



City of Wheat Ridge Building Valuation Data

Effective 8/1/2022 (For Reference Only & Subject to change without notice)

Project valuation shall include the value of all work, including foundation work, structural and non-structural components, electrical, plumbing, mechanical and interior finish materials. Project valuation shall be calculated by the Building Division based on the data provided below.

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

Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	341.86	330.34	322.57	310.34	291.96	282.93	300.86	270.73	262.11
A-1 Assembly, theaters, without stage	312.84	301.33	293.56	281.32	262.95	253.92	271.85	241.72	233.10
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	317.43	305.92	298.14	285.91	267.99	258.96	276.44	246.76	238.14
A-3 Assembly, general, community halls, libraries, museums	270.80	259.29	250.52	239.28	220.19	212.16	229.81	198.96	191.35
A-4 Assembly, arenas	311.84	300.33	291.56	280.32	260.95	252.92	270.85	239.72	232.10
B Business	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
E Educational	282.69	273.02	265.84	254.38	237.44	225.45	245.61	207.53	201.06
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
I-1 Institutional, supervised environment	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
I-2 Institutional, hospitals	442.38	432.64	423.19	412.79	390.61	N.P.	403.53	365.36	N.P.
I-2 Institutional, nursing homes	307.72	297.98	288.54	278.13	258.63	N.P.	268.87	233.38	N.P.
I-3 Institutional, restrained	301.48	291.74	282.29	271.89	252.65	243.22	262.63	227.40	216.82
I-4 Institutional, day care facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	271.95	262.72	254.98	244.80	225.03	218.88	245.11	201.99	196.00
R-2 Residential, multiple family	227.64	218.41	210.68	200.50	182.02	175.88	200.81	158.99	153.00
R-3 Residential, one- and two-family ^d	212.00	206.26	200.94	195.99	190.28	183.39	192.66	176.52	166.08
R-4 Residential, care/assisted living facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

Tenant Finish projects are valued at 20-40% of new depending on scope and occupancy type.

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

ADDITIONAL STORIES/POP-TOPS (Residential) \$93.50/SF
 BASEMENT FINISH (Residential) 32.50/SF plus: For each Full Bath add \$3,000.00
 For each Half Bath add \$1,800.00
 For each Bath Rough-in add \$400.00

MISCELLANEOUS VALUATIONS

FENCES (Commercial)	5-6' ht.	\$15/LF
	4' ht.	\$12/LF
	3' ht.	\$10/LF

CARPORTS		\$14.30/SF
----------	--	------------

GARAGES ATTACHED/DETACHED		\$37.50/SF
GARAGE CONVERSION		63.50/SF

SHEDS		\$21.50/SF
-------	--	------------

COVERED PORCHES W/ OPEN SIDES/BREEZEWAY		\$22.00/SF
PATIO COVERS/PERGOLA		\$14.50/SF
PATIO ENCLOSURE/SUNROOM		\$49.00/SF

DECKS – WOOD/PRESSURE TREATED		\$9.50/SF
DECKS – REDWOOD OR TREX		\$23.50/SF

CONCRETE PATIOS		\$3.50/SF
-----------------	--	-----------

HELICAL PIERS		\$1,250.00 EACH
---------------	--	-----------------

BASEMENT FINISH		\$32.50/SF
-----------------	--	------------

For each Full Bath add \$3,000.00
 For each Half Bath add \$1,800.00
 For each Bath Rough-in add \$400.00

KITCHEN REMODEL (Minor)		\$15,410.00 EACH
-------------------------	--	------------------

KITCHEN REMODEL (Major)	\$37,100.00 EACH
BATHROOM REMODEL	\$6,500.00 EACH
EGRESS WINDOWS	\$2,500.00 EACH
REPLACEMENT WINDOWS	\$300.00 EACH
PATIO DOORS	\$950.00 EACH
WOOD/LAP/HARDBOARD SIDING	\$2.65/LF
VINYL SIDING	\$2.75/LF
STEEL/ALUMINUM SIDING	\$3.50/LF
POOLS AND SPAS	\$32.00/SF
SEWER REPAIR	\$150.00/LF
ROOFING	
ASPHALT SHINGLE (TEAR OFF & REPLACE)	\$257.00/square
(NEW STRUCTURES)	\$165.00/square
TILE/CLAY/CONCRETE*	\$590.00/square
*ENGINEER LETTER REQUIRED VERIFYING THAT ROOF STRUCTURE WILL SUPPORT LOAD	
EPDM – FULLY ADHERED	\$224.00/square
MECHANICALLY ADHERED	\$430.00/square
ROLLED ROOFING	\$90.00/square
BUILT-UP	\$284.00/square
ROOF RE-SHEATHING	\$25.00/sheet
MECHANICAL/PLUMBING	
AIR CONDITIONING IN EXISTING HOME	\$2,500.00 EACH
AIR CONDITIONING NEW SFD CONSTRUCTION	\$2.80/SF
COMMERCIAL ROOF TOP UNITS (RTU)	\$.07/BTU*
*1 TON=12,000 BTU	
SWAMP/EVAPORATIVE COOLERS	\$1,400.00 EACH
FURNACES 80%	\$1,500.00 EACH
FURNACES 90%	\$2,000.00 EACH
WATER HEATER-GAS UP TO 50 GAL.	\$850.00 EACH
WATER HEATER-GAS OVER 50 GAL.	\$1,100.00 EACH
WATER HEATER-ELECTRIC UP TO 50 GAL.	\$725.00 EACH

WATER HEATER-ELECTRIC OVER 50 GAL.	\$975.00 EACH
VACUUM BREAKER BACKFLOW DEVICE	\$150.00 EACH
RPBP BACKFLOW DEVICE	\$300.00 EACH
NEW LAUNDRY ROOM (LINES & DRAIN)	\$750.00 EACH
ELECTRICAL	
SERVICE UPGRADES	
100 AMP	\$1,250.00 EACH
125 AMP	\$1,500.00 EACH
150 AMP	\$1,750.00 EACH
200 AMP	\$2,250.00 EACH