



Upper Uwchlan Township
Codes and Zoning Department
140 Pottstown Pike
Chester Springs, PA 19425

Phone: 610-458-9400
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Website: www.upperuwchlan-pa.gov

Upper Uwchlan Township 2026 Schedule of Fees (Includes Park & Recreation Fees)

RESOLUTION # 12-15-25-17

THE FOLLOWING ADMINISTRATIVE FEE APPLIES TO ALL BUILDING PERMITS

ADMINISTRATIVE FEE Includes UCC fees as Required by the
Commonwealth of Pennsylvania \$5.00

THE FOLLOWING PROCESSING FEE APPLIES TO ALL BUILDING PERMIT FEES UNDER \$1,000.00 PAID BY CREDIT CARD

No Credit Card Payments Over \$1,000.00 Accepted

Building Permit Fees Up to \$500.00 = \$5.00

Building Permit Fees \$500.01 - \$1,000.00 = \$10.00

RESIDENTIAL PERMITS

RESIDENTIAL SINGLE-FAMILY & TWO-FAMILY DWELLINGS

Calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee \$ 50

MULTI FAMILY BUILDINGS

Calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee \$ 50

RESIDENTIAL ADDITIONS (includes alterations and renovations)

Minimum \$100 (up to first \$1000 cost of Construction, plus \$12 per additional \$1000 of construction cost or fraction thereof)

Plus Zoning Review Fee \$ 50

RESIDENTIAL FINISHED BASEMENTS

Townhouse without a bathroom \$ 500
Townhouse with a bathroom \$ 550

Single Family detached without a bathroom \$ 600
Single Family detached with a bathroom \$ 650

ACCESSORY BUILDING (such as Carports, Play Structures, Detached Garages, Greenhouses and Sheds)
 Under 500 sq. ft.: **does not** require a building permit. (See Zoning Permits Section, Page 2)
 Over 500 sq. ft.: \$300 for the first 1000 sq.ft., plus \$20 for each additional 100 sq.ft. or fraction thereof
 Plus Zoning Review Fee \$20

RESIDENTIAL DECKS, PATIOS, TERRACES

150 sq.ft. or less.....	\$200
150 sq.ft. or more.....	\$300
Plus Zoning Review Fee	\$ 50

RE-ROOF.....\$ 100

SWIMMING POOLS

In-Ground Swimming Pool.....	\$650
Above-Ground Swimming Pool / Hot Tubs	\$250

DEMOLITION.....\$250

DEMOLITION-ACCESSORY BUILDING.....\$ 50

FLOOD PLAIN CONSTRUCTION FEE.....\$75

GRADING PERMIT.....\$75

BASEMENT EGRESS OPENING..... \$100

PLUMBING PERMITS 2% of total cost of material & labor (\$50 minimum)

ELECTRICAL PERMITS.....2% of total cost of material & labor (\$50 minimum)
 FILING FOR 3rd PARTY INSPECTION ONLY\$ 25

GENERATOR PERMIT\$100

HOT WATER HEATER REPLACEMENT - Fuel Gas Only.....\$75

HEATER CONVERSION or REPLACEMENT (no ductwork changes) \$120

ALTERNATIVE ENERGY SYSTEM PERMITS

Geothermal \$200; Solar \$200; Wind \$200

ROAD PERMITS.....Driveway (new and widening)... \$100

STORM WATER MANAGEMENT PERMIT.....\$50 for Permit, plus \$750.00 Escrow for Review

USE AND OCCUPANCY

New Construction.....	\$50
Additions/Alterations/Renovations.....	\$25
Pools.....	\$25
Resale Certificates.....	\$100
Refinance Certificates.....	\$30

RE-INSPECTIONS \$75

ZONING PERMITS

Confirmation Letter.....	\$50
Zoning Permit.....	\$50
Fence.....	\$100

ZONING PERMITS (Continued)

The following accessory residential structures, under 200 sq. ft. require a Zoning permit:

Carport.....	\$50
Detached Garage.....	\$50
Greenhouse.....	\$50
Sheds.....	\$50
Play Structures	\$25

