



B-003 – BUILDING DIVISION DIRECTIVE

December 11, 2023

Building Valuation Data

REFERENCE

California Building Code (CBC)

Section 109.3 Permit Valuations

Directive Issued Date:
12/11/2023

Revision Date:

Purpose

Establish the minimum building project valuation used to determine the Building fees.

Background

When building plan review and permit fees are based on project valuation, a minimum valuation is determined by the Permit Center staff to ensure a minimum fee level for the City's service. The calculated minimum valuation is used only to determine Building fees which cover administering, reviewing, and inspecting all code-regulated items in the project.

Code References

109.3 Permit Valuations: The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall reflect the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

Building Official's Directive

Building project valuation shall be based on the higher of:

1. The applicant's estimate valuation or the contractor's bid,
2. Calculated valuation based on the most current Building Valuation Data as published by International Code Council (ICC) and adjusted using the Regional Cost Modifiers of 1.18.

Notes:

The ICC Building Valuation Data table will be updated at six-month interval and provides the "average" construction costs per square foot. The data is a national average and does not consider any regional cost differences. Building Division has used the Regional Cost Modifiers of 1.18 for over the past ten years to account for local construction costs.

Example:

Calculated valuation for new 10,000 sq. ft. office building with Type IIB construction

Occupancy Group: B

Type of Construction: IIB

Square Foot Construction Cost: \$231.65/sf (ICC Building Valuation Data – August 2023)

Regional cost Modifiers: 1.18

Minimum Calculated Valuation: 10,000 sf x \$231.65/sf x 1.18 = **\$2,733,470**