

VALUATION TABLE

Cost Per Square Foot*

City of Lansing
Building Safety Office
Effective April 1, 2007

*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	16.00
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

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^{a, b, c.}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	190.99	184.82	180.21	172.74	160.21	159.43	167.13	148.15	142.63
	Assembly, theaters, without stage	176.23	170.05	165.44	157.97	145.44	144.66	152.37	133.39	127.86
A-2	Assembly, nightclubs	147.10	142.97	139.34	133.91	124.28	124.03	129.21	114.30	110.46
A-2	Assembly, restaurants, bars, banquet halls	146.10	141.97	137.34	132.91	122.28	123.03	128.21	112.30	109.46
A-3	Assembly, churches	176.78	170.61	165.99	158.53	145.96	145.18	152.92	133.90	128.38
A-3	Assembly, general, community halls, libraries, museums	150.51	144.34	138.73	132.26	118.68	118.90	126.65	106.63	102.10
A-4	Assembly, arenas	175.23	169.05	163.44	156.97	143.44	143.66	151.37	131.39	126.86
B	Business	152.75	147.34	142.69	136.02	121.77	120.96	130.77	108.80	104.41
E	Educational	162.06	156.56	152.07	145.29	134.07	130.89	140.53	119.73	115.17
F-1	Factory and industrial, moderate hazard	90.96	86.79	82.13	79.44	68.74	69.66	76.24	58.56	55.46
F-2	Factory and industrial, low hazard	89.96	85.79	82.13	78.44	68.74	68.66	75.24	58.56	54.46
H-1	High Hazard, explosives	85.25	81.08	77.42	73.73	64.21	64.13	70.53	54.03	N.P.
H234	High Hazard	85.25	81.08	77.42	73.73	64.21	64.13	70.53	54.03	49.93
H-5	HPM	152.75	147.34	142.69	136.02	121.77	120.96	130.77	108.80	104.41
I-1	Institutional, supervised environment	150.33	145.20	141.34	135.63	124.49	124.44	134.70	114.51	109.96
I-2	Institutional, hospitals	253.93	248.52	243.87	237.20	222.34	N.P.	231.95	209.39	N.P.
I-2	Institutional, nursing homes	177.55	172.14	167.49	160.82	147.00	N.P.	155.58	134.05	N.P.
I-3	Institutional, restrained	173.39	167.98	163.32	156.66	143.67	141.88	151.41	130.72	124.33
I-4	Institutional, day care facilities	150.33	145.20	141.34	135.63	124.49	124.44	134.70	114.51	109.96
M	Mercantile	109.31	105.19	100.56	96.13	86.08	86.83	91.43	76.10	73.26
R-1	Residential, hotels	150.84	145.71	141.85	136.14	125.10	125.05	135.31	115.12	110.57
R-2	Residential, multiple family	126.43	121.30	117.44	111.73	100.81	100.77	111.02	90.83	86.28
R-3	Residential, one- and two-family	119.76	116.47	113.63	110.52	105.39	105.13	108.64	99.79	94.06
R-4	Residential, care/assisted living facilities	150.33	145.20	141.34	135.63	124.49	124.44	134.70	114.51	109.96
S-1	Storage, moderate hazard	84.25	80.08	75.42	72.73	62.21	63.13	69.53	52.03	48.93
S-2	Storage, low hazard	83.25	79.08	75.42	71.73	62.21	62.13	68.53	52.03	47.93
U	Utility, miscellaneous	64.30	60.80	57.19	54.31	47.22	47.22	50.70	38.76	36.91

- a. Private Garages use Utility, Miscellaneous
- b. For shell only buildings deduct 20 percent.
- c. N.P. = Not Permitted