SHORT TERM RENTAL PERMIT ANNUAL FEE\$250/year

COMMERCIAL PERMITS

NEW COMMERCIAL CONSTRUCTION

All use groups -- calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee	\$ 80
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ACCESSORY BUILDINGS

All commercial building except utility -- calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee	\$ 50
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ADDITIONS

All Commercial Use Groups	2% of construction cost (\$300 minimum)
Plus Zoning Review Fee	\$ 100

ALTERATIONS/RENOVATIONS/TENANT FIT OUTS

All Commercial building except utility.....	2% of total cost (\$50 minimum)
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ANNUAL PERMIT FILING FEE

\$100

COMMERCIAL U&O

Minor (strip mall) Tenant U&O.....	\$ 75
Business/Commercial Retail U&O.....	\$100
Change of Occupancy	\$ 75

RE-ROOF.....\$500

FENCE.....\$100

PLAYGROUND STRUCTURES (NON-RESIDENTIAL)

\$200

Plus Zoning Review Fee	\$ 50
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DEMOLITION

\$200/50,000 sq. ft. or fraction thereof, plus \$30 for each additional 5,000 sq. ft. or fraction thereof

BLASTING.....\$150

TEMPORARY CONSTRUCTION TRAILER.....\$100 per year

BUILDING MOVING PERMIT

\$10 per \$1,000 estimated cost of moving, plus foundation costs and all other work necessary to replace Building

COMMUNICATION TOWER

Additional Antennae on Existing Tower.....	\$500 per location
Replace existing Antennae.....	2% of total construction
Annual inspection.....	\$100
Wireless Communication Facility.....	\$250

PLUMBING/SEWAGE.....2% of total cost of material and labor (\$100 minimum)

ELECTRICAL PERMIT.....2% total cost of material & labor (\$50 minimum)

MECHANICAL (HVAC).....2% total cost of material & labor (\$50 minimum)

ALTERNATIVE ENERGY SYSTEM PERMITS.....\$200 plus cost of Electrical Permit

STORM WATER MANAGEMENT PERMITS\$100 for permit, plus \$1,000 Escrow for Review

TENT PERMIT.....\$80

UNDERGROUND TANK REMOVAL.....\$200

FAILURE TO OBTAIN REQUIRED PERMITS

If the required permit (building, zoning, plumbing, mechanical or electrical permit) is not obtained, fees are subject to be doubled at the discretion of the Code Official.

CONTRACTOR REGISTRATION (ANNUAL) Remodeling Contractors must be State Registered

Electrical.....	\$50/yr
General Contractor.....	\$50/yr
Mechanical.....	\$50/yr
Plumbing.....	\$50/yr
Fire Protection.....	\$50/yr
Other.....	\$50/yr
Electric Inspection Agency.....	\$150/yr

ROAD PERMITS

Road Opening restoration costs plus.....	\$100
Sewer Inspection.....	\$ 50
Driveway (new and widening).....	\$100

SUBSURFACE & SURFACE FACILITY INSTALLATIONS
(pipe, cable, wires, conduit, electric gas service, pipelines, etc.)

FIRE PROTECTION

Installation/Modifications of automatic Fire Extinguishing systems.....\$50 for first \$1,000/cost;
\$25 for each additional \$1,000 of fraction thereof, minimum \$50

Installation/Modification of Fire Alarm & Detection systems.....\$50 for first \$1,000/cost;
\$25 for each additional \$1,000 or fraction thereof, minimum \$50

Compressed Gases.....\$150
(installation, repair, abandonment, removal, place temporarily out of service, close service, substantial modification)

Flammable/Combustible Liquids..... \$50 for first \$1,000/cost; \$25 for each additional \$1,000 or fraction thereof (repair, modify pipeline for transportation of flammable or combustible liquids OR installation, construction or alteration of terminals, fuel-dispensing station or other similar facilities)

Flammable/Combustible Liquids Tank

Residential.....	\$ 25
Commercial ... (less than 5000 gal).....	\$100
Commercial... (more than 5000 gal).....	\$250
(installation, alteration, removal, abandonment or disposal)	

Installation of Industrial Ovens.....\$100

Installation of Spray Room, Dip Tank or Booth.....\$50 for the first \$1,000 of cost;
\$25 for each additional \$1,000 or fraction thereof; minimum \$50

Erection of Temporary Membrane Structures.....\$ 50
Tents (in excess of 200 sq. ft.) & Canopies (in Excess of 400 sq. ft.)

