

Construction Cost Index Method: Residential Construction 2010

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 Minimum Square Foot Construction Cost Table presents factors that reflect relative value of one construction classification group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

The Chief Building Official, in conformance with the Mahoning County Building Regulations, has developed this data to serve in determining residential 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 be-

cause the data reflects below-average costs of construction. The degree of precision is sufficient for the intended purpose, which is to establish consistent and equitable permit fees.

The Residential 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 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.

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 minimum square foot construction cost table for residential 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 projected 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.

$$\text{Affected Gross Building Area} \times \text{Square Foot Construction Cost} \times \text{Base Rate} = \text{Fee}$$

The Minimum 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.

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

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.

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Example: 2000 sf vinyl-sided home, partially finished basement, garage, deck, and porch.

Step 1 Determine the cost per square foot for each specific area: 2,000 sq ft dwelling at \$80 per square foot, 480 sq ft garage at \$25 per square foot, 144 sq ft deck at \$25 per square foot, 100 sq ft porch at \$30 per square foot, and 350 sq ft finished basement at \$10 per square foot.

Step 3 Determine Permit Fee using CCIM—

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

2,000 sq. ft.	x	\$80 per sq. ft.	x	0.0025	=	\$400.00
480 sq. ft.	x	\$25 per sq. ft.	x	0.0025	=	\$30.00
144 sq. ft.	x	\$25 per sq. ft.	x	0.0025	=	\$9.00
100 sq. ft.	x	\$30 per sq. ft.	x	0.0025	=	\$7.50
350 sq. ft.	x	\$10 per sq. ft.	x	0.0025	=	<u>\$8.75</u>
Total Permit Fee*						= \$449.25

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

(Effective 12/19/09) Minimum Square Foot Construction Cost Index <small>(see notes)</small>		
Project Type	\$/sf	Description
Dwellings	75	No basement, slab or crawl
	80	Vinyl siding—No brick or stone
	85	Partial brick, stone, or dryvit
	90	All brick, stone, or dryvit
Additions	30	First floor interior walls/remodel—no foundation work
	65	Second floor addition with roof—no foundation work
Basement	10	Remodel/finish
	20	Foundation replacement
Accessory Structures	25	Pole building/foundation, masonry or monolithic
Patio/Porch	10	Attached concrete slab
	20	Walls only—enclosure of existing roof and foundation
	30	Foundation with frost protection—no roof
	30	Roof only—over existing slab/deck
	60	Foundation and roof—no walls
Decks	25	Grade, first- or second-story
Pools	17	Above ground without deck
	30	Liner—In-ground with
	50	Concrete—In-ground
Roofing	10	Metal standing seam
		150 per square, asphalt re-roof only. Note: one square = 100 square feet
		Add \$50 per sheet of plywood to be replaced (i.e. 3 sheets plywood adds 150)
		30 per square foot, roof construction, pitch change

Notes:

- A. As shown in the example above, the permit fee is a cumulative amount based upon each individual area's cost per square foot.
- B. When dwelling application includes porch, garage, deck, pool, or misc., the construction cost index shall be used, as shown in the example above. Otherwise, see Building Department Fee Schedule.
- C. 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.