | 195.09 | 187.85 | 182.55 | 173.78 | 161.91 | 156.91 | 166.97 | 146.48 | 139.49 |
| A-2 Assembly, nightclubs                                   | 164.78 | 160.08 | 155.65 | 149.42 | 140.29 | 136.53 | 143.89 | 127.27 | 122.52 |
| A-2 Assembly, restaurants, bars, banquet halls             | 163.78 | 159.08 | 153.65 | 148.42 | 138.29 | 135.53 | 142.89 | 125.27 | 121.52 |
| A-3 Assembly, churches                                     | 197.06 | 189.82 | 184.52 | 175.75 | 163.84 | 158.84 | 168.94 | 148.41 | 141.42 |
| A-3 Assembly, general, community halls, libraries, museums | 165.45 | 158.21 | 151.91 | 144.14 | 131.22 | 127.22 | 137.33 | 115.79 | 109.80 |
| A-4 Assembly, arenas                                       | 194.09 | 186.85 | 180.55 | 172.78 | 159.91 | 155.91 | 165.97 | 144.48 | 138.49 |
| B Business   | 166.35 | 160.31 | 154.97 | 147.38 | 133.73 | 128.86 | 141.26 | 117.56 | 112.00 |
| E Educational  | 176.39 | 170.31 | 165.24 | 157.71 | 146.90 | 139.05 | 152.20 | 127.81 | 123.47 |
| F-1 Factory and industrial, moderate hazard                | 98.83  | 94.20  | 88.53  | 85.28  | 76.18  | 72.96  | 81.58  | 62.78  | 59.05  |
| F-2 Factory and industrial, low hazard                     | 97.83  | 93.20  | 88.53  | 84.28  | 76.18  | 71.96  | 80.58  | 62.78  | 58.05  |
| H-1 High Hazard, explosives                                | 92.63  | 88.00  | 83.32  | 79.08  | 71.17  | 66.94  | 75.38  | 57.76  | N.P.   |
| H234 High Hazard   | 92.63  | 88.00  | 83.32  | 79.08  | 71.17  | 66.94  | 75.38  | 57.76  | 53.03  |
| H-5 HPM  | 166.35 | 160.31 | 154.97 | 147.38 | 133.73 | 128.86 | 141.26 | 117.56 | 112.00 |
| 1-1 Institutional, supervised environment                  | 166.45 | 160.61 | 156.13 | 149.36 | 137.18 | 133.55 | 145.57 | 123.08 | 118.71 |
| 1-2 Institutional, hospitals                               | 279.74 | 273.70 | 268.36 | 260.77 | 246.24 | N.P.   | 254.66 | 230.07 | N.P.   |
| 1-2 Institutional, nursing homes                           | 194.86 | 188.82 | 183.48 | 175.89 | 162.52 | N.P.   | 169.77 | 146.35 | NL P.  |
| 1-3 Institutional, restrained                              | 189.53 | 183.49 | 178.15 | 170.56 | 158.15 | 152.28 | 164.45 | 141.98 | 134.42 |
| 1-4 Institutional, day care facilities                     | 166.45 | 160.61 | 156.13 | 149.36 | 137.18 | 133.55 | 145.57 | 123.08 | 118.71 |
| M Mercantile   | 122.74 | 118.04 | 112.61 | 107.38 | 97.91  | 95.15  | 101.85 | 84.88  | 81.13  |
| R-1 Residential, hotels                                    | 167.86 | 162.02 | 157.54 | 150.77 | 138.75 | 135.13 | 147.15 | 124.65 | 120.28 |
| R-2 Residential, multiple family                           | 140.76 | 134.93 | 130.44 | 123.67 | 112.32 | 108.70 | 120.72 | 98.22  | 93.85  |
| R-3 Residential, one- and two-family                       | 132.48 | 128.87 | 125.59 | 122.47 | 117.59 | 114.66 | 118.59 | 109.86 | 102.91 |
| R-4 Residential, care/assisted living facilities           | 166.45 | 160.61 | 156.13 | 149.36 | 137.18 | 133.55 | 145.57 | 123.08 | 118.71 |
| S-1 Storage, moderate hazard                               | 91.63  | 87.00  | 81.32  | 78.08  | 69.17  | 65.94  | 74.38  | 55.76  | 52.03  |
| S-2 Storage, low hazard                                    | 90.63  | 86.00  | 81.32  | 77.08  | 69.17  | 64.94  | 73.38  | 55.76  | 51.03  |
| U Utility, miscellaneous                                   | 69.66  | 65.79  | 61.57  | 58.14  | 52.18  | 48.79  | 55.35  | 40.81  | 38.65  |

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent.
- c. N.P. = not permitted