



San Diego Area Chapter International Code Council

Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, El Centro, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego City, San Diego County, San Marcos, Santee, Solana Beach, Temecula, Vista

DATE: April 18, 2017

TO: San Diego Area Chapter of ICC

FROM: Kurt Culver, Chair, Valuation Committee

SUBJECT: 2017 Valuation Schedule

The task of determining the value of construction is mandated to be the responsibility of the Building Official by Section 109.3 in Chapter 1, Division II of the 2016 California Building Code. Since 1987, the San Diego Chapter has endeavored to assist Building Departments within the Chapter by preparing recommended valuation multipliers that can be used by the Building Official in carrying out this duty.

Many jurisdictions in the region, including the City of San Diego, the City of Chula Vista and the County of San Diego, have migrated, in part or totally, to a cost-based fee schedule rather than a valuation-based method. As a result, one of the primary uses for the valuation schedule has diminished as more jurisdictions adopt cost-based fee collection methods. There are, however, other instances where the California Building Code or local/state laws rely on valuation or accumulated valuation to trigger the collection of a fee or compliance with a regulation.

Examples of some of these non-permit and plan check uses are:

1. Fees are collected by local jurisdictions on behalf of the State of California and are based on project valuation, such as SMIP.
2. Periodic reports on the total valuation of private building construction used by state/federal government agencies use the valuation data based on the schedule.
3. The California Building Code in Section 11B-202.4, Exception 8 requires that when determining whether to grant an unreasonable hardship the total construction cost of the alteration, structural repair, or addition does not exceed a valuation threshold based on the jurisdiction's construction cost determination.
4. Some CalGreen provisions are triggered based on the valuation of the project.

The project valuations are not only used by Building Departments, but are used by various other agencies, newspapers, magazines, and the County Tax Assessor, as well as the design and construction industries.

The valuation schedule presented to the San Diego Chapter of ICC was last amended in 2016.

The enclosed proposed valuation schedule was developed based on the 2016 schedule. Figures from that schedule were factored up, using the "US 20 Cities" data from the *Engineering News Journal*, published by McGraw Hill. This method has been used for many years and is recognized as a national source of current construction costs.

The valuation schedule is presented herewith for review, consideration and adoption by the Chapter members.

SAN DIEGO AREA CHAPTER INTERNATIONAL CODE COUNCIL

BUILDING VALUATION MULTIPLIERS FOR 2017

Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)	Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)
R-2	Apartment Houses	*Type I or I B.	\$ 174.58	B/R/S	Fire Stations	Type I or I B	\$ 182.58
	Apartment Houses	Type V or III (Masonry)	\$ 142.54		Fire Stations	Type II A	\$ 120.12
	Apartment Houses	Type V Wood Frame	\$ 131.33		Fire Stations	Type II B	\$ 113.71
	Apartment Houses	Type I Basement Garage	\$ 60.86		Fire Stations	Type III A	\$ 131.33
B	Banks	Type I or I B	\$ 237.04		Fire Stations	Type III B	\$ 126.53
	Banks	Type II A	\$ 174.58		Fire Stations	Type V A	\$ 123.32
	Banks	Type II B	\$ 169.77		Fire Stations	Type V B	\$ 116.92
	Banks	Type III A	\$ 192.19	A-3	Fitness Centers	<i>Same values as Office Buildings</i>	\$ -
	Banks	Type III B	\$ 185.79	I-2	Hospitals	Type I A or I B	\$ 261.06
	Banks	Type V A	\$ 174.58		Hospitals	Type III A	\$ 216.22
	Banks	Type V B	\$ 168.17		Hospitals	Type V A	\$ 206.61
B	Car Washes	Type III A	\$ 112.11	R-1	Hotels & Motels	Type I A or I B	\$ 161.76
	Car Washes	Type III B	\$ 107.31		Hotels & Motels	Type III A	\$ 140.94
	Car Washes	Type V A	\$ 96.10		Hotels & Motels	Type III B	\$ 132.93
	Car Washes	Type V B	\$ 89.69		Hotels & Motels	Type V A	\$ 121.72
A-3	Churches	Type I or I B	\$ 158.56		Hotels & Motels	Type V B	\$ 120.12
	Churches	Type II A	\$ 120.12	F	Industrial Plants	Type I A or I B	\$ 91.29
	Churches	Type II B	\$ 113.71		Industrial Plants	Type II A	\$ 64.06
	Churches	Type III A	\$ 129.73		Industrial Plants	Type II B (Stock)	\$ 59.26
	Churches	Type III B	\$ 123.32		Industrial Plants	Type III A	\$ 70.47
	Churches	Type V A	\$ 121.72		Industrial Plants	Type III B	\$ 65.67
	Churches	Type V B	\$ 113.71		Industrial Plants	Tilt-up	\$ 48.05
I-2	Convalescent Hospitals	Type I or I B	\$ 222.62		Industrial Plants	Type V A	\$ 65.67
	Convalescent Hospitals	Type II A	\$ 155.36		Industrial Plants	Type V B	\$ 60.86
	Convalescent Hospitals	Type III A	\$ 158.56	B	Medical Offices	Type I A or I B	\$ 192.19
	Convalescent Hospitals	Type V A	\$ 148.95		Medical Offices	Type II A	\$ 147.35
R- 3	Dwellings ***	Type V Adobe	\$ 195.40		Medical Offices	Type II B	\$ 140.94
	Dwellings ***	Type V Masonry	\$ 155.36		Medical Offices	Type III A	\$ 160.16
	Dwellings ***	Type V Wood Frame	\$ 147.35		Medical Offices	Type III B	\$ 148.95
	Dwellings ***	Basements (semi-finished)	\$ 36.84		Medical Offices	Type V A	\$ 144.14
	Dwellings ***	Additions - Wood Frame	\$ 176.18		Medical Offices	Type V B	\$ 139.34
	Dwellings ***	Solariums	\$ 148.95	B	Offices	*Type I or I B	\$ 171.37
	Dwellings ***	Cabana - Pool House (Type V)	\$ 137.74		Offices	Type II A	\$ 115.32

