

meet accessibility standards as provided in subsection 1103 of the IBC. Automatic fire sprinkler systems are required. A firewall cannot be used to isolate and reduce occupant loads in order to avoid an R-2 classification.

25. The determination of building permit fees, plan review fees and valuation of construction is as follows:

a. Building permit fees and plan review fees are established by resolution passed by the city commission after public hearing. The determination of value or valuation under any of the provisions of this title is made by the building official.

b. The value to be used in computing the building permit and building plan review fees is the total estimated cost of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The value or valuation of a building or structure under any of the provisions of this title is the greater of the construction cost estimated by the owner or the owner's agent, or the cost per square foot method of valuation and the cost per square foot figures for the type and quality of construction listed in the most current "Building Valuation Data" table published by the International Code Council (ICC) in the "Building Safety Journal" magazine, as regionally modified.

c. The building and safety division may base the building permit fee and plan review fee on the best available valuation information when unusual circumstances make the above methods unreasonable.

26. A fee shall be paid for each change of occupancy inspection.

27. The adoption of a building code is not an assumption of any liability by the city to any person by reason of the review of plans, inspection or non-inspection, issuance or non-issuance of any certificate under this title, or approval or disapproval of any equipment or process authorized by this title. This title may not be construed to hold the city or its officers and employees liable for any damage to persons or property for any matters regulated by this title. This title may not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects.
(Ord. 3134, 10-18-2010)

Building Valuation Data – FEBRUARY 2020

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2020. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. 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.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. 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 foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$177.38/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$177.38/sq. ft x 0.0075 = \$21,286

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters, without stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, museums	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	335.53	328.23	321.81	312.65	296.45	N.P.	305.67	276.99	N.P.
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	N.P.	203.26	176.05	N.P.
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family ^d	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

100% OF BUILDING FEES BELOW
Plan Review Fee is 65% of the Building Fee

<u>BUILDING PERMIT VALUATION</u>	<u>FEE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>FEE</u>
0 - 500	\$ 22.00	43,000 - 44,000	\$ 523.00
500 - 600	\$ 24.75	44,000 - 45,000	\$ 532.00
600 - 700	\$ 27.50	45,000 - 46,000	\$ 541.00
700 - 800	\$ 30.25	46,000 - 47,000	\$ 550.00
800 - 900	\$ 33.00	47,000 - 48,000	\$ 559.00
900 - 1,000	\$ 35.75	48,000 - 49,000	\$ 568.00
1,000 - 1,100	\$ 38.50	49,000 - 50,000	\$ 577.00
1,100 - 1,200	\$ 41.25	50,000 - 51,000	\$ 586.25
1,200 - 1,300	\$ 44.00	51,000 - 52,000	\$ 592.50
1,300 - 1,400	\$ 46.75	52,000 - 53,000	\$ 598.75
1,400 - 1,500	\$ 49.50	53,000 - 54,000	\$ 605.00
1,500 - 1,600	\$ 52.25	54,000 - 55,000	\$ 611.25
1,600 - 1,700	\$ 55.00	55,000 - 56,000	\$ 617.50
1,700 - 1,800	\$ 57.75	56,000 - 57,000	\$ 623.75
1,800 - 1,900	\$ 60.50	57,000 - 58,000	\$ 630.00
1,900 - 2,000	\$ 63.25	58,000 - 59,000	\$ 636.25
2,001 - 3,000	\$ 75.50	59,000 - 60,000	\$ 642.50
3,000 - 4,000	\$ 88.00	60,000 - 61,000	\$ 648.75
4,000 - 5,000	\$ 100.50	61,000 - 62,000	\$ 655.00
5,000 - 6,000	\$ 113.00	62,000 - 63,000	\$ 661.25
6,000 - 7,000	\$ 125.50	63,000 - 64,000	\$ 667.50
7,000 - 8,000	\$ 138.00	64,000 - 65,000	\$ 673.75
8,000 - 9,000	\$ 150.50	65,000 - 66,000	\$ 680.00
9,000 - 10,000	\$ 163.00	66,000 - 67,000	\$ 686.25
10,001 - 11,000	\$ 175.50	67,000 - 68,000	\$ 692.50
11,000 - 12,000	\$ 188.00	68,000 - 69,000	\$ 698.75
12,000 - 13,000	\$ 200.50	69,000 - 70,000	\$ 705.00
13,000 - 14,000	\$ 213.00	70,000 - 71,000	\$ 711.25
14,000 - 15,000	\$ 225.50	71,000 - 72,000	\$ 717.50
15,000 - 16,000	\$ 238.00	72,000 - 73,000	\$ 723.75
16,000 - 17,000	\$ 250.50	73,000 - 74,000	\$ 730.00
17,000 - 18,000	\$ 263.00	74,000 - 75,000	\$ 736.25
18,000 - 19,000	\$ 275.50	75,000 - 76,000	\$ 742.50
19,000 - 20,000	\$ 288.00	76,000 - 77,000	\$ 748.75
20,000 - 21,000	\$ 300.50	77,000 - 78,000	\$ 755.00
21,000 - 22,000	\$ 313.00	78,000 - 79,000	\$ 761.25
22,000 - 23,000	\$ 325.50	79,000 - 80,000	\$ 767.50
23,000 - 24,000	\$ 338.00	80,000 - 81,000	\$ 773.75
24,000 - 25,000	\$ 350.50	81,000 - 82,000	\$ 780.00
25,001 - 26,000	\$ 361.00	82,000 - 83,000	\$ 786.25
26,000 - 27,000	\$ 370.00	83,000 - 84,000	\$ 792.50
27,000 - 28,000	\$ 379.00	84,000 - 85,000	\$ 798.75
28,000 - 29,000	\$ 388.00	85,000 - 86,000	\$ 805.00
29,000 - 30,000	\$ 397.00	86,000 - 87,000	\$ 811.25
30,000 - 31,000	\$ 406.00	87,000 - 88,000	\$ 817.50
31,000 - 32,000	\$ 415.00	88,000 - 89,000	\$ 823.75
32,000 - 33,000	\$ 424.00	89,000 - 90,000	\$ 830.00
33,000 - 34,000	\$ 433.00	90,000 - 91,000	\$ 836.25
34,000 - 35,000	\$ 442.00	91,000 - 92,000	\$ 842.50
35,000 - 36,000	\$ 451.00	92,000 - 93,000	\$ 848.75
36,000 - 37,000	\$ 460.00	93,000 - 94,000	\$ 855.00
37,000 - 38,000	\$ 469.00	94,000 - 95,000	\$ 861.25
38,000 - 39,000	\$ 478.00	95,000 - 96,000	\$ 867.50
39,000 - 40,000	\$ 487.00	96,000 - 97,000	\$ 873.75
40,000 - 41,000	\$ 496.00	97,000 - 98,000	\$ 880.00
41,000 - 42,000	\$ 505.00	98,000 - 99,000	\$ 886.25
42,000 - 43,000	\$ 514.00	99,000 - 100,000	\$ 892.50

FEES WILL BE ASSESSED AT THE FOLLOWING RATES FOR PROJECTS WITH A VALUATION OF: \$100,000 TO \$500,000: \$895.00 FOR THE FIRST 100,000 PLUS \$5.00 PER EACH ADDITIONAL \$1,000.00 OR FRACTION.

\$500,001 TO \$1,000,000: \$2855.00 FOR THE FIRST \$500,000 PLUS 4.25 PER EACH ADDITIONAL \$1,000.00 OR FRACTION.

\$1,000,000 AND UP: \$4955.00 FOR THE FIRST \$1,000,000 PLUS 2.75 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION.