

RESOLUTION 2016-42

**A RESOLUTION ESTABLISHING FEES AND CHARGES
FOR THE CITY OF FRUITA FOR THE 2017 BUDGET YEAR**

WHEREAS, pursuant to Resolution 1991-13, adopted by the Fruita City Council, it is necessary to establish fees and charges for the City of Fruita annually by Resolution of the City Council, in conjunction with the budget adoption process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO, AS FOLLOWS:

Section 1: The fees and charges set forth in Exhibit A, attached hereto, are hereby adopted for the City of Fruita. The effective date of any changes in fees shall be January 1, 2017 unless otherwise noted.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL THIS 6th
DAY OF DECEMBER, 2016**

City of Fruita

Lori Buck, Mayor

ATTEST:

City Clerk

EXHIBIT A
2017 FEES AND CHARGES

<u>DESCRIPTION</u>	<u>2016</u>	<u>2017</u>	<u>Account #</u>
<u>I. ANIMAL CONTROL FEES</u>			
Boarding Fee/per day	8.00	8.00	110-000-00-3455
Impoundment Fee (1st)	35.00	35.00	110-000-00-3455
Impoundment Fee (2nd)	50.00	50.00	110-000-00-3455
Impoundment Fee (3rd)	100.00	100.00	110-000-00-3455
Quarantine Fee/per day	12.00	12.00	110-000-00-3455
Transport Fee to/from Mesa County Animal Control	40.00	40.00	110-000-00-3455
Euthanasia Fee	40.00	40.00	110-000-00-3455
<u>II. BUILDING RENTAL FEES</u>			
<u>Fruita Civic Center</u>			
without food and drinks for first 2 hours	20.00	20.00	110-000-00-3626
each additional hour	10.00	10.00	110-000-00-3626
with food and drinks for first 2 hours	50.00	50.00	110-000-00-3626
each additional hour	20.00	20.00	110-000-00-3626
Key Deposit (refundable)	25.00	25.00	110-000-00-2282
Room Deposit (refundable)	50.00	50.00	110-000-00-2282
Cleaning as necessary/per hour	20.00	20.00	110-000-00-3626
<u>III. CITY DOCUMENTS</u>			
Budget	25.00	25.00	110-000-00-3680
City Council Agendas mailed, per year	15.00	15.00	110-000-00-3680
Community Plan	15.00	15.00	110-000-00-3680
Financial Statement	15.00	15.00	110-000-00-3680
Highway 340 Conceptual Development Plan	15.00	15.00	110-000-00-3680
Land Use Regulations/Zoning code	35.00	35.00	110-000-00-3680
Municipal Code	75.00	75.00	110-000-00-3680
Municipal Code Updates, annual fee	25.00	25.00	110-000-00-3680
Design Criteria and Construction Specifications Manual	25.00	25.00	110-000-00-3680
<u>IV. CODE ENFORCEMENT FEES</u>			
Property Clean up fees for eligible property's based on financial/physical hardship			
Dump Fee (per load)	15.00	15.00	110-000-00-3680
Tire Disposal (per tire)	3.00	3.00	110-000-00-3680
Television disposal, large (per television)	40.00	40.00	110-000-00-3680
Clean up fees - 1 day or less	50.00	50.00	110-000-00-3680
Clean up fees - 10 to 20 hours	100.00	100.00	110-000-00-3680
<u>V. COMMUNITY DEVELOPMENT FEES</u>			
Annexation			
10 acres or less	\$300.00	\$300.00	110-000-00-3413
more than 10 acres	350.00	350.00	110-000-00-3413
Master Plan Amendment	1,000.00	1,000.00	110-000-00-3413
Land Use Code Text Amendment	500.00	500.00	110-000-00-3413
Variance	225.00	225.00	110-000-00-3413

**EXHIBIT A
2017 FEES AND CHARGES**

<u>DESCRIPTION</u>	<u>2016</u>	<u>2017</u>	<u>Account #</u>
*For the land development applications listed below with an *, when two types of applications are required for one project such as Site Design Review and a Conditional Use Permit, or Minor Subdivision and Conditional Use Permit, only the highest of the two fees is charged.			
* Conditional Use Permit (plus acreage fee - capped at 10 acres)			
Minor - residential land uses	200.00	225.00	110-000-00-3413 *
Major - All others	575.00	625.00	110-000-00-3413 *
* Sketch Plan or Concept Plan (plus acreage or lot fee)	625.00	650.00	110-000-00-3413 *
* Preliminary Plan including PUD Preliminary Plan (plus acreage or lot fee, review and inspection charges in excess of application fee and attorney fees for excess of 3 hours of legal review)	1,525.00	1,550.00	110-000-00-3413 *
* Final Plat or PUD Final Plan (plus recording costs, review and inspection charges in excess of application fee and attorney fees for excess of 3 hours of legal review)	1,100.00	1,100.00	110-000-00-3413
* Minor Subdivision			
Lot line or property line adjustment, consolidation plat, vacation of plat (plus acreage or lot fee, recording costs and attorney fees in excess of 3 hours of legal review)	525.00	550.00	110-000-00-3413 *
New lots created, townhouse/condominium plats (plus acreage or lot fee, recording costs and attorney fees for excess of 3 hours of legal review)	1,325.00	1,350.00	110-000-00-3413 *
* Site Design Review (plus acreage fee - capped at 10 acres)			
Minor - increase in existing floor/land area by more than 40%, new utility structures, multi-family or attached single family with less than six units, changes in land use resulting in changes to parking requirements	200.00	225.00	110-000-00-3413 *
Major - all others and any Site Design Review requiring an adjustment requiring a public hearing	600.00	625.00	110-000-00-3413 *
* Rezone (Official Zoning Map Amendment)	575.00	600.00	110-000-00-3413 *
* Vacation of Easement	125.00	150.00	110-000-00-3413 *
* Vacation of Right of Way	375.00	400.00	110-000-00-3413 *
Acreage fee, per acre (The lesser of the acreage fee or lot fee applies)	200.00	200.00	110-000-00-3413
Lot fee, per buildable lot (The lesser of the acreage fee or lot fee applies)	50.00	50.00	110-000-00-3413
Attorney Fees in excess of noted number of hours, per hour	190.00	190.00	110-000-00-3413
Recording Fees, first page, plus \$1 document fee			
First page of document, letter or legal size	10.00	10.00	110-000-00-3413
Each additional page	5.00	5.00	110-000-00-3413
Document fee	1.00	1.00	110-000-00-3413
Plats, per page	10.00	10.00	110-000-00-3413
Planning Clearance Fees			
Detached Single Family or 2 attached Single Family or Duplex Residential units	25.00	25.00	110-000-00-3413
Non-Residential and mixed use buildings; 3 or more attached single family or multi-family units	50.00	50.00	110-000-00-3413

