



## Building and Safety Permit Service Center

This guideline is intended to enhance local consistency in application and enforcement of the California Building and Residential Codes. Application of this guideline is project specific and does not authorize any violation of local or state code, ordinance or law in conjunction with the proposed work.

The Building Valuation Data Table represents average costs per square foot based on typical construction methods for each occupancy group and type of construction.

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# Guidelines for BUILDING PERMIT VALUATIONS

## Code References

### **BMC 19.28.020, 19.29.030 and 2022 CBC Section 109.3 Building Permit Valuations:**

“The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for the permit is to be 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.”

## Procedure for Verifying Building Permit Valuations

1. The applicant shall include the estimated valuation on the building permit application.
2. During the plan review process, building plan check staff shall verify the valuation of the work based on the occupancy, type of construction, and floor area for new buildings using the February 2023 Building Valuation Data. See #4 below for alterations to existing buildings.
3. Where the valuation shown on the permit application is lower in comparison to the calculated estimate, plan check staff shall update the valuation in the electronic permit record and shall include notification of the valuation change accompanied by valuation calculation in the plan review comments. If the application valuation is greater than the calculated estimate, then the permit shall be based on the application valuation.
4. For alterations to existing buildings, building plan check staff shall estimate the project valuation based upon the Building Valuation Data table, and depending on the complexity of the alteration proposed.
  - Minor interior alterations shall be valued in the 20% to 30% range new construction; moderate interior alterations, such as tenant improvements, shall be valued in 40% to 50% range.
  - Major alterations which impact building exterior, structural systems and/or primary fire/life safety systems are to be valued up to 60% of the value of new construction.
5. Shall notify the applicant of the supplemental fees that must be paid at the time of plan resubmittal or permit issuance.
6. Senior Permit Specialist shall review, on a sample basis, the accuracy of building permit information, including square footages and percentages used in calculating permit valuations.

## Use and Occupancy Classifications

California Building Code Chapter 3 provides for the classification of buildings, structures and parts thereof based on the purpose or purposes for which they are used. The Occupancy Groups include Assembly (A), Business (B), Education (E), Factory (F), High-Hazard (H), Institutional (I), Mercantile (M), Residential (R), Storage (S), and Utility (U). Some Occupancy Groups are further subdivided into categories, numbered sequentially, identifying varying degrees of risk to life safety associated with different types of uses that fall within the same group.

## Types of Construction

California Building Code Chapter 6 contains the requirements to classify buildings into one of five types of construction. Many code requirements applicable to a building, such as allowable height, allowable floor area, fire separation distances, building materials, etc. are dependent on its type of construction.

**Types I and II** construction are those types of construction in which the building elements (i.e., roof, walls, floors, and structural frame) are of noncombustible materials, except as specifically permitted in California Building Code Section 603 and elsewhere in the code.

**Type III** construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by the code. Fire-retardant-treated wood framing is permitted within exterior wall assemblies of a 2-hour rating or less.

**Type IV** construction (Heavy Timber, HT) is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. Minimum solid sawn nominal dimensions are required for structures built using Type IV construction (HT).

**Type V** construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

Construction Types I, II, III, IV and V are further subdivided into two categories, A and B, that identify differences in the degree of fire-resistance required.

