



Date 10/07/2004

## **ADMINISTRATIVE ORDER #000069 100704**

### **IBC Section 108**

Request for information: What is included in determining the valuation of construction for the purpose of determining building permit fees.

Note: Determining 'value' under the Development Code shall be on a case by case basis.

#### **FINDINGS:**

IBC Section 108 states: "The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If in the opinion of the Building Official the valuation is underestimated, 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."

The International Code Council (ICC) has a table that is accepted and used internationally and provides a dollar per square foot value depending on the type of construction and use of a building. These values include the following: Structural, electrical, plumbing, mechanical, interior finish, normal site preparation, architectural and design fees, overhead and profit.

Many buildings have additional items that are controlled by the permit system and are an integral part of a building these items may include and are not limited to:

- Sprinkler and alarm systems;
- Check stands (requires review of barrier free requirements);
- Shelving over 5'-9" in height;
- Signage; and
- Canopies attached to the building.

**DECISION:**

The applicants estimated value shall be used with a minimum value established by the ICC. If the building is a remodel and it is not reasonable to use the square footage in determining the value of the building, the following may be used:

- Items to include in calculating the valuation of a building for the purposes of building permit fees:

The total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Additional items shall include architectural and engineering fees; sprinkler and alarm systems, check stands, shelving over 5'-9" tall, signs, and canopies attached to the building.

- Items that may not be included in the valuation are:

Furniture, computers, office equipment, etc.

Note: In addition to the building permit fees established above, there are separate fees for sprinkler and alarm systems permits.

*Original signed by Bridget Smith 10/7/04*

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Building Official's Signature

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Date