



## Building Valuation Data

Building permit fee amounts are based on project valuation. The City of Milpitas published Fees and Charges has the following definition:

### **A. Building Valuation Defined**

*Building valuation shall be based on the higher of 1) the applicant's estimated valuation or 2) the most current Building Valuation as printed and published by the International Code Council and adjusted using the most current City Cost Index as printed and published by R.S. Means Building Construction Cost Data, or as shown on the "Building Valuation Supplement" for items not covered in the International Code Council Building Valuation Data.*

The minimum valuation calculated in accordance with the City's fee schedule is to ensure a minimum fee level for the City's services. This valuation is used only to determine our fees, which reflect our costs to provide the services. The permit and plan review fees cover administering, reviewing and inspecting all code-regulated items in the project.

Please consider that when a bid is lower than the calculated valuation, the actual bid does not affect the amount of code items the City is required to regulate.

### **B. Building Valuation Supplement**

1. Residential garage conversions per sq.ft.	\$65.00
2. Concrete or concrete block retaining walls per sq.ft. (includes footing)	\$10.00
3. Wood retaining wall per sq.ft.	\$5.00
4. Residential remodel (no increase in floor area) per sq.ft.	\$50.00
5. Residential kitchen remodel per sq.ft.	\$150.00
6. Patio cover per sq.ft.	\$15.00
(add for enclosure) per sq.ft.	\$15.00
7. Deck per sq.ft.	\$15.00

Items of construction that are not pertinent to plan review and inspection functions of the Building and Housing Department may be reasonably excluded from valuation. Examples of this include wall and floor finishes (if not regulated by building code fire resistivity, green building code or disabled access provisions), decorative window treatments and the like. The cost of package equipment where internal parts are not inspected is excluded from valuation, however the labor and materials cost of installation (for example electrical hook-up and mechanical anchorage) is included in the valuation.

Note that the valuation does not include architectural design fees or contractor mobilization cost.

Note that the valuation does not include costs of site development items external to a building envelope.

Some projects may require a discussion of valuation due to the special nature or complexity of the project. Questions about project valuation should be first directed to the plan reviewer. If questions remain, it is the Plan Check Engineer's responsibility to establish a project valuation.

## Building Valuation Data – February 2019

### Square Foot Construction Costs <sup>a,b,c,d</sup>

Occupancy	CONSTRUCTION TYPE								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	303.33	293.35	286.36	274.51	258.12	250.67	265.83	235.78	226.93
A-1 Assembly, theaters, without stage	277.54	267.57	260.58	248.73	232.65	225.20	240.04	210.31	201.46
A-2 Assembly, nightclubs	236.11	229.47	224.01	214.88	202.88	197.28	207.43	183.62	177.52
A-2 Assembly, restaurants, bars, banquet halls	234.88	228.24	221.55	213.65	200.42	196.05	206.20	181.16	176.29
A-3 Assembly, churches	278.82	268.85	261.86	250.00	235.66	228.21	241.32	213.32	204.48
A-3 Assembly, general, community halls, libraries	234.47	224.50	216.28	205.65	188.30	182.13	196.97	166.01	158.39
A-4 Assembly, arenas	276.31	266.34	258.12	247.50	230.19	223.97	238.81	207.85	200.23
B Business	243.31	234.46	227.18	216.11	197.60	190.20	207.81	173.61	166.03
E Educational	257.59	248.75	242.28	231.25	215.59	204.71	223.30	188.29	182.91
F-1 Factory and industrial, moderate hazard	144.65	137.99	130.34	125.26	112.59	107.33	120.06	92.60	87.27
F-2 Factory and industrial, low hazard	143.42	136.76	130.34	124.03	112.59	106.10	118.83	92.60	86.04
H-1 High Hazard, explosives	135.29	128.63	122.21	115.89	104.73	98.24	110.69	84.74	0.00
H-2,3,4 High Hazard	135.29	128.63	122.21	115.89	104.73	98.24	110.69	84.74	78.18
H-5 HPM	243.31	234.46	227.18	216.11	197.60	190.20	207.81	173.61	166.03
I-1 Institutional, supervised environment	243.33	234.99	227.70	218.83	200.84	195.33	219.02	180.78	175.07
I-2 Institutional, hospitals	407.03	398.19	390.91	379.83	360.05	N.P.	371.54	336.06	N.P.
I-2 Institutional, nursing homes	282.51	273.67	266.39	255.31	238.04	N.P.	247.02	214.05	N.P.
I-3 Institutional, restrained	276.58	267.73	260.46	249.38	232.42	223.78	241.08	208.43	198.39
I-4 Institutional, day care facilities	243.33	234.99	227.70	218.83	200.84	195.33	219.02	180.78	175.07
M Mercantile	175.82	169.18	162.49	154.59	141.92	137.55	147.14	122.66	117.80
R-1 Residential, hotels	245.63	237.29	230.00	221.13	202.83	197.33	221.32	182.78	177.07
R-2 Residential, multiple family	205.74	197.40	190.11	181.24	164.46	158.96	181.43	144.41	138.70
R-3 Residential, one- and two-family <sup>e</sup>	191.68	186.48	181.83	177.23	170.90	166.38	174.32	159.95	150.63
R-4 Residential, care/assisted living facilities	243.33	234.99	227.70	218.83	200.84	195.33	219.02	180.78	175.07
S-1 Storage, moderate hazard	134.06	127.40	119.75	114.66	102.27	97.01	109.46	82.28	76.95
S-2 Storage, low hazard	132.83	126.17	119.75	113.43	102.27	95.78	108.23	82.28	75.72
U Utility, miscellaneous	104.92	99.07	92.88	88.25	79.60	74.40	84.32	62.95	59.94

- a. Data has been adjusted for local construction costs by the R.S. Means City Cost Index of 1.23 based upon the data published in 2019 Building Construction Costs Book.
- b. Private Garages use Utility, miscellaneous
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted
- e. Unfinished basements (Group R-3)<sup>a</sup> = \$27.61 per sq. ft