

CITY OF RENO
Valuation Plan Check and Building Permit Fees (a, b, c, d, e)
Effective 01-01-2018

a. See also Construction Costs and Supplemental Fee Schedules

TOTAL VALUE	PERMIT FEE	PLAN REVIEW	TOTAL FEE	TOTAL VALUE	PERMIT FEE	PLAN REVIEW	TOTAL FEE
\$ 500.00	\$ 18.99	\$ 12.34	\$ 31.33	\$ 51,000.00	\$ 530.93	\$ 345.10	\$ 876.03
\$ 600.00	\$ 21.53	\$ 13.99	\$ 35.52	\$ 52,000.00	\$ 536.65	\$ 348.82	\$ 885.47
\$ 700.00	\$ 24.07	\$ 15.65	\$ 39.72	\$ 53,000.00	\$ 542.37	\$ 352.54	\$ 894.91
\$ 800.00	\$ 26.61	\$ 17.30	\$ 43.91	\$ 54,000.00	\$ 548.09	\$ 356.26	\$ 904.35
\$ 900.00	\$ 29.15	\$ 18.95	\$ 48.10	\$ 55,000.00	\$ 553.81	\$ 359.98	\$ 913.79
\$ 1,000.00	\$ 31.69	\$ 20.60	\$ 52.29	\$ 56,000.00	\$ 559.53	\$ 363.69	\$ 923.22
\$ 1,100.00	\$ 34.23	\$ 22.25	\$ 56.48	\$ 57,000.00	\$ 565.25	\$ 367.41	\$ 932.66
\$ 1,200.00	\$ 36.77	\$ 23.90	\$ 60.67	\$ 58,000.00	\$ 570.97	\$ 371.13	\$ 942.10
\$ 1,300.00	\$ 39.31	\$ 25.55	\$ 64.86	\$ 59,000.00	\$ 576.69	\$ 374.85	\$ 951.54
\$ 1,400.00	\$ 41.85	\$ 27.20	\$ 69.05	\$ 60,000.00	\$ 582.41	\$ 378.57	\$ 960.98
\$ 1,500.00	\$ 44.39	\$ 28.85	\$ 73.24	\$ 61,000.00	\$ 588.13	\$ 382.28	\$ 970.41
\$ 1,600.00	\$ 46.93	\$ 30.50	\$ 77.43	\$ 62,000.00	\$ 593.85	\$ 386.00	\$ 979.85
\$ 1,700.00	\$ 49.47	\$ 32.16	\$ 81.63	\$ 63,000.00	\$ 599.57	\$ 389.72	\$ 989.29
\$ 1,800.00	\$ 52.01	\$ 33.81	\$ 85.82	\$ 64,000.00	\$ 605.29	\$ 393.44	\$ 998.73
\$ 1,900.00	\$ 54.55	\$ 35.46	\$ 90.01	\$ 65,000.00	\$ 611.01	\$ 397.16	\$ 1,008.17
\$ 2,000.00	\$ 57.09	\$ 37.11	\$ 94.20	\$ 66,000.00	\$ 616.73	\$ 400.87	\$ 1,017.60
\$ 3,000.00	\$ 68.53	\$ 44.54	\$ 113.07	\$ 67,000.00	\$ 622.45	\$ 404.59	\$ 1,027.04
\$ 4,000.00	\$ 79.97	\$ 51.98	\$ 131.95	\$ 68,000.00	\$ 628.17	\$ 408.31	\$ 1,036.48
\$ 5,000.00	\$ 91.41	\$ 59.42	\$ 150.83	\$ 69,000.00	\$ 633.89	\$ 412.03	\$ 1,045.92
\$ 6,000.00	\$ 102.85	\$ 66.85	\$ 169.70	\$ 70,000.00	\$ 639.61	\$ 415.75	\$ 1,055.36
