

20' x 34' x \$84 = \$5,712



Building Valuation Schedule

CITY OF SAN DIEGO • DEVELOPMENT SERVICES
 1222 FIRST AVENUE, MS 501, SAN DIEGO, CA 92101
 Call (619) 446-5300 for appointments and (619) 446-5000 for information.

INFORMATION
 BULLETIN
101
 January 2001

How to figure valuation and fees

Permit fees are based on an estimated valuation of new construction and/or improvements covered by a permit. This Information Bulletin provides the amounts needed to determine that valuation. Fees are calculated separately; see Information Bulletin 102. For example, if you are building a

3,000 square-foot wood frame dwelling, the permit fees would be based on an estimated valuation of \$84 per square foot, or \$252,000. Refer to the \$252,000 line of the Fee Schedule (Information Bulletin 102) for the permit fees. If you are applying for permits for a

spa and deck, the spa valuation is \$6,200. The deck covers 100 square feet for a valuation of \$1,250 (at \$12.50 per square foot). With a total valuation of \$7,450, refer to the \$8,000 line on the Fee Schedule for the permit fees. These valuations are effective October 5, 1998.

Occupancy and Type	Valuation Per Square Foot	Occupancy and Type	Valuation Per Square Foot	Occupancy and Type	Valuation Per Square Foot
Apartment Houses					
* Type I or II-F.R.	\$99.00	Type V 1-Hour	\$117.00	Restaurants	
Type V or III (Masonry)	\$81.00	Hotels & Motels		Type III 1-Hour	\$88.00
Type V Wood Frame	\$74.00	* Type I or II-F.R.	\$92.00	Type III-N	\$85.00
Type I Basement Garage	\$34.00	Type III 1-Hour	\$79.00	Type V 1-Hour	\$81.00
Banks					
* Type I or II-F.R.	\$134.00	Type III-N	\$76.00	Type V-N	\$78.00
Type II 1-Hour	\$99.00	Type V 1-Hour	\$69.00	Schools	
Type II-N	\$96.00	Type V-N	\$68.00	Type I or II-F.R.	\$101.00
Type III 1-Hour	\$109.00	Industrial Plants		Type II 1-Hour	\$69.00
Type III-N	\$105.00	Type I or II-F.R.	\$52.00	Type III 1-Hour	\$74.00
Type V 1-Hour	\$99.00	Type II 1-Hour	\$36.00	Type III-N	\$71.00
Type V-N	\$95.00	Type II (Stock)	\$33.00	Type V 1-Hour	\$69.00
Car Washes					
Type III 1-Hour	\$64.00	Type III 1-Hour	\$40.00	Type V-N	\$66.00
Type III-N	\$61.00	Type III-N	\$37.00	Service Stations	
Type V 1-Hour	\$54.00	Tilt-up	\$27.00	Type II-N	\$61.00
Type V-N	\$50.00	Type V 1-Hour	\$37.00	Type III 1-Hour	\$64.00
Churches					
Type I or II-F.R.	\$90.00	Type V-N	\$34.00	Type V 1-Hour	\$54.00
Type II 1-Hour	\$68.00	Medical Offices		Canopies	\$25.00
Type II-N	\$64.00	* Type I or II-F.R.	\$108.00	Stores	
Type III 1-Hour	\$73.00	Type II 1-Hour	\$84.00	* Type I or II-F.R.	\$75.00
Type III-N	\$70.00	Type II-N	\$80.00	Type II 1-Hour	\$46.00
Type V 1-Hour	\$69.00	Type III 1-Hour	\$88.00	Type II-N	\$45.00
Type V-N	\$65.00	Type III-N	\$85.00	Type III 1-Hour	\$56.00
Convalescent Hospitals					
* Type I or II-F.R.	\$126.00	Type V 1-Hour	\$82.00	Type III-N	\$52.00
Type II 1-Hour	\$88.00	Type V-N	\$79.00	Type V 1-Hour	\$47.00
Type III 1-Hour	\$90.00	Offices		Type V-N	\$43.00
Type V 1-Hour	\$85.00	* Type I or II-F.R.	\$97.00	Retail Garden Center (V-N)	\$35.00
Dwellings ***					
Type V Adobe	\$111.00	Type II 1-Hour	\$65.00	Theatres	
Type V Masonry	\$88.00	Type II-N	\$62.00	* Type I or II-F.R.	\$100.00
Type V Wood Frame	\$84.00	Type III 1-Hour	\$70.00	Type III 1-Hour	\$73.00
Basements (semi-finished)	\$21.00	Type III-N	\$67.00	Type III-N	\$69.00
Additions - Wood Frame	\$101.00	Type V 1-Hour	\$66.00	Type V 1-Hour	\$68.00
Solariums	\$84.00	Type V-N	\$62.00	Type V-N	\$65.00
Cabaña - Pool House	\$77.00	Private Garages		Warehouses	
Fire Stations					
Type I or II-F.R.	\$104.00	Wood Frame - Finished	\$23.00	Type I or II-F.R.	\$45.00
Type II 1-Hour	\$68.00	Wood Frame - Unfinished	\$22.00	Type II 1-Hour	\$27.00
Type II-N	\$64.00	Masonry	\$25.00	Type II-N	\$25.00
Type III 1-Hour	\$75.00	Open Carports	\$15.00	Type III 1-Hour	\$30.00
Type III-N	\$72.00	Public Buildings		Type III-N	\$29.00
Type V 1-Hour	\$70.00	* Type I or II-F.R.	\$112.00	Type V 1-Hour	\$27.00
Type V-N	\$67.00	Type II 1-Hour	\$93.00	Type V-N	\$25.00
Fitness Centers					
<i>Same values as Office Buildings</i>					
Hospitals					
* Type I or II-F.R.	\$148.00	Type II-N	\$87.00	Notes	
Type III 1-Hour	\$123.00	Type III 1-Hour	\$94.00	* Add 0.5 percent to the total cost for each story over three.	
		Type III-N	\$91.00	** Deduct 11 percent for mini-warehouses.	
		Type V 1-Hour	\$86.00	*** Effective 10/1/2000, when submitting 10 or more units for permitting, the building permit and mechanical, electrical, and plumbing fees will be reduced by 20%.	
		Type V-N	\$83.00		
		Public Garages			
		* Type I or II-F.R.	\$44.00		
		* Type I or II Open Parking	\$33.00		
		Type II-N	\$26.00		
		Type III 1-Hour	\$34.00		
		Type III-N	\$30.00		
		Type V 1-Hour	\$31.00		