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Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)	Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)
B	Offices	Type II B	\$ 108.91	M	Service Stations	Pump Island Canopies	\$ 44.84
	Offices	Type III A	\$ 123.32	M	Stores	*Type I or I B	\$ 131.33
	Offices	Type III B	\$ 118.52		Stores	Type II A	\$ 80.08
	Offices	Type V A	\$ 115.32		Stores	Type II B	\$ 78.48
	Offices	Type V B	\$ 108.91		Stores	Type III A	\$ 97.70
U	Private Garages	Wood Frame - Finished	\$ 38.44		Stores	Type III B	\$ 92.89
	Private Garages	Wood Frame - Unfinished	\$ 38.44		Stores	Type V A	\$ 83.28
	Private Garages	Masonry	\$ 44.84		Stores	Type V B	\$ 76.88
	Private Garages	Open Carports	\$ 27.23		Stores	Retail Garden Center (Type V B)	\$ 63.71
B	Public Buildings	*Type I or I B	\$ 197.00	A-1	Theatres	Type I or I B	\$ 176.18
	Public Buildings	Type II A	\$ 160.16		Theatres	Type III A	\$ 128.13
	Public Buildings	Type II B	\$ 153.75		Theatres	Type III B	\$ 121.72
	Public Buildings	Type III A	\$ 166.57		Theatres	Type V A	\$ 120.12
	Public Buildings	Type III B	\$ 160.16		Theatres	Type V B	\$ 113.71
	Public Buildings	Type V A	\$ 152.15	S	Warehouses **	Type I or I B	\$ 78.48
	Public Buildings	Type V B	\$ 147.35		Warehouses **	Type II A	\$ 46.45
S-2	Public Garages	*Type I or I B	\$ 78.48		Warehouses **	Type II B	\$ 44.84
	Public Garages	*Type I or II Open Parking	\$ 59.26		Warehouses **	Type III A	\$ 52.85
	Public Garages	Type II B	\$ 44.84		Warehouses **	Type III B	\$ 51.25
	Public Garages	Type III A	\$ 59.26		Warehouses **	Type V A	\$ 46.45
	Public Garages	Type III B	\$ 52.85		Warehouses **	Type V B	\$ 44.84
	Public Garages	Type V A	\$ 54.45				
A-2	Restaurants	Type III A	\$ 156.96				
	Restaurants	Type III B	\$ 150.55				
	Restaurants	Type V A	\$ 142.54				
	Restaurants	Type V B	\$ 137.74				
E	Schools	Type I or I B	\$ 177.78				
	Schools	Type II A	\$ 121.72				
	Schools	Type III A	\$ 129.73				
	Schools	Type III B	\$ 124.93				
	Schools	Type V A	\$ 121.72				
	Schools	Type V B	\$ 116.92				
M	Service Stations	Type II B	\$ 107.31				
	Service Stations	Type III A	\$ 112.11				
	Service Stations	Type V A	\$ 96.10				

NOTE:

- * Add 0.5 percent to the total cost for each story over three.
- ** Deduct 11 percent for mini-warehouse.
- *** For subdivisions with 10 or more single family dwellings which have plan check and building permit issuances in groups of 10 or more, the valuation or the plan check and building permit fees may be increased by 10 percent.