EXHIBIT A
2017 FEES AND CHARGES

<u>DESCRIPTION</u>	<u>2016</u>	<u>2017</u>	<u>Account #</u>
Fence	15.00	15.00	110-000-00-3221
Sign	25.00	25.00	110-000-00-3221
Temporary Use Permit	25.00	25.00	110-000-00-3413
Utility Upgrade	25.00	25.00	110-000-00-3413
Demolition Permit - Residential and Commercial	30.00	30.00	110-000-00-3413
Appeals	100.00	100.00	110-000-00-3413
Flood Plain Permit with structure	50.00	50.00	110-000-00-3413
Flood Plain Permit with no structure	25.00	25.00	110-000-00-3413
Certificate of Occupancy Reinspection	25.00	25.00	110-000-00-3413
Development Impact Fees			
Chip and Seal Fee per square yard	3.85	3.85	110-000-00-2242
Drainage Impact Fee Base Value	17,058.00	17,058.00	110-000-00-2241
Parks, Open Space and Trails Fee, per dwelling unit	1,860.00	1,860.00	110-000-00-2226
School Land Dedication Fee per residential dwelling unit based on \$40,000 per acre land value	920.00	920.00	330-000-00-3640
Transportation Impact Fee Base Rate			
Residential	3,200.00	3,200.00	varies
Commercial	1,589.00	1,589.00	varies
Use Tax based on Building Valuation Data published by International Code Council, August 2016 (see attached used tax table for valuation data)	3% of valuation	3% of valuation	110-000-00-3133
 <u>VI. LICENSING FEES</u>			
Amusement (Coin-op) License Fees (first machine)	25.00	25.00	110-000-00-3210
Amusement (Coin-op) License Fees (each additional machine)	5.00	5.00	110-000-00-3210
Business License Fee (Full year operation)	25.00	25.00	110-000-00-3210
Business License Fee (In operation 6 months or less)	12.50	12.50	110-000-00-3210
Dance Hall License (public or private)	25.00	25.00	110-000-00-3210
Golf Cart Permit	100.00	100.00	110-000-00-3210
Junkyard, Automobile Wrecking or Salvage Yard license			
6,000 sf or less	25.00	25.00	110-000-00-3210
6,001 - 10,000 sf	40.00	40.00	110-000-00-3210
10,001 - 15,000 sf	60.00	60.00	110-000-00-3210
15,001 - 20,000 sf	80.00	80.00	110-000-00-3210
20,001 plus sf	100.00	100.00	110-000-00-3210
Kennel License Fee	50.00	50.00	110-000-00-3210
Occupation tax on alcoholic beverage licenses	350.00	350.00	110-000-00-3211
Pawnbrokers	100.00	100.00	110-000-00-3210
Private Patrol Application			
Individuals	25.00	25.00	110-000-00-3210
Partnerships	30.00	30.00	110-000-00-3210
Corporations	50.00	50.00	110-000-00-3210
Sexually Oriented Business license	350.00	350.00	110-000-00-3210
plus Manager's Registration Fee	75.00	75.00	110-000-00-3210
Sidewalk Restaurant Permit	150.00	150.00	110-000-00-3210
Sound Amplification Permit	10.00	10.00	110-000-00-3210

