



Project Valuation

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The procedures for project valuation are adopted by the Board of County Commissioners as part of the Department's fee schedule, available at www.skagitcounty.net/planning.

New Construction Valuation

All new structures not specified below	Based on the most recent edition of the table "Square Foot Construction Costs" from the International Code Council's published Building Valuation Data, available at www.iccsafe.org/codes-tech-support/codes/code-development-process/building-valuation-data/
Fences	\$30/linear ft
Bulkheads and retaining walls	\$100/linear ft
Foundations	\$100/linear ft
Decks	\$12.85/sq ft
Post frame buildings < 2,000 sq. ft.	\$22/sq ft
Post frame buildings > 2,000 sq. ft.	\$13/sq ft
Prefabricated metal carport/storage > 1,000 sq ft	\$8/sq. ft.
Water storage tanks	Documented bid price or the following, whichever is higher: \$0.75/gallon up to 100,000 gallons; \$0.50/gallon between 100,000 and 1,000,000 gallons; \$0.30/gallon over 1,000,000 gallons

Remodel Valuation

Extent of Alteration	% of Building Valuation ¹	Definition ²
Minor	25%	<ul style="list-style-type: none"> • Addition, removal or repair of some walls or partitions • Minor mechanical, electrical or plumbing work, such as residential remodeling of bathrooms or kitchens • Some refinishing of existing walls, ceilings and floors • Replacement of some windows • Replacement of ceiling grid system
Major	50%	<ul style="list-style-type: none"> • Addition or removal of many walls • Extensive mechanical, electrical or plumbing work • Significant refinishing of walls, ceilings and floors • Replacement of many windows • Limited structural modification and addition
Full	75%	<ul style="list-style-type: none"> • Demolition of all non-structural portions leaving a structural shell • Installation of new or substantial replacement of mechanical, electrical or plumbing • Significant structural upgrading • Extensive structural repair.

¹ Percentage of new construction valuation per Skagit County Fee Schedule

² The extent of alteration includes one or more of the listed items. The floor area will be calculated based on the entire area of the rooms where the alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the areas separately to develop the valuation.