**SAN DIEGO AREA CHAPTER
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Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)	Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)
	MISC.				Mobile Home		\$35.24
	Agricultural Building		\$27.23		Patio	Wood Frame with Cover	\$12.81
	Aluminum Siding		\$8.01		Patio	Metal Frame with Cover	\$16.02
	Antennas	Radio over 30 ft. high	\$5,157.17		Patio	Wood Frame Cover & Walls	\$17.62
	Antennas	Dish, 10 ft. dia.w/decoder	\$6,270.29		Patio	Metal Frame Cover & Walls	\$20.82
	Awning or Canopy (supported by building)	Aluminum	\$30.43		Patio	Screen or Plastic Walls	\$4.80
					Plastering	Inside	\$4.80
	Awning or Canopy (supported by building)	Canvas	\$12.81		Plastering	Outside	\$4.80
					Retaining Wall	Concrete or Masonry	\$25.63
	Balcony		\$20.82		Reroofing (1 square = 100 square feet)	Built-up	\$195.40
	Decks (wood)		\$20.82		Reroofing (1 square = 100 sq. ft.)	Composition Shingles	\$182.58
	Demolition of Building		\$6.41		Reroofing (1 square = 100 sq. ft.)	Fiberglass Shingles	\$182.58
	Fence or Freestanding Wall	Wood or Chain Link	\$3.20		Reroofing (1 square = 100 sq. ft.)	Asbestos Cement Shingles	\$434.04
	Fence or Freestanding Wall	Wood Frame with Stucco	\$8.01		Reroofing (1 square = 100 sq. ft.)	Wood Shingles (Class C min)	\$434.04
	Fence or Freestanding Wall	Wire	\$3.20		Reroofing (1 square = 100 sq. ft.)	Wood Shakes (Class C min)	\$434.04
	Fence or Freestanding Wall	Masonry	\$12.81		Reroofing (1 square = 100 sq. ft.)	Aluminum Shingles	\$655.06
	Fence or Freestanding Wall	Wrought Iron	\$8.01		Reroofing (1 square = 100 sq. ft.)	Clay Tile	\$549.35
	Foundation Only (25% of value of whole building). Remainder of building will be valued at 75% of the building				Reroofing (1 square = 100 sq. ft.)	Concrete Tile	\$464.47
	Greenhouse		\$8.01		Roof Structure Replacement		\$20.82
	Manufactured Housing (25% of value of "site built" house)		\$35.23		Saunas (Steam)		\$12,872.12
					Spa or Hot Tub ("Jacuzzi®")		\$10,561.00

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Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)	Occ.	Use	Type of Construction	Valuation (\$/sq. ft.)
	Stairs		\$20.82	B	Banks	Type III A	\$153.75
	Stone and Brick Veneer		\$12.81		Banks	Type III B	\$148.63
	Storage Racks	per cubic feet	\$1.60		Banks	Type V A	\$139.66
	Swimming Pool (per sf surface area)	Vinyl-lined	\$49.65		Banks	Type V B	\$134.53
	Swimming Pool (per sf surface area)	Gunitite	\$54.45	B	Medical Offices	*Type I or I B	\$153.75
	Swimming Pool (per sf surface area)	Fiberglass	\$59.26		Medical Offices	Type II A	\$117.88
	Tenant Improvements	Medical offices, restaurants, hazardous 'h'	\$67.27		Medical Offices	Type II B	\$112.75
	Tenant Improvements	Other such as stores & offices	\$48.34		Medical Offices	Type III A	\$128.13
					Medical Offices	Type III B	\$119.16
	General Additions and Modifiers				Medical Offices	Type V A	\$115.32
	Fire Sprinkler System		4.16		Medical Offices	Type V B	\$111.47
	Air Conditioning-Commercial		6.73	B	Offices	*Type I or I B	\$137.10
	Air Conditioning-Residential		5.61		Offices	Type II A	\$92.25
	Fireplace-Concrete or masonry		5,157.17		Offices	Type II B	\$87.13
	Fireplace-prefabricated metal		3,505.92		Offices	Type III A	\$98.66
	Pile Foundations	Cast-in-place concrete piles	33.63		Offices	Type III B	\$94.82
	Pile Foundations	Steel piles	83.28		Offices	Type V A	\$92.25
					Offices	Type V B	\$87.13
	Alterations to Existing Structures			A-2	Restaurants	Type III A	\$125.57
	<i>(with no additional Floor Area or Roof Cover)</i>				Restaurants	Type III B	\$120.44
	Interior Partition	(linear ft)	76.88		Restaurants	Type V A	\$114.03
	Install Windows or Sliding Glass Doors		24.02		Restaurants	Type V B	\$110.19
	Close Exterior Wall Opening		22.42	M	Stores	*Type I or I B	\$105.07
					Stores	Type II A	\$64.06
	Shell Buildings				Stores	Type II B	\$62.78
B	Banks	*Type I or I B	189.63	M	Stores	Type III A	\$78.16
	Banks	Type II A	139.66		Stores	Type III B	\$74.31
	Banks	Type II B	135.82		Stores	Type V A	\$66.63
					Stores	Type V B	\$61.50