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2017 FEES AND CHARGES**

<u>DESCRIPTION</u>	<u>2016</u>	<u>2017</u>	<u>Account #</u>
<u>VII. LIQUOR LICENSE APPLICATION FEES</u>			
New Liquor License Application Fee	875.00	875.00	110-000-00-3211
Transfer of Ownership of Liquor License Application Fee	750.00	750.00	110-000-00-3211
Change of Location	750.00	750.00	110-000-00-3211
Special Events Permit Application Fee for 3.2% Beer	50.00	50.00	110-000-00-3211
Special Events Permit Application for liquor	50.00	50.00	110-000-00-3211
Temporary Permit	100.00	100.00	110-000-00-3211
Bed and Breakfast Permit	25.00	25.00	110-000-00-3211
Late Renewal Application Fee	500.00	500.00	110-000-00-3211
Hotel/Tavern Manager's Registration Fee	75.00	75.00	110-000-00-3211
Art Galley Application Fee	100.00	100.00	110-000-00-3211
Resort Complex - Addition of related facility permits (each)	100.00	100.00	110-000-00-3211
Corp/LLC Change (per person) - non master file only	100.00	100.00	110-000-00-3211
Mini-bar permit with H/R License	325.00	325.00	110-000-00-3211
Additional fees are required by the State of Colorado			
<u>VIII. MAPS</u>			
Map from GIS, (8 1/2 x 11)	5.00	5.00	110-000-00-3680
Street Plat Map	2.50	2.50	110-000-00-3680
Subdivision Maps	10.00	10.00	110-000-00-3680
Wall Size Map (36 x 48) (Zoning, Community Plan, etc.)	40.00	40.00	110-000-00-3680
Zoning Map, 11 x 17 - 4 page set	15.00	15.00	110-000-00-3680
Plot Plans - Research and copy fee within last 6 years, Add research fee for records older than 6 years	2.00	2.00	110-000-00-3680
<u>IX. MISCELLANEOUS FEES</u>			
Audio recording of City Council meeting	12.00	12.00	110-000-00-3680
Camera Inspection of Sewer lines - Initial inspection	no charge	no charge	
Camera Inspection of Sewer lines - After initial inspection per lineal foot	1.00	1.00	212-000-00-3680
Copies (8 1/2 x 11/14) per page	0.25	0.25	110-000-00-3680
Copies (11 x 17) per page	0.50	0.50	110-000-00-3680
Convenience Fee for Utility Payments/per transaction	2.95	2.95	N/A
Excavation/Right of way Permit Fee	30.00	30.00	110-000-00-3220
Records Research Fee/per hour	30.00	30.00	110-000-00-3680
Returned Check Charge	25.00	25.00	110-000-00-3483
Special Events Permit Application Fees	25.00	25.00	110-000-00-3472
Special Events Permit Deposit (refundable) per 1,000 attendees	100.00	100.00	110-000-00-3472
<u>X. MUNICIPAL COURT FEES</u>			
Administrative Fee (providing proof of insurance resulting in dismissal)	25.00	25.00	110-000-00-3510
Appeal Bond (double amount of fine)	varies	varies	110-000-00-3510
Appeal Processing Fee	1.50	1.50	110-000-00-3510
Appeal Transcript Deposit Fee (refundable)	300.00	300.00	110-000-00-3510
Appeal Transcript of Court Record, per hour	30.00	30.00	110-000-00-3510
Bench Warrant	50.00	50.00	110-000-00-3510

EXHIBIT A
2017 FEES AND CHARGES

<u>DESCRIPTION</u>	<u>2016</u>	<u>2017</u>	<u>Account #</u>
Community Service Fee	10.00	10.00	110-000-00-3510
Default Judgement	50.00	50.00	110-000-00-3510
Deferrment	50.00	50.00	110-000-00-3510
Docket Fee/Court Costs	30.00	30.00	110-000-00-3510
Jury Fee (established by statute)	25.00	25.00	110-000-00-3510
Misdemeanor Fee	40.00	40.00	110-000-00-3510
Outstanding Judgement Warrant (DMV - Civil Action)	50.00	50.00	110-000-00-3510
Report copies, per page	0.25	0.25	110-000-00-3510
Unsupervised Probation Fee	40.00	40.00	110-000-00-3510
*Additional fees are determined in court by Municipal Judge including Stay of Execution, Failure to Appear, Failure to Appear at Trial, Supervised Probation			
<u>XI. PARKS FEES</u>			
Park shelter reservation fee (first 2 hours)	25.00	25.00	110-000-00-3477
Park shelter reservation fee (each additional hour)	10.00	10.00	110-000-00-3477
Park field use for Little League/per player	25.00	25.00	110-000-00-3477
Regular season	25.00	25.00	110-000-00-3477
Fall Season	15.00	15.00	110-000-00-3477
Park field use for T-Ball/per player			
Regular season	12.50	12.50	110-000-00-3477
Fall Season	7.50	7.50	110-000-00-3477
<u>XII. POLICE DEPARTMENT FEES</u>			
Background Checks	5.00	5.00	110-000-00-3680
Fingerprinting	7.00	7.00	110-000-00-3680
Vehicle Impoundment Storage Fee/day	N/A	N/A	110-000-00-3455
VIN Inspection @ Police Station	10.00	10.00	110-000-00-3421
VIN Inspection @ Residence/Business	15.00	15.00	110-000-00-3421
Preliminary Breath Test (PBT)	5.00	5.00	110-000-00-3680
<u>Copies of evidence:</u>			
1 VHS tape @ 60 minutes or less	N/A	N/A	110-000-00-3680
1 Audio file(micro or cassette) @ 60 minutes or less	12.00	12.00	110-000-00-3680
Audio and or Digital Images CD	7.00	7.00	110-000-00-3680
Photographs - prints (24 exposure film)	20.00	20.00	110-000-00-3680
Reports - copies, per page	0.25	0.25	110-000-00-3680
Reports - copies, per page (provided to victims)	no charge	no charge	
Archives/records research, per hour	20.00	20.00	110-000-00-3680
<u>XIII. UTILITY SERVICE FEES</u>			
<u>Irrigation Water</u>			
Irrigation Water (Full underground system)/annual	120.00	130.00	211-000-00-3441 x
Irrigation Water (Partial underground system)/annual	90.00	100.00	211-000-00-3441 x
Water Share Rental Fee/per year	25.00	25.00	211-000-00-3441
Irrigation Plant Investment Fee	500.00	500.00	211-000-00-3449
<u>Restart Service Fee</u>			

