

# BUILDING VALUATION DATA <sup>(1), (2), (3)</sup> Effective October 1, 2008

METROPOLITAN GOVERNMENT  
OF  
NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF  
CODES AND BUILDING  
SAFETY



ICC has developed this data to aid 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 in determining 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. The average costs include structural, electrical, plumbing, mechanical, interior finish and normal site preparation. This degree of precision is sufficient for the intended purpose, which is to help establish permit fees. This BVD table provides 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.

## Important Points

- In most cases the BVD does not apply to additions, 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.
- The Square Foot Construction Cost does not include the price of the land on which the building is built.

TYPE	DESCRIPTION PER 2006 IBC	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1	A-1 Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
A-A	A-1 Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2	A-2 Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-R	A-2 Assembly, restaurants, bars, banquet	150.36	146.12	141.38	136.79	127.74	125.09	131.96	115.61	112.65
A-3	A-3 Assembly, churches	182.56	176.16	171.71	163.86	153.36	148.38	158.12	138.57	132.90
A-H	A-3 Assembly, general, community halls, li-	154.36	147.97	142.51	135.66	123.58	120.18	129.93	109.37	104.69
A-4	A-4 Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B	B Business	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
E	E Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1	F-1 Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2	F-2 Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1	H-1 High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	0.00
H-2	H-2 High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-3	H-3 High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-4	H-4 High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5	H-5 HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
I-1	I-1 Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
I-2	I-2 Institutional, hospitals	258.06	252.55	247.81	241.07	228.10	0.00	235.73	212.76	0.00
I-A	I-2 Institutional, nursing homes	180.45	174.93	170.20	163.46	151.54	0.00	158.11	136.20	0.00
I-3	I-3 Institutional, restrained	176.22	170.71	165.97	159.23	148.16	142.50	153.89	132.82	126.35
I-4	I-4 Institutional, day care facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
M	M Mercantile	112.50	108.26	103.52	98.92	90.48	87.82	94.09	78.34	75.38
R-1	R-1 Residential, hotels	155.77	150.50	146.52	140.66	131.24	127.69	141.71	118.97	114.37
R-2	R-2 Residential, multiple family	130.60	125.33	121.35	115.49	106.19	102.65	116.67	93.92	89.32
R-3	R-3 Residential, one- and two-family	123.28	119.90	116.97	113.77	109.66	106.79	111.84	102.72	96.83
R-4	R-4 Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1	S-1 Storage, moderate hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2	S-2 Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U	U Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	39.63	37.72

## Notes to Valuation Table

1. Private Garages use Utility, miscellaneous
2. Unfinished basements (all use groups) = \$15.00 per sq. ft.
3. NP = not permitted

Data from ICC website [www.iccsafe.com](http://www.iccsafe.com)