

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)

New houses^a, additions, and remodelings	Minimum valuation
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Finished floor - main	\$85 per SF
Finished floor – 2 nd and above	\$60 per SF
Finished basement/half-basement	\$50 per SF
Semi-finished basement (wall studs, underfloor plumbing)	\$35 per SF
Unfinished basement (fully open, mid-bearing allowed)	\$25 per SF
3-season porch	\$60 per SF
Open/screened porch	\$30 per SF
Roof over patio (patio not included)	\$10 per SF
Attached finished garage	\$35 per SF
Attached unfinished garage	\$30 per SF
Finishing full basement from unfinished	\$25 per SF
Finishing full basement from semi-finished	\$15 per SF

Accessory buildings^e

Detached garage	\$28 per SF
Storage shed	\$25 per SF
Open gazebo	\$20 per SF

Others

Attached deck (wood) ^b	\$18 per SF
Reroof (asphalt and metal) ^c	\$250 per square
Residing (vinyl and wood) ^d	\$200 per square
Window replacement (except bay and picture windows) ^e	\$600 per window
Single exterior door (w/o sidelight) replacement ^e	\$600 per door
Overhead garage door	\$800 single, \$1,500 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.

Commercial construction

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

Membrane reroofing	\$5 per SF
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