FIRE CODE INSPECTION FEES

Up to 1,000 sq. ft.....	\$ 25
1,001-3,500 sq. ft	\$ 50
3,501-12,000 sq. ft	\$ 75
12,001-36,000 sq. ft.....	\$100
36,001-50,000 sq. ft.....	\$150
50,001-100,000 sq. ft.....	\$200
Over 100,000 sq. ft.....	\$250

Continued

FIRE CODE INSPECTION FEES (continued)

Publicly-owned Education buildings.....	No Charge
Required Re-inspection.....	\$ 25/visit
Fireworks-Public Display.....	\$100

SIGN PERMITS

Permitted sign in residential area.....	\$25
Up to and including 40 sq. ft.....	\$100
Greater than 40 sq. ft.....	\$200
Billboard annual structural inspection fee.....	\$50

TOWNSHIP PROFESSIONAL SERVICES SCHEDULE – 2025

Township Engineer (Civil)	\$87-\$195/hour
Township Engineer (Traffic)	\$70-\$225/hour
Township Engineer (Wastewater)	\$60-\$179/hour
Township Planner	\$85-\$195/hour
Township Solicitor	\$230/hour
Paralegal	\$100/hour
Alternate Solicitor	\$240/hour
Township Zoning Solicitor	\$180/hour
Municipal Authority Solicitor	\$235/hour
Historic Preservation Consultant (also archeological services)	\$88-\$125/hour

TRAFFIC IMPACT FEE

Per trip.....	\$2,334.00
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SUBDIVISION/LAND DEVELOPMENT

Application Fee	
1-2 lots.....	\$250
3-5 lots.....	\$500
Plus \$25 for each lot over 3	
Over 5 lots.....	\$1000
Plus \$50 for each lot over 5	

The Applicant shall enter into a Review Escrow Agreement and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application. Any services performed that exceed the amount in escrow will be paid by the Applicant.

BOARD OF APPEALS

Building Code or Fire Code appeals:

\$300.00 plus reasonable fees for Hearing, administrative, legal transcripts, etc.

Western Chester County Regional U.C.C. Appeals Board (WCCRUCCAB)

Minor Application: a Minor appeal application involves one- or two-family dwellings only.

Major Application: a Major appeal application involves applications other than the above residential uses, plus commercial, institutional or industrial uses.

Minor and Major Applications proposed to be administered in their entirety by the WCCRUCCAB will require escrow funds to be established with the Appeals Board, and will include the following items:

5 Hearing Panel Members, Solicitor Cost, Legal Advertisement, Court Reporter Appearance Fee, Hearing Transcript (if needed)

Minor Application	\$1,500 First Hearing	\$500.00 Second Hearing Escrow
Major Application	\$2,000 First Hearing	\$500.00 Second Hearing Escrow

HEARINGS BEFORE THE BOARD OF SUPERVISORS

<u>Type of Application</u>	<u>Commercial/Industrial</u>	<u>Non-Commercial</u>
Curative Amendment	\$1000	\$500
Conditional Use	\$1000/First Hearing	\$500/First Hearing
Plus Reimbursement of Township's Consultant and Legal Fees		
Additional Hearings	\$500/Additional Hearings	\$250/Additional Hearings
Miscellaneous Hearings	\$1000	\$500

Hearing Fees deposited shall be used to defray the cost of the following:

- Publication Costs-“Notice of Hearing” and other legal publication charges.
- Cost of preparation and mailing of notices of hearing and decision.
- 50% of cost for stenographer.
- Cost of one (1) copy of original transcript, plus any additional transcripts requested.