## Building Valuation Data\*\* (Based on ICC February 2023 BVD)

Building Valuation Data per Square Foot with 1.16 modifier per City of Berkeley Resolution 67.047-N.S <sup>b,c,f,g</sup>									
Occupancy Classifications per CBC Chapter 3*	Types of Constructions per CBC Chapter 6								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	\$393.10	\$ 379.86	\$ 370.92	\$ 356.85	\$ 335.72	\$ 325.34	\$ 345.96	\$ 311.31	\$ 301.41
A-1 Assembly, theaters, without stage	\$359.74	\$ 346.50	\$ 337.56	\$ 323.49	\$ 302.36	\$ 291.98	\$ 312.60	\$ 277.96	\$ 268.05
A-2 Assembly, nightclubs	\$319.10	\$ 309.63	\$ 300.83	\$ 290.62	\$ 272.55	\$ 264.78	\$ 280.19	\$ 247.74	\$ 239.72
A-2 Assembly, restaurants, bars, banquet halls	\$317.94	\$ 308.47	\$ 298.51	\$ 289.46	\$ 270.23	\$ 263.62	\$ 279.03	\$ 245.42	\$ 238.56
A-3 Assembly, churches	\$365.00	\$ 351.76	\$ 342.82	\$ 328.76	\$ 308.15	\$ 297.77	\$ 317.86	\$ 283.74	\$ 273.83
A-3 Assembly, general, community halls, libraries,museums	\$311.39	\$ 298.15	\$ 288.05	\$ 275.14	\$ 253.18	\$ 243.96	\$ 264.25	\$ 228.77	\$ 220.02
A-4 Assembly, arenas	\$358.58	\$ 345.34	\$ 335.24	\$ 322.33	\$ 300.04	\$ 290.82	\$ 311.44	\$ 275.64	\$ 266.89
B Business	\$305.26	\$ 294.08	\$ 283.22	\$ 271.27	\$ 247.08	\$ 237.39	\$ 260.62	\$ 218.06	\$ 208.21
E Educational	\$325.29	\$ 314.16	\$ 305.90	\$ 292.71	\$ 273.22	\$ 259.43	\$ 282.62	\$ 238.81	\$ 231.36
F-1 Factory and industrial, moderate hazard	\$187.58	\$ 178.89	\$ 167.85	\$ 162.33	\$ 144.67	\$ 137.47	\$ 155.12	\$ 119.95	\$ 112.32
F-2 Factory and industrial, low hazard	\$186.42	\$ 177.73	\$ 167.85	\$ 161.17	\$ 144.67	\$ 136.31	\$ 153.96	\$ 119.95	\$ 111.16
H-1 High Hazard, explosives	\$174.98	\$ 166.29	\$ 156.41	\$ 149.74	\$ 133.60	\$ 125.24	\$ 142.53	\$ 108.88	N.P.
H234 High Hazard	\$174.98	\$ 166.29	\$ 156.41	\$ 149.74	\$ 133.60	\$ 125.24	\$ 142.53	\$ 108.88	\$ 100.09
H-5 HPM	\$305.26	\$ 294.08	\$ 283.22	\$ 271.27	\$ 247.08	\$ 237.39	\$ 260.62	\$ 218.06	\$ 208.21
1-1 Institutional, supervised environment	\$307.32	\$ 296.46	\$ 286.33	\$ 276.20	\$ 252.46	\$ 245.49	\$ 276.25	\$ 227.15	\$ 220.01
1-2 Institutional, hospitals	\$508.39	\$ 497.20	\$ 486.34	\$ 474.39	\$ 448.90	N.P.	\$ 463.74	\$ 419.88	N.P.
1-2 Institutional, nursing homes	\$353.64	\$ 342.45	\$ 331.59	\$ 319.64	\$ 297.23	N.P.	\$ 308.99	\$ 268.21	N.P.
1-3 Institutional, restrained	\$346.46	\$ 335.27	\$ 324.41	\$ 312.46	\$ 290.35	\$ 279.50	\$ 301.81	\$ 261.33	\$ 249.17
1-4 Institutional, day care facilities	\$307.32	\$ 296.46	\$ 286.33	\$ 276.20	\$ 252.46	\$ 245.49	\$ 276.25	\$ 227.15	\$ 220.01
M Mercantile	\$238.05	\$ 228.59	\$ 218.62	\$ 209.58	\$ 191.20	\$ 184.59	\$ 199.14	\$ 166.39	\$ 159.53
R-1 Residential, hotels	\$310.21	\$ 299.35	\$ 289.22	\$ 279.10	\$ 255.92	\$ 248.94	\$ 279.14	\$ 230.60	\$ 223.47
R-2 Residential, multiple family	\$259.38	\$ 248.53	\$ 238.40	\$ 228.27	\$ 206.22	\$ 199.24	\$ 228.32	\$ 180.90	\$ 173.77
R-3 Residential, one- and two-family d	\$245.65	\$ 238.77	\$ 233.15	\$ 228.67	\$ 220.81	\$ 212.65	\$ 224.75	\$ 206.10	\$ 194.15
R-4 Residential, care/assisted living facilities	\$307.32	\$ 296.46	\$ 286.33	\$ 276.20	\$ 252.46	\$ 245.49	\$ 276.25	\$ 227.15	\$ 220.01
S-1 Storage, moderate hazard	\$173.82	\$ 165.13	\$ 154.09	\$ 148.58	\$ 131.28	\$ 124.08	\$ 141.37	\$ 106.56	\$ 98.93
S-2 Storage, low hazard	\$172.66	\$ 163.97	\$ 154.09	\$ 147.42	\$ 131.28	\$ 122.92	\$ 140.21	\$ 106.56	\$ 97.77
U Utility, miscellaneous	\$133.96	\$ 126.38	\$ 119.07	\$ 113.83	\$ 102.65	\$ 95.00	\$ 108.88	\$ 80.92	\$ 77.11

\*Values issued by the International Code Council (ICC) Building Valuation Data dated February 2023

\*\*Valuation values are per square foot

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$36.54/sqft
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

- e. Cases not listed in the table shall be considered separately by the building official
- f. Building valuations for construction projects determined to be a remodel, or renovation shall be up to sixty percent (60%) of the value of new construction, subject to the approval of the building official
- g. Decks, balconies, terraces and similar appurtenances shall be twenty percent (20%) of the value of new construction