



2024 Building Valuation Data

Per Square Foot Value

ICC Occupancy Group

ICC Construction Type

		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
					IIA Sprink Sub		IIIA Sprink Sub			VA Sprink Sub
A-1	Assembly, theaters, with stage	379.56	366.78	358.15	344.57	324.17	314.14	334.05	300.60	291.03
A-1	Assembly, theaters, without stage	347.35	334.57	325.94	312.36	291.96	281.93	301.84	268.39	258.82
A-2	Assembly, nightclubs	305.03	295.98	287.56	277.81	260.53	253.11	267.83	236.82	229.16
A-2	Assembly, restaurants, bars, banquet halls	303.90	294.85	285.30	276.68	258.27	251.98	266.70	234.56	228.03
A-3	Assembly, churches	352.42	339.64	331.01	317.43	297.53	287.51	306.91	273.97	264.40
A-3	Assembly, general, community halls, libraries, museums	300.66	287.88	278.12	265.67	244.45	235.56	255.15	220.89	212.45
A-4	Assembly, arenas	346.22	333.44	323.68	311.23	289.70	280.80	300.71	266.13	257.69
B	Business	294.58	283.78	273.30	261.77	238.42	229.08	251.49	210.41	200.92
E	Educational	309.01	298.27	288.85	276.89	258.42	245.21	267.37	226.40	219.15
F-1	Factory and industrial, moderate hazard	181.03	172.64	161.98	156.66	139.62	132.67	149.71	115.76	108.40
F-2	Factory and industrial, low hazard	179.90	171.51	161.98	155.53	139.62	131.54	148.58	115.76	107.27
H-1	High Hazard, explosives	168.89	160.50	150.97	144.52	128.95	120.88	137.56	105.09	0.00
H234	High Hazard	168.89	160.50	150.97	144.52	128.95	120.88	137.56	105.09	96.61
H-5	HPM	294.58	283.78	273.30	261.77	238.42	229.08	251.49	210.41	200.92
I-1	Institutional, supervised environment	296.31	285.84	276.07	266.31	243.42	236.70	266.35	219.01	212.14
I-2	Institutional, hospitals	490.59	479.79	469.31	457.78	433.18	0.00	447.51	405.18	0.00
I-2	Institutional, nursing homes	341.27	330.47	319.99	308.46	286.83	0.00	298.18	258.83	0.00
I-3	Institutional, restrained	334.32	323.53	313.05	301.52	280.18	269.72	291.24	252.18	240.43
I-4	Institutional, day care facilities	296.31	285.84	276.07	266.31	243.42	236.70	266.35	219.01	212.14
M	Mercantile	227.54	218.49	208.95	200.33	182.74	176.45	190.35	159.03	152.50
R-1	Residential, hotels	299.08	288.61	278.85	269.09	246.74	240.01	269.13	222.33	215.45
R-2	Residential, multiple family	250.09	239.63	229.86	220.10	198.84	192.11	220.14	174.43	167.55
R-3	Residential, interior remodel	0.00♫	0.00♫	0.00♫	0.00♫	0.00♫	0.00♫	0.00♫	0.00♫	0.00♫
R-3	Residential, one- and two-family	236.86	230.22	224.80	220.48	212.91	205.04	216.70	198.72	187.20
R-4	Residential, care/assisted living facilities	296.31	285.84	276.07	266.31	243.42	236.70	266.35	219.01	212.14
S-1	Storage, moderate hazard	167.76	159.37	148.71	143.39	126.69	119.75	136.43	102.83	95.48
S-2	Storage, low hazard, parking garage	166.63	158.24	148.71	142.26	126.69	118.62	135.30	102.83	94.35
U	Utility: miscellaneous, private garage	128.92	121.32	112.87	108.02	96.20	89.88	102.82	76.15	72.53
U	Utility: carports, decks, piers - R-3	64.46	60.66	56.44	54.01	48.10	44.94	51.41	38.08	36.27

♫ Residential Interior Remodel & Tenant Improvement value is determined by owner statement of market value of labor & materials.

N.P. Not Permitted

Note:

Unfinished basements, all groups = \$18.36 per square foot

Shell Only deduct 20% of the per square foot value

Initial Build-out of tenant space is 20% of the square foot value of the shell

Add 0.5% (one half percent) to square foot value for the total number of floors over three. Example: 30 floors minus 3 floors multiplied by 0.5% equals 13.5% for the additional value per square foot

IA/IB and IB/IIA are valued at the actual construction type

Source: ICC BVD Table published August 2023; State Modifier of 1.13 per Marshall & Swift Valuation Service August 2023 (already included in above)



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least 48 hours in advance 425-452-4898 (voice) or email (permits@bellevuewa.gov).

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