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## **Building Permit Valuation Fee Calculation Example**

November 2022

When calculating the building permit fee for a structure, the documents within this packet will give the applicant an **estimate** of the fees for a given project. The actual building permit fees are calculated when the project plan review is completed and entered into the fee calculation section our permitting program.

### Single Family Dwelling Example:

2,000 s.f. finished floor area with a single car garage of 576 s.f., 200 sf deck and no basement

Valuation of dwelling based on Square Foot Valuation Data Table (February 2022)

Finished floor value – R-3	\$150.87 x 2,000 s.f. =	\$ 301,740.00
Garage value - U	\$60.43 x 576 s.f. =	\$ 34,807.68
Deck value - U	\$60.43 x 200 s.f. =	<u>\$ 12,086.00</u>
Total Square Foot Valuation		\$ 348,633.68

Contract Dollar Amount by Contractor \$ 320,000.00

Per City Code – Ordinance 3134, item #25, Building Permit Fees will be calculated on the greatest of the Square Foot Valuation or Contract Dollar Amount

Permit Fees will be based on \$348,633.68

Building Permit Fee -	\$ 2,140.00
Plan Check fee - (65% of Permit Fee)	<u>\$ 1,391.00</u>
	\$ 3,531.00

Additional fees will apply for Mechanical, Plumbing and Electrical Permits as well as water meter, system development fees, sidewalks, curb cuts and street opening permits and water-sewer service inspections fees and others as applicable.

For additional information, contact the Building Division office at 406-447-8438 or email us at [citybuilding@helenamt.gov](mailto:citybuilding@helenamt.gov).

## Building Valuation Data – FEBRUARY 2022

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2022. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$214.08/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$214.08/sq. ft x 0.0075  
= \$25,690

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.06	298.66	291.64	280.58	263.98	255.82	272.02	244.80	237.02
A-1 Assembly, theaters, without stage	282.85	272.45	265.42	254.37	237.77	229.61	245.81	218.59	210.80
A-2 Assembly, nightclubs	237.31	230.23	224.56	215.36	202.99	197.40	207.69	183.68	177.40
A-2 Assembly, restaurants, bars, banquet halls	236.31	229.23	222.56	214.36	200.99	196.40	206.69	181.68	176.40
A-3 Assembly, churches	286.90	276.49	269.47	258.42	242.23	234.07	249.86	223.05	215.26
A-3 Assembly, general, community halls, libraries, museums	244.77	234.37	226.34	216.29	198.94	191.79	207.73	179.77	172.98
A-4 Assembly, arenas	281.85	271.45	263.42	253.37	235.77	228.61	244.81	216.59	209.80
B Business	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
E Educational	257.70	248.89	242.35	231.90	216.47	205.54	223.92	189.21	183.31
F-1 Factory and industrial, moderate hazard	144.93	138.11	130.39	125.40	112.49	107.10	120.02	92.69	86.88
F-2 Factory and industrial, low hazard	143.93	137.11	130.39	124.40	112.49	106.10	119.02	92.69	85.88
H-1 High Hazard, explosives	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	N.P.
H234 High Hazard	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	77.53
H-5 HPM	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	N.P.	366.00	331.40	N.P.
I-2 Institutional, nursing homes	279.15	270.32	261.76	252.33	234.64	N.P.	243.93	211.75	N.P.
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family <sup>d</sup>	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