\$ 7,000.00	\$ 114.29	\$ 74.29	\$ 188.58	\$ 71,000.00	\$ 645.33	\$ 419.46	\$ 1,064.79
\$ 8,000.00	\$ 125.73	\$ 81.72	\$ 207.45	\$ 72,000.00	\$ 651.05	\$ 423.18	\$ 1,074.23
\$ 9,000.00	\$ 137.17	\$ 89.16	\$ 226.33	\$ 73,000.00	\$ 656.77	\$ 426.90	\$ 1,083.67
\$ 10,000.00	\$ 148.61	\$ 96.60	\$ 245.21	\$ 74,000.00	\$ 662.49	\$ 430.62	\$ 1,093.11
\$ 11,000.00	\$ 160.05	\$ 104.03	\$ 264.08	\$ 75,000.00	\$ 668.21	\$ 434.34	\$ 1,102.55
\$ 12,000.00	\$ 171.49	\$ 111.47	\$ 282.96	\$ 76,000.00	\$ 673.93	\$ 438.05	\$ 1,111.98
\$ 13,000.00	\$ 182.93	\$ 118.90	\$ 301.83	\$ 77,000.00	\$ 679.65	\$ 441.77	\$ 1,121.42
\$ 14,000.00	\$ 194.37	\$ 126.34	\$ 320.71	\$ 78,000.00	\$ 685.37	\$ 445.49	\$ 1,130.86
\$ 15,000.00	\$ 205.81	\$ 133.78	\$ 339.59	\$ 79,000.00	\$ 691.09	\$ 449.21	\$ 1,140.30
\$ 16,000.00	\$ 217.25	\$ 141.21	\$ 358.46	\$ 80,000.00	\$ 696.81	\$ 452.93	\$ 1,149.74
\$ 17,000.00	\$ 228.69	\$ 148.65	\$ 377.34	\$ 81,000.00	\$ 702.53	\$ 456.64	\$ 1,159.17
\$ 18,000.00	\$ 240.13	\$ 156.08	\$ 396.21	\$ 82,000.00	\$ 708.25	\$ 460.36	\$ 1,168.61
\$ 19,000.00	\$ 251.57	\$ 163.52	\$ 415.09	\$ 83,000.00	\$ 713.97	\$ 464.08	\$ 1,178.05
\$ 20,000.00	\$ 263.01	\$ 170.96	\$ 433.97	\$ 84,000.00	\$ 719.69	\$ 467.80	\$ 1,187.49
\$ 21,000.00	\$ 274.45	\$ 178.39	\$ 452.84	\$ 85,000.00	\$ 725.41	\$ 471.52	\$ 1,196.93
\$ 22,000.00	\$ 285.89	\$ 185.83	\$ 471.72	\$ 86,000.00	\$ 731.13	\$ 475.23	\$ 1,206.36
\$ 23,000.00	\$ 297.33	\$ 193.26	\$ 490.59	\$ 87,000.00	\$ 736.85	\$ 478.95	\$ 1,215.80
\$ 24,000.00	\$ 308.77	\$ 200.70	\$ 509.47	\$ 88,000.00	\$ 742.57	\$ 482.67	\$ 1,225.24
\$ 25,000.00	\$ 320.21	\$ 208.14	\$ 528.35	\$ 89,000.00	\$ 748.29	\$ 486.39	\$ 1,234.68
\$ 26,000.00	\$ 328.41	\$ 213.47	\$ 541.88	\$ 90,000.00	\$ 754.01	\$ 490.11	\$ 1,244.12
\$ 27,000.00	\$ 336.61	\$ 218.80	\$ 555.41	\$ 91,000.00	\$ 759.73	\$ 493.82	\$ 1,253.55
\$ 28,000.00	\$ 344.81	\$ 224.13	\$ 568.94	\$ 92,000.00	\$ 765.45	\$ 497.54	\$ 1,262.99
\$ 29,000.00	\$ 353.01	\$ 229.46	\$ 582.47	\$ 93,000.00	\$ 771.17	\$ 501.26	\$ 1,272.43
\$ 30,000.00	\$ 361.21	\$ 234.79	\$ 596.00	\$ 94,000.00	\$ 776.89	\$ 504.98	\$ 1,281.87
\$ 31,000.00	\$ 369.41	\$ 240.12	\$ 609.53	\$ 95,000.00	\$ 782.61	\$ 508.70	\$ 1,291.31
\$ 32,000.00	\$ 377.61	\$ 245.45	\$ 623.06	\$ 96,000.00	\$ 788.33	\$ 512.41	\$ 1,300.74
\$ 33,000.00	\$ 385.81	\$ 250.78	\$ 636.59	\$ 97,000.00	\$ 794.05	\$ 516.13	\$ 1,310.18
\$ 34,000.00	\$ 394.01	\$ 256.11	\$ 650.12	\$ 98,000.00	\$ 799.77	\$ 519.85	\$ 1,319.62
\$ 35,000.00	\$ 402.21	\$ 261.44	\$ 663.65	\$ 99,000.00	\$ 805.49	\$ 523.57	\$ 1,329.06
\$ 36,000.00	\$ 410.41	\$ 266.77	\$ 677.18	\$ 100,000.00	\$ 811.21	\$ 527.29	\$ 1,338.50
\$ 37,000.00	\$ 418.61	\$ 272.10	\$ 690.71	\$100,001 to \$500,000	Plan Review equals 65% of Building Permit ** See note below	\$811.21 for the first \$100,000 plus \$4.26 for each additional \$1,000 or fraction thereof, to and including \$500,000	
\$ 38,000.00	\$ 426.81	\$ 277.43	\$ 704.24				
\$ 39,000.00	\$ 435.01	\$ 282.76	\$ 717.77				
\$ 40,000.00	\$ 443.21	\$ 288.09	\$ 731.30	\$500,001 to \$1,000,000	Plan Review equals 65% of Building Permit Fee ** See note below	\$2,515.21 for the first \$500,000 plus \$3.80 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	
\$ 41,000.00	\$ 451.41	\$ 293.42	\$ 744.83				
\$ 42,000.00	\$ 459.61	\$ 298.75	\$ 758.36				
\$ 43,000.00	\$ 467.81	\$ 304.08	\$ 771.89				
\$ 44,000.00	\$ 476.01	\$ 309.41	\$ 785.42				
\$ 45,000.00	\$ 484.21	\$ 314.74	\$ 798.95				
\$ 46,000.00	\$ 492.41	\$ 320.07	\$ 812.48	\$1,000,001 and up	Plan Review equals 65% of Building Permit Fee ** See note below	\$4,415.21 for the first \$1,000,000 plus \$2.53 for each additional \$1,000 or fraction thereof	
\$ 47,000.00	\$ 500.61	\$ 325.40	\$ 826.01				
\$ 48,000.00	\$ 508.81	\$ 330.73	\$ 839.54				
\$ 49,000.00	\$ 517.01	\$ 336.06	\$ 853.07				
\$ 50,000.00	\$ 525.21	\$ 341.39	\$ 866.60				

