



## Policies & Procedures Manual

### Policy No. 4.11 (BP- Construction Value)

#### Construction Value

Construction Value for the purposes of calculating building permit fees shall be determined by the contract price as outlined in Schedule A, Section 5. of Building Bylaw 863. The Building Official may check the declared construction value with one of the following methods and use this value if greater than the declared construction value:

1. Marshall & Swift's swiftestimator: is an online estimating tool found at [www.swiftestimator.com](http://www.swiftestimator.com). This pay-as-you-go web based service is approximately \$10 per estimate for residential construction and \$20 per estimate for commercial. It has the data base to check construction values of local markets, and a variety of building types.
  2. RS Means: is an online estimating tool found at [www.meanscostworks.com](http://www.meanscostworks.com). This is a subscription service best known for estimating commercial and industrial projects. The seven day trial version is free and the one year subscription is \$750.00.
  3. The following schedule for residential construction:
    - a. Main floor \$130.00 per square foot
    - b. All other floors \$100.00 per square foot
    - c. Unfinished basement \$ 60.00 per square foot
    - d. Garage or workshop \$ 40.00 per square foot
    - e. Deck \$ 20.00 per square foot
    - f. Accessory buildings \$ 25.00 per square foot
- 1) The cost per square foot detailed above shall be reviewed on an annual basis.

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