

# Construction Cost Index Method: Commercial Construction 2020

The Mahoning County Building Department is pleased to provide the following Cost Construction Index Method for its customers. The Construction Cost Index Method (CCIM) provides the “average” construction costs per square foot, which is

used to determine permit fees in Mahoning County. 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.

The International Code Council has developed data to aid jurisdictions in determining commercial permit fees. It is important to note that while the CCIM determines an estimated value of a building, it is only intended to determine permit fees. The data table is not intended to be an estimating guide because the data only reflects average costs and is not

representative of specific construction. The degree of precision is sufficient for the intended purpose, which is to establish consistent and equitable permit fees.

The CCIM provides Mahoning County with a simplified way to determine the estimated value of a

building or structure that does not rely on the permit applicant to determine the cost of construction.

Whether a specific project is bid at a cost

above or below the

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 bidding process and results.

**The bidding process for a particular job and other associated factors does not affect the value of construction for determining the permit fee.**

## Construction Cost Index Method

The permit fee is determined using the affected building gross area, square foot construction cost, and the base rate. The square foot construction cost is based upon a nationally recognized square foot construction cost table for commercial construction. It is the Building Official’s responsibility to annually review the construction cost table to determine and make adjustments if needed due to the operating demands of the department and economic conditions. Its implementation date is January 1 of each year.

**The Mahoning County Building Department is a fee-for-service department. Since 1998, no tax revenues have been in the yearly budget.**

**Affected Gross Building Area x Square Foot Construction Cost x Base Rate = Permit Fee**

The Square Foot Construction Cost Table on the back of this page represents average costs for most structures. 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 structural, electrical, mechanical, interior finish and normal site preparation. The cost of land is not included in the square foot construction cost.

## Base Rate

The Base Rate of 0.0025 per \$1,000 construction cost is established by the Board of Mahoning County Commissioners, and has remained unchanged since 1992.

**Permit fee does not include other associated costs such as plan review fees, state assessment fees, or administrative fees.**

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## Example

**Step 1** Determine: Type of Construction— IIB; Use Group—B

**Step 2** Locate cost per square foot using the type of construction and the use group on the Square Foot Construction Cost on the Table—\$165.19

**Step 3** Determine Square Footage— 2 Stories (1st story 8,000 sq ft, 2nd story 8,000 sq. ft) = 16000 sq. ft.

**Step 4** Determine Permit Fee using CCIM—

**Affected Gross Building Area x Square Foot Construction Cost x Base Rate = Permit Fee\***

**16,000 sq. ft. x 165.19 per sq. ft. x 0.0025 = \$6,607.60\***

\*Does not include other associated fees (i.e. plan review, administrative, etc.). See Building Department Fee Schedule

Effective Date 01/01/2020		Square Foot Construction Cost Table (see notes)								
Group	2015 IBC (August 2017)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
	Assembly, theaters without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
A-2	Assembly, nightclubs	182.86	177.56	173.06	166.05	156.54	152.22	160.22	141.43	136.94
A-2	Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3	Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3	Assembly, general, community halls, libraries, museums	180.57	172.52	166.04	158.00	144.89	140.11	151.32	127.59	121.94
A-4	Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	160.23	154.58
B	Business	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
E	Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1	Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2	Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.09
H-1	High Hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	NP
H234	High Hazard	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5	HPM	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1	Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2	Institutional, hospitals	314.17	307.27	301.34	292.67	277.18	NP	286.18	258.79	NP
I-2	Institutional, nursing homes	217.67	210.77	204.84	196.17	182.68	NP	189.68	164.29	NP
I-3	Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4	Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M	Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.83
R-1	Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
R-2	Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54

R-4	Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1	Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2	Storage, low hazard	102.68	97.53	92.40	87.50	78.80	73.84	83.43	64.78	59.12
U	Utility, miscellaneous	80.38	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

**Notes:**

- A. Unfinished Basements (all use groups) = \$21.00 per sq. ft.
- B. Shell buildings, deduct 20 percent.
- C. Interiors use 30 percent.
- D. Pre-engineered buildings use 75 percent.
- E. Private Garages, Tents and Signs are Use Group Utility, miscellaneous
- F. For projects not described above the Chief Building Official shall calculate the permit fee using the Building Department hourly rate, estimated time for services and/or actual cost for any contracted services.
- G. NP-not permitted