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<u>DESCRIPTION</u>	<u>2016</u>	<u>2017</u>	<u>Account #</u>	
During Regular Business Hours	55.00	55.00	110-000-00-3483	
Non Business Hours	85.00	85.00	110-000-00-3483	
<u>Sewer - Inside City</u>				
Residential Base Rate/per month	41.30	43.50	212-000-00-3441	x
Commercial Base Rate/per month for up to 5,000 gallons of water consumption	50.00	52.65	212-000-00-3442	x
Volume charge for commercial users per 1,000 gallons in between 5,000 and 105,000 gallons of water used per month	6.50	6.85	212-000-00-3442	x
Volume charge for commercial users in excess of 105,000 gallons of water used per month	4.00	4.25	212-000-00-3442	x
Dump Station - low use (under 100 vehicles per month)	100.00	105.30	212-000-00-3442	x
Dump Station - high use (over 100 vehicles per month)	250.00	263.25	212-000-00-3442	x
Senior Citizen Rate based on income eligibility	16.70	17.50	212-000-00-3441	x
Plant Investment Fee (3/4" to 1" water tap)	6,600.00	6,600.00	212-000-00-3449	
Plant Investment Fee (1 1/2" water tap or larger)*	negotiated	negotiated	212-000-00-3449	
*Base rate for 1.5" water tap is \$12,479, 2" is \$19,967 and 3" is \$39,933 subject to City Engineer and Public Works review of volume and treatment demands				
<u>Sewer - Outside City</u>				
Base Rate/per month	82.00	86.35	212-000-00-3441	x
Plant Investment Fee (3/4" to 1" water tap)	13,200.00	13,200.00	212-000-00-3449	
<u>Trash Collection</u>				
Per Unit per Month	12.50	12.75	215-000-00-3443	x
Senior Citizen Rate based on income eligibility	10.70	10.95	215-000-00-3443	x

Building Valuation Data – June 2016

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. Please be advised that the BVD is normally updated at six-month intervals, but the BVD normally provided in February was delayed. The next BVD will be issued in August, per our normal schedule. 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 2015 *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 = \$160.26/sq. ft. Permit Fee:
Business = 16,000 sq. ft. x \$160.26/sq. ft x 0.0075
= \$19,231

USE TAX TABLE - EFFECTIVE FOR 2017

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^{a, b, c, d}
 [----- Fire resistive materials -----]

Heavy Timber I-HR Wood Frame Non Rated Wood Frame

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73
A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, general, community halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.
I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

Typical Residential

- a. Private Garages use Utility, miscellaneous, **enclosed storage**
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent -- **shell only = 80% Table Value, tenant finish = 20% Table Value**
- d. N.P. = not permitted
- e. **Carpports/patios, use 50% of Group U Table Value**

***Material Costs are estimated at 50% of Table Value - General Formula = 0.03 x 0.50 x SF x Table Value**