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

APPENDIX A

Building Permit Fee Tabulation, Figure 1

Building Permit Valuation Table						
From	Through	FEE		From	Through	FEE
0	500	\$22.00		43,001	44,000	\$523.00
500	600	\$24.75		44,001	45,000	\$532.00
600	700	\$27.50		45,001	46,000	\$541.00
700	800	\$30.25		46,001	47,000	\$550.00
800	900	\$33.00		47,001	48,000	\$559.00
900	1,000	\$35.75		48,001	49,000	\$568.00
1,000	1,100	\$38.50		49,001	50,000	\$577.00
1,100	1,200	\$41.25		50,001	51,000	\$586.25
1,200	1,300	\$44.00		51,001	52,000	\$592.50
1,300	1,400	\$46.75		52,001	53,000	\$598.75
1,400	1,500	\$49.50		53,001	54,000	\$605.00
1,500	1,600	\$52.25		54,001	55,000	\$611.25
1,600	1,700	\$55.00		55,001	56,000	\$617.50
1,700	1,800	\$57.75		56,001	57,000	\$623.75
1,800	1,900	\$60.50		57,001	58,000	\$630.00
1,900	2,000	\$63.25		58,001	59,000	\$636.25
2,001	3,000	\$75.50		59,001	60,000	\$642.50
3,001	4,000	\$88.00		60,001	61,000	\$648.75
4,001	5,000	\$100.50		61,001	62,000	\$655.00
5,001	6,000	\$113.00		62,001	63,000	\$661.25
6,001	7,000	\$125.50		63,001	64,000	\$667.50
7,001	8,000	\$138.00		64,001	65,000	\$673.75
8,001	9,000	\$150.50		65,001	66,000	\$680.00
9,001	10,000	\$163.00		66,001	67,000	\$686.25
10,001	11,000	\$175.50		67,001	68,000	\$692.50
11,001	12,000	\$188.00		68,001	69,000	\$698.75
12,001	13,000	\$200.50		69,001	70,000	\$705.00
13,001	14,000	\$213.00		70,001	71,000	\$711.25
14,001	15,000	\$225.50		71,001	72,000	\$717.50
15,001	16,000	\$238.00		72,001	73,000	\$723.75
16,001	17,000	\$250.50		73,001	74,000	\$730.00
17,001	18,000	\$263.00		74,001	75,000	\$736.25
18,001	19,000	\$275.50		75,001	76,000	\$742.50
19,001	20,000	\$288.00		76,001	77,000	\$748.75
20,001	21,000	\$300.50		77,001	78,000	\$755.00
21,001	22,000	\$313.00		78,001	79,000	\$761.25
22,001	23,000	\$325.50		79,001	80,000	\$767.50
23,001	24,000	\$338.00		80,001	81,000	\$773.75
24,001	25,000	\$350.50		81,001	82,000	\$780.00
25,001	26,000	\$361.00		82,001	83,000	\$786.25
26,001	27,000	\$370.00		83,001	84,000	\$792.50
27,001	28,000	\$379.00		84,001	85,000	\$798.75
28,001	29,000	\$388.00		85,001	86,000	\$805.00
29,001	30,000	\$397.00		86,001	87,000	\$811.25
30,001	31,000	\$406.00		87,001	88,000	\$817.50
31,001	32,000	\$415.00		88,001	89,000	\$823.75
32,001	33,000	\$424.00		89,001	90,000	\$830.00
33,001	34,000	\$433.00		90,001	91,000	\$836.25
34,001	35,000	\$442.00		91,001	92,000	\$842.50
35,001	36,000	\$451.00		92,001	93,000	\$848.75
36,001	37,000	\$460.00		93,001	94,000	\$855.00
37,001	38,000	\$469.00		94,001	95,000	\$861.25
38,001	39,000	\$478.00		95,001	96,000	\$867.50
39,001	40,000	\$487.00		96,001	97,000	\$873.75
40,001	41,000	\$496.00		97,001	98,000	\$880.00
41,001	42,000	\$505.00		98,001	99,000	\$886.25
42,001	43,000	\$514.00		99,001	100,000	\$892.50

<b>100,001</b>	<b>500,000</b>	
For 1st \$100,000 =		<b>\$895.00</b>
**Each Additional \$1,000 =		<b>\$5.00</b>
max example =	500,000	\$2,895.00

<b>500,001</b>	<b>1,000,000</b>	
For 1st \$500,000 =		<b>\$2,855.00</b>
**Each Additional \$1,000 =		<b>\$4.25</b>
max example =	1,000,000	\$4,980.00

<b>1,000,001</b>	<b>and over</b>	
For 1st \$1,000,000 =		<b>\$4,955.00</b>
**Each Additional \$1,000 =		<b>\$2.75</b>

Ordinance: 3134

25. The determination of Building permit fees, plan review fees and valuation of construction is as follows:

- a. Building permit fees and plan review fees are established by resolution passed by the City Commission after public hearing. The determination of value or valuation under any of the provisions of this title is made by the building official.
- b. The value to be used in computing the building permit and building plan review fees is the total estimated cost of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The value or valuation of a building or structure under any of the provisions of this title is the greater of the construction cost estimated by the owner or the owners agent, or the cost per square foot method of valuation and the cost per square foot figures for the type and quality of construction listed in the most current "Building Valuation Data" table published by the International Code Council (ICC) in the "Building Safety Journal" magazine, as regionally modified.
- c. The building and safety division may base the building permit fee and plan review fee on the best available valuation information when unusual circumstances make the above methods unreasonable.

\*\* -- Each Additional \$1,000 or fraction thereof