HEARINGS BEFORE THE ZONING HEARING BOARD

<u>Type of Application</u>	<u>Commercial/Industrial</u>	<u>Residential</u>
	<u>Deposit</u>	<u>Deposit</u>
Variance	\$1400	\$650
Special Exception	\$1400	\$650
Appeals of Zoning Officer Decision	\$1400	\$650
Challenge of Validity Zoning Ordinance	\$1400	\$650
Miscellaneous Appeals	\$1400	\$650

Hearing deposit shall be used to cover the cost of the following:

- Publication costs-“Notice of Hearing” and other legal publication charges
- Cost for preparation and mailing of notices of hearing and decision
- 50% of costs for stenographer
- Administration assessment

Continued

HEARINGS BEFORE THE ZONING HEARING BOARD (Continued)

Whether Approved or Denied, if costs of Hearing(s) exceed the deposit, Applicant will be liable for outstanding charges (in increments of \$100); should costs of Hearing(s) be less than the Application fee, the balance will be refunded.

- Transcript - COST of Hearing Transcript shall be paid by requesting person or party.

PARK AND RECREATION FEES: See Page 11 for the Park & Recreation Fees Chart

RECYCLING AND / OR SOLID WASTE HAULER LICENSE FEE ANNUAL.....\$25/Truck

ADMINISTRATION FEES

Administrative Fee: reimbursable engineering invoices, reimbursable legal invoices
10% of invoice up to maximum \$100 Administrative Fee/invoice

Certifications:

Public Sewer Account and/or Solid Waste / Recycling Account	\$ 30.00
Real Estate Tax (Township only).....	\$ 25.00

Hydrant Fee (charged annually to property owners who have a fire hydrant within 780 feet of their property, for water service to and maintenance of the hydrant.).....0.135 mils

Local Services Tax – charged annually to all persons employed in Upper Uwchlan Township\$ 52.00

Municipal Claims/Liens -- Delinquent Accounts – Attorney's Fees:

- Receive and review delinquent account information, verify property owner/address, prepare 30-day demand letter.....\$ 50.00
- Send 10-Day Notice.....\$ 15.00
- Prepare and file municipal lien.....\$ 100.00
- Prepare and file order of satisfaction and notice to property owner.....\$17.50
- Prepare and file writ of scire facias.....\$100.00
- Reissue writ.....\$30.00
- Prepare and mail correspondence per Pa.R.C.P. §237.1
- Motion for alternate service
- Motion for summary judgment.....\$200.00
- Prepare and file writ of execution for sheriff sale
- Attendance at sale and evaluate schedule of distribution and resolve issues ancillary to sale.....\$500.00
- \$300.00

Miscellaneous litigation and/or legal activities hourly rate not to exceed \$170.00/hour

On-Lot Sewage System Operation and Maintenance Plan Review Fee (Annual) \$125.00

Returned Checks

\$30.00

Solid Waste and Recycling Collection (Annual).....\$425.00

Solid Waste and Recycling Collection Account Late Fee if not paid in full by September 30.....\$43.00

Solid Waste, Recycling Toter Carts

96-gallon \$70.00

Stormwater Best Management Practices (BMP) Operation & Maintenance Plan Review ...\$125.00

Stormwater Best Management Practices (BMP) Operation & Maintenance Facility Inspection.....

ADMINISTRATION FEES Continued

The property owner will reimburse the Township for the actual cost incurred for each facility inspected, as follows:

- BMP Facility Inspection (Non-NPDES Permit Facility) Invoiced for time spent to complete inspection. (\$250 maximum per facility)
- BMP Facility Inspection (Part of an approved NPDES Permit) Invoiced for time spent to complete inspection of each facility. (\$250 maximum per facility)

Tax Collection - Real Estate Taxes:..... Contact the Tax Collector for current rate

Vehicle Impound – Towing and 48-hour Storage Fee.....\$150.00

Verification (written) of Permits/Approvals and their expirations:

Residential Approval Verification.....	\$100.00
Commercial Approval Verification.....	\$300.00