PLEASE NOTE: b. This schedule does not include Mechanical, Plumbing or Electrical fees, Fire Dept, Sewer Connection, RTC Impact, Residential Park Fees or Health Fees. c. For repeats of masters in a subdivision, the plan review fee is 25% of the building permit fee. d. New construction, remodel, additions: If subtrades are issued as part of the primary permit, add the following as applicable: Mechanical Permit fee is 15%, Plumbing Permit fee is 20%, and Electrical Permit fee is 20% of Building Permit fee. e. Regional technology fee is 4% included

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION

EFFECTIVE 01/01/2019

MECHANICAL, PLUMBING and ELECTRICAL (MPE) PERMIT FEES

MECHANICAL & PLUMBING			ELECTRICAL		
	unit	fee		unit	fee
ADMINISTRATIVE AND MISC. FEES			ELECTRICAL PERMIT FEES		
Permit Issuance	each	\$ 41.25	Stand Alone Electrical Plan Check (hourly rate)	per hour	\$ 123.75
Supplemental Permit Issuance	each	\$ 41.25	Service Change - Res(200 amp or less)-Flat Fee	each	\$ 81.50
MECHANICAL PERMIT FEES			Service Change - Commercial		
Stand Alone Mechanical Plan Check (hourly rate)	per hour	\$123.75	600 volts or less, not over 200 amp	each	\$ 60.75
UNIT FEES:			600 volts or less, 200 amp to 1000 amp	each	\$ 81.50
A/C (Residential) - Flat Fee	each	\$ 41.25	600 volts or less, over 1000 amp	each	\$ 102.00
A/C (Commercial) - Flat Fee	each	\$121.75	Rewire / Service Upgrade		
up to 10K CFM, Evaporative Cooler	each	\$101.00	<3000 sf	each	\$ 41.25
over 10K CFM, Evaporative Cooler	each	\$121.75	>=3000 sf	each	\$ 60.75
Furnaces (F.A.U., Floor) - Residential - Flat Fee	each	\$ 81.50	Receptacle/Switch/Outlet/Fixtures - first 20	each	\$ 41.25
Furnaces (F.A.U., Floor) - Res oil to gas - Flat Fee	each	\$121.75	Receptacle/Light Switch/Outlet - over 20	each	\$ 60.75
Furnaces (Suspended, FAU, Floor, Wall, HVAC) - Comm			Power Apparatus	each	\$ 80.50
up to 100K BTU - Flat Fee	each	\$102.00	First Branch	each	\$ 41.25
over 100K BTU - Flat Fee	each	\$122.75	Each Additional Branch	each	\$ 10.25
Appliance Vent / Chimney (only)	each	\$ 41.25	Temporary Pole (each) - Flat Fee	each	\$ 80.50
Refrigeration Compressor	each	\$ 41.25	Miscellaneous Apparatus, Conduits, Conductors	each	\$ 41.25
Boiler / Compressor			Other Electrical Inspections (hourly rate)	per hour	\$ 123.75
up to 100K BTU / 2 HP	each	\$ 41.25	Supplemental additional inspection	each	\$ 41.25
100K to 500K BTU / 3 - 15 HP	each	\$ 60.75	Regional Technology Fee - applicable fees	included	4%
over 500K BTU to 1 M / 15 - 30 HP	each	\$ 81.50			
over 1 M to 1.75 M BTU / 30 - 50 HP	each	\$102.00			
over 1.75 M BTU /over 50 HP	each	\$123.75			
Vent Fan (Single Duct)	each	\$ 20.50			
Vent System	each	\$160.75			
Exhaust Hood and Duct (Residential)	each	\$ 20.50			
Exhaust Hood and Duct (Commercial)	each	\$ 80.50			
Non-Residential Incinerator	each	\$101.00			
Miscellaneous Mechanical Inspections	each	\$ 41.25			
Other Mechanical Inspections (hourly rate)	per hour	\$123.75			
PLUMBING / GAS PERMIT FEES					
Stand Alone Plumbing Plan Check (hourly rate)	per hour	\$123.75			
UNIT FEES:					
Fixtures (each add'l fixture) - Flat Fee	each	\$101.00			
Gas Piping/System (First 4 Outlets) - Flat Fee	ea+add'l	\$ 81.50			
Gas Piping/System (5 or more outlets) - Flat Fee	ea+add'l	\$101.00			
Building Sewer	each	\$ 41.25			
Private Sewage Disposal/Lift System	each	\$ 41.25			
Pre-Treatment Interceptor	each	\$ 41.25			
Backflow Preventer (2 inches and smaller)	each	\$ 41.25			
Backflow Preventer (over two inches)	each	\$ 50.50			
Roof Drain - Rainwater System	each	\$ 41.25			
Water Heater - Residential - Flat Fee	each	\$ 41.25			
Water Heater - Commercial - Flat Fee	each	\$121.75			
Water Pipe Repair / Replacement - Flat Fee	each	\$ 41.25			
Lawn Sprinkler System - Residential	each	\$ 41.25			
Lawn Sprinkler System - Commercial	each	\$ 80.50			
Medical Gas System (First Outlet)	each	\$ 41.25			
Medical Gas System (Each Outlet)	each	\$ 10.25			
Other Plumbing and Gas Inspections (hourly rate)	per hour	\$123.75			

Note: Where the words "Flat Fee" are used, the rate will be the total permit fee without adding the permit issuance fee.

Fees are the fee item **PLUS** the Permit Issuance fee unless noted as "Flat Fee" item.

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION **EFFECTIVE 01/01/2019**

