

## Community Planning Department Building Permit Valuation Policy

The Community Planning Department reserves the right to set valuations based on the below costs.

### Residential Construction (single family through four-plex, wood framed)

<b>New houses<sup>a</sup>, additions, and remodelings</b>	<b>Minimum valuation</b>
Finished floor - main	\$105 per SF
Finished floor – 2 <sup>nd</sup> and above	\$70 per SF
Finished basement/half-basement	\$60 per SF
Semi-finished basement (wall studs, underfloor plumbing)	\$40 per SF
Unfinished basement (fully open, mid-bearing allowed)	\$30 per SF
3-season porch	\$60 per SF
Open/screened porch	\$30 per SF
Roof over patio (patio not included)	\$15 per SF
Attached finished garage	\$40 per SF
Attached unfinished garage	\$35 per SF
Finishing full basement from unfinished	\$25 per SF
Finishing full basement from semi-finished	\$15 per SF
<b>Accessory buildings<sup>e</sup></b>	
Detached garage	\$30 per SF
Storage shed	\$25 per SF
Open gazebo	\$20 per SF
<b>Others</b>	
Attached deck (wood) <sup>b</sup>	\$28 per SF
Reroof (asphalt and metal) <sup>c</sup>	\$450 per square
Residing (vinyl and wood) <sup>d</sup>	\$400 per square
Window replacement (except bay and picture windows) <sup>e</sup>	\$800 per window
Single exterior door (w/o sidelight) replacement <sup>e</sup>	\$800 per door
Overhead garage door	\$900 single, \$1,700 double

#### Notes:

- a. Houses with full height brick or stone veneer on any wall – add 25%
- b. Non-wood decks – add 50%
- c. Wood roofs – add 100%
- d. Engineered wood and fiber-cement siding - add 50%; metal siding and EIFS - add 100%
- e. Bay and picture windows, doors with sidelights, patio doors, and double doors – add 100%
- f. All areas used for valuation calculations shall be gross areas.
- g. Plan review fees shall be reduced to 25% of the permit fee for similar houses per MSBC.

### Commercial construction

For new buildings and additions follow 2014 Minnesota Department of Labor and Industry construction valuation data per square foot plus 20% based on occupancy and type of construction.

Membrane reroofing	\$5 per SF
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