2014 Valuation Guide
Miscellaneous Construction Costs

Backflow Installation		$1,000
Deck		See Shade Structures
Demolition and Move-off		
Demo Residential		$4.5/sq.ft
Demo Commercial		$7/sq.ft
Garages		
New attached garage (masonry or frame)		Use U occupancy, new construction
New detached garage (masonry or frame)		Use U occupancy, new construction
Conversions		
Carport to garage		$25/sq.ft.
Garage/carport/patio converted to living space		$40/sq.ft.

Electric Service (new or relocated)	1-phase	3-phase
100 Amp	$1,750	$3,500
200 Amp	$2,620	$5,240
400 Amp	$3,850	$7,690
600 Amp	$6,120	$12,230
800 Amp	$7,860	$15,720

Elevators, escalators, lifts (per floor)	
Residential elevators	2-level: $23,600; 3-level: $30,200
Residential dumb waiters	$6,600
Residential chair lifts	$3,935
Commercial electric elevators	$92,000 (4 stops)
Commercial hydraulic elevator	$35,400 (2 stops)
New escalator	$131,200 (12’ or 13’)
Fences	
Masonry	$42.30/lin.ft.
Ornamental/wrought iron	$30.85/lin.ft.
Combo: masonry and wrought iron	$36.58/lin.ft.
Dooley block	$27.87/lin.ft.

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.

Chain-link or wood fences	$24.00/lin.ft.
Fireplaces (zero clearance or masonry)	$2,000 plus
Fueling station CNG/LNG (Fuel maker)	
Residential	$9,200
Gas/propane	
Gas test	$150
Relocate gas meter	$1,000
New gas or propane line	$39/lin.ft.
Heating & cooling - Residential	
Replace furnace or air conditioner	A/C or Gas pack $4,500
Install evaporative cooler	$2,000
Rooftop a/c replacement with new support needed	$6,600 plus
Load controller	$2,000
Manufactured Building	
Single-Family Manufactured Home or Mobile Home	$1,000
All Structures Other than Single-Family	Refer to Building Valuation Table
Monopole Structures	
Complete Structure	$70,000
Existing Monopole (Panel Changes Only)	$5,000
Parking lot canopies	See Shade Structures
Parking lot lighting	$2,000/pole
Patios and Porches	See Shade Structures
Photovoltaic Systems	
Commercial	$3,500/kilowatt
Residential	$3,000/kilowatt
Pools	Use U occupancy
Residential minimum	$21,000
Pool heater	$1,050
Rewire or rebuild pool	$13,100
Grotto	$2,500
Grotto with Waterfall	$5,000
Grotto with Waterfall and Slide	$10,000

Remodel – Commercial ..... Refer to Remodeling Valuation Table

Remodel – Residential ..... Refer to Remodeling Valuation Table

Retaining walls

- Less than 3 ft. high ..... $30/lin.ft.
- 3’ to 6’ high ..... $45/lin.ft.
- Over 6’ high ..... $110/lin.ft.

Rewiring (electrical)

- Commercial ..... $9/sq.ft.
- Residential ..... $5/sq.ft.

Roofing - Residential

- Tear off and replace ..... $1.64/sq.ft. (shingles)
- Change asphalt to tile w/ structural upgrade..... $9,200 plus

Roofing - Commercial replacements

- Tile..... $3.28/sq.ft.
- Shingle ..... $0.33/sq.ft.
- Rolled ..... $0.66/sq.ft.
- Other ..... Hot mopped: $1.31/sq.ft.

Shade Structures – Includes Carports and Patios

- Wood Deck ..... $20/sq.ft.
- Wood Structure with or without Membrane Roof ..... $15/sq.ft.
- Aluminum with Lattice Roof ..... $12/sq.ft.
- Aluminum with Membrane Roof..... $15/sq.ft.
- Aluminum with Solid/Metal Roof ..... $17/sq.ft.
- Steel with Membrane Roof ..... $17/sq.ft.
- Steel with Solid/Metal Roof..... $12/sq.ft.
- Masonry/Wood Structure with Membrane Roof ..... $25/sq.ft.
- Masonry/Steel Structure with Membrane Roof ..... $30/sq.ft.

Sheds, detached storage buildings

- Site built..... Use U occupancy, new construction
- Pre-built ..... Use U occupancy, new construction

Solar Water Heater	
Commercial	$20,000
Residential	$6,000
Tenant Improvements	Refer to Remodeling Valuation Table
Water Heater	
Replace commercial water heater	$2,500
Replace residential water heater	$500
Water/Sewer	
New or replacement water line	$30/lin.ft.
New or replacement sewer line	$20/lin.ft.
Repipe water line (one bath)	$3,900
Repipe water line (two bath)	$4,500
Repipe water line (three or more baths)	$6,000
Windows, residential replacement	$660/window
Wood Deck	See Shade Structures