This information is available in alternative formats for persons with disabilities. To request this bulletin in alternative format, call (619) 236-7703 or (800) 735-2929 (TT). Be sure to see us on the World Wide Web at www.ci.san-diego.ca.us/development-services

Miscellaneous Valuations

Structure or Item	Valuation
Agricultural Building	\$16.50/sq ft
Aluminum Siding	\$4.75/sq ft
Antennas	
Radio	
over 30 ft. high	\$3,025.00 ea
Dish, 10 ft. dia.	
w/decoder	\$3,675.00 ea
Awning or Canopy	
(Supported by Building)	
Aluminum	\$18.00/sq ft
Canvas	\$7.50/sq ft
Balcony	\$12.50/sq ft
Decks (wood)	\$12.50/sq ft
Fence or Freestanding Wall	
Wood or Chain Link	\$1.75/sq ft
Wood Frame with Stucco	\$4.75/sq ft
Wire	\$1.75/sq ft
Masonry	\$7.50/sq ft
Wrought Iron	\$4.75/sq ft
Greenhouse	\$4.75/sq ft
Manufactured Housing	
25% of value of	
"site built" house	\$21.00/sq ft
Mobile Home	\$21.00/sq ft
Patio	
Wood Frame	
with Cover	\$7.50/sq ft
Metal Frame	
with Cover	\$9.75/sq ft
Wood Frame	
Cover & Walls	\$11.00/sq ft
Metal Frame	
Cover & Walls	\$12.50/sq ft
Screen or Plastic Walls ..	\$2.75/sq ft