PRINTED MATERIAL

Zoning Ordinance (spiral bound-includes color zoning map).....\$35.00

Subdivision/Land Development Ordinance.....(spiral-bound).....\$35.00

Comprehensive Plan.....(spiral-bound).....\$35.00

Storm Water Management Ordinance.....\$10.00

Open Space, Recreation and Environmental Resources Plan.....\$25.00

Zoning Map.....\$15.00

Base Map.....\$10.00

"Neighborhood" Map.....No charge for Residents.....\$3.00 Non-Residents

The Upper Uwchlan - A Place Betwixt & Between...(softback).....\$15.00

Request for Information/Research Fee.....As allowed per State Statute

Copies: Per copied side 8 1/2 x 11.....\$0.25

Per copied side 11 x 17.....\$0.50

Certified copies of Records (does not include notarization fees).....\$3.00/Record
(As allowed by the Right To Know Law Fee Structure)

Plot Plans.....\$5.00

Biodegradable Leaf / Yard Waste Bags.....\$2.50/bundle of 5

SOLICITATION LICENSE

Application Fee	\$ 25.00
License	\$125.00
Identification Card	Per Person...\$ 20.00

NOW, THEREFORE, BE IT RESOLVED, this 15th day of December, 2025.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Jennifer F. Baxter
Jennifer F. Baxter, Chair

Andrew P. Durkin
Andrew P. Durkin, Vice-Chair

Sandra M. D'Amico
Sandra M. D'Amico, Member

ATTEST:

Gwen A. Jonik
Gwen A. Jonik, Township Secretary

PARK AND RECREATION FEES

Hickory Park					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Baseball 60'	\$2000/Season \$20/hour	No Charge	\$25/hour	\$3400/Season \$30/hour	\$30/hour
Baseball 90'	\$2000/Season \$20/hour		\$25/hour	\$3400/Season \$30/hour	\$30/hour
Multi-purpose	\$2000/Season \$20/hour		\$25/hour	\$3400/Season \$30/hour	\$30/hour
Tennis	\$15/hour		\$20/hour	\$25/hour	\$25/hour
Volleyball	\$15/hour		\$20/hour	\$25/hour	\$25/hour
Pavilion	\$25/day		\$35/day	\$50/day	\$50/day
Fellowship Fields					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Multi-Purpose Field*	\$2800/Season \$25/hour	No Charge	\$25/hour	\$4000/Season \$30/hour	\$30/hour
Synthetic Turf Field*	\$5600/Season Non-seasonal users - \$100/hour	\$100/hour	\$125/hour	\$7800/Season Non-seasonal users - \$150/hour	\$150/hour
Larkin's Field					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Multi-purpose #1	\$25/hour \$2000/Season	No Charge	\$25/hour	\$30/hour \$3500/ Season	\$30/hour
Multi-purpose #2	\$25/hour \$1350/Season	No Charge	\$25/hour	\$30/hour \$2350/Season	\$30/hour
Upland Farm Park					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
The Barn**	\$100/hour	\$200/hour	\$200/hour	\$250/hour	\$300/hour

*Lighting Fees will be billed at a rate of \$10/hour as incurred for Type 2 users and \$20/hour as incurred for all other user types.

**Any reservation exceeding (6) hours will be considered for a reduced rate on a case-by-case basis. Contact Township staff for availability.

Seasons

A season shall be defined as a minimum of 112 hours at Fellowship, or a minimum of 100 hours at Hickory Park, up to a maximum of 340 hours, per any four-month period. Additional hours will be billed at the hourly rate.

Priority Types

Type 1 - Programs and activities of Upper Uwchlan Township will receive priority use of all facilities.

Type 2 - Township-based, non-profit organizations.

Type 3 - Township residents for private use. (Proof of residency required.)

Type 4 - Township-based for-profit organizations and businesses.

Type 5 - Non-resident groups as described in Type 2.

Type 6 - Non-residents.

Building Valuation Data – AUGUST 2024

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 February 2025. 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 2024 *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 = \$260.46/sq. ft.
3. Permit Fee:
 Business = 16,000 sq. ft. x \$260.46/sq. ft x 0.0075
 = \$31,255

Important Points

Exhibit A

Page 2 of 2

- 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}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.