Structure or Item	Valuation
Plastering	
Inside	\$2.50/sq ft
Outside	\$2.50/sq ft
Retaining Wall	
Concrete or Masonry	\$15.25/sq ft
Re-roofing	
1 square = 100 square feet	
Built-up	\$116.00 per square
Composition	
Shingles	\$108.00 per square
Fiberglass	
Shingles	\$108.00 per square
Asbestos Cement	
Shingles	\$255.00 per square
Wood Shingles	
(Class C min) ...	\$255.00 per square
Wood Shakes	
(Class C min) ...	\$255.00 per square
Aluminum	
Shingles	\$385.00 per square
Clay Tile	\$323.00 per square
Concrete Tile ...	\$273.00 per square
Roof Structure Replacement	
.....	\$12.75/sq ft
Saunas (Steam)	\$7,575.00 each
Spa or Hot Tub	
(Jacuzzi®)	\$6,200.00 each
Stairs	\$12.50/sq ft
Stone and Brick Veneer ...	\$7.50/sq ft
Swimming Pool	
Per sq ft surface area	
Vinyl-lined	\$29.00/sq ft
Gunite	\$31.75/sq ft
Fiberglass	\$34.50/sq ft
Tenant Improvements	\$29.00/sq ft

General Additions and Modifiers

Fire Sprinkler System	\$2.30 per square foot of area sprinkled
Air Conditioning	
Commercial	\$3.70 per square foot of floor area
Residential	\$3.10 per square foot of floor area
Fireplace	
Concrete or masonry	\$3,025 for each fireplace
Prefabricated metal	\$2,075 for each fireplace
Pile Foundations	
Cast-in-place concrete piles ..	Increase valuation by \$18.50 per lineal foot of pile
Steel piles	Increase valuation by \$44.75 per lineal foot of pile

Alterations to Existing Structures

With No Additional Floor Area or Roof Cover

Interior Partition	\$42.00 per lineal foot
Install Windows or Sliding Glass Doors	\$13.00 per square foot of opening
Close Exterior Wall Opening	\$12.50 per square foot of opening

To determine the valuation of work not affecting existing floor area, such as enclosing an open porch, sunshade, patio or conversion of a garage, use the difference in the valuation per square foot between the existing and the new occupancy.

The valuations in this bulletin are estimates. In lieu of these valuations, Planning and Development Review will accept a reasonable, certified cost estimate of the proposed work from the project designer or contractor.

Shell Buildings

A shell building is defined as a building for which HVAC, lighting, suspended ceilings, plumbing and electrical systems, partition layouts, and interior finish are not shown on the plans and for which separate tenant improvement plans will be submitted for plan check at a later date showing these items. Warehouses and industrial buildings shall not be considered shell buildings.

The valuation for shell buildings shall be taken as 80 percent of the valuation for the completed building.

Tenant improvements to shell buildings are \$29.00 per square foot, if there has been no change in proposed use from the shell to the tenant space.

Future Occupancy Valuation Per and Type Square Foot

Banks	
* Type I or II-F.R.	\$107.20
Type II 1-Hour	\$79.20
Type II-N	\$76.80
Type III 1-Hour	\$87.20
Type III-N	\$84.00
Type V 1-Hour	\$79.20
Type V-N	\$76.00
Medical Offices	
* Type I or II-F.R.	\$86.40
Type II 1-Hour	\$67.20
Type II-N	\$64.00
Type III 1-Hour	\$70.40
Type III-N	\$68.00
Type V 1-Hour	\$65.60
Type V-N	\$63.20
Offices	
* Type I or II-F.R.	\$77.60
Type II 1-Hour	\$52.00
Type II-N	\$49.60
Type III 1-Hour	\$56.00
Type III-N	\$53.60
Type V 1-Hour	\$52.80
Type V-N	\$49.60
Restaurants	
Type III 1-Hour	\$70.40
Type III-N	\$68.00
Type V 1-Hour	\$64.80
Type V-N	\$62.40
Stores	
* Type I or II-F.R.	\$60.00
Type II 1-Hour	\$36.80
Type II-N	\$36.00
Type III 1-Hour	\$44.80
Type III-N	\$41.60
Type V 1-Hour	\$37.60
Type V-N	\$34.40

* Add 0.5 percent to the total cost for each story over three.