SUPPLEMENTAL PERMIT FEES

MISCELLANEOUS ITEM			MISCELLANEOUS ITEM		
	unit	fee		unit	fee
Antenna, Cellular/Mobile Phone-Incl Shelter	each	\$ 567.00	Storage Racks - Flat		
Awning/Canopy (supported by building) **	ea+add'l	\$ 80.50	0-8' high (up to 100 l.f.)	1st 100 l.f.	\$ 161.75
Carport - Residential **	ea+add'l	\$ 41.25	each additional 100 l.f.	addl 100 l.f.	\$ 0.03
Change of Contractor - Flat Fee	each	\$ 321.75	over 8' high (up to 100 l.f.)	1st 100 l.f.	\$ 181.50
Deck/Balcony--Residential **	ea+add'l	\$ 41.25	each additional linear foot	add l.f.	\$ 0.12
Demolition Approval - Bldg Removal/damag	each	\$ 80.50	Stucco Applications-(Res only) - Flat Fee	each	\$ 80.50
Demolition Inspection	each	\$ 101.00	Window or Sliding Glass Door		
Door (Structural shear wall/masonry)	each	\$ 41.25	New Window (non structural)		\$ 80.50
Duplicate / Replacement Job Card	each	\$ 16.50	New window (structural shear wall/masonry)		\$ 80.50
Fence or Freestanding Wall					
30 inches to 6 ft in height commercial	each	\$ 120.75			
over 6 ft in height commercial	each	\$ 454.75	Regional Technology Fee - applicable fees	included	4%
greater than 30" in height residential	each	\$ 41.25	Standard Hourly Rate - Intake/Plan Check	per hour	\$ 123.75
Fireplace Pre-Fabricated/Wood Stove - Flat Fee	each	\$ 80.50	Supplemental Plan Check Fee	first hour	\$ 247.50
Mobile Home Utility Permit - Flat Fee	each	\$ 80.50	Each Additional hour (or portion thereof)	per hour	\$ 123.75
Modular Structures - Flat Fee	each	\$ 321.75	Supplemental Inspection Fee (first hour)	each hour	\$ 247.50
Patio Cover/Covered Porch - Residential **			Each Additional hour (or portion thereof)	per hour	\$ 123.75
All Frame Types - Residential	ea+add'l	\$ 41.25	Incomplete Plan Submission Fee	each	\$ 123.75
Enclosed, All Frame Types - Residential	ea+add'l	\$ 60.75	Extension Fee for Permits	each	\$ 123.75
			Emergency Call-Out (Non-Scheduled)	4 hours	\$ 495.00
Additional inspections: footing,elec, etc	each	\$ 41.25	After Hours Call-Out (Scheduled)	2 hours	\$ 247.50
Paint Spray booth - Flat Fee	each	\$ 943.25	Appeal Building Official Decision-Flat Fee	each	\$ 51.50
Retaining Wall (concrete or masonry, or slope stabilization)					
Rockery Wall	up to 50 l.f.	\$ 184.50	OTHER ITEMS		
Additional Rockery Wall	each 50 l.f.	\$ 37.00	Temporary C of O		\$1,031.00
Retaining Wall	up to 50 l.f.	\$ 257.75	Permit Application Extension		\$ 51.50
Additional retaining wall	each 50 l.f.	\$ 37.00	Commercial Sewer Count		\$ 125.75
Shed - Residential (200 sq ft)		\$ 41.25			
Siding (wood, vinyl, not stucco)		\$ 80.50	MISCELLANEOUS ITEM		
Painted Signs (20 sq ft smaller) - Flat Fee	each	\$ 23.75	Compact Disk		\$ 10.25
Signs (24" x 36") Small Plastic - Flat Fee	each	\$ 20.50			
Ground / Projecting Signs	each	\$ 354.75	FEES BASED ON VALUATION + MPE		
Ground/Projecting Sign <\$1,000 value	each	\$ 81.50	Painted Signs over 20 sq ft		
Wall Sign - Interior Electric	each	\$ 201.00	Work without a permit - Double fees		
Wall/Awning - Exterior Non-Electric	each	\$ 80.50	Commercial Tenant Improvement		
Wall/Awning - Exterior Electric	each	\$ 257.75	Photovoltaic System		
Skylight - Flat Fee	each	\$ 41.25	Remodel Residential		
Spa or Hot Tub (Pre-fabricated) - Flat Fee	each	\$ 80.50	Roof Structure Replace/Repair/Reroof		
			Room Addition		
Stockpiling - Flat Fee	each	\$335.00	Swimming Pool/Spa		
			Billboard Construction/Modification		
			Detached Garage		
			New Structure		

**Community Development Department, Building Division
Effective January 1, 2019**

Grading Plan Review Fees*

50 cubic yards (38.2 m ³) or less	\$ -
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$ 11.50
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$ 17.24
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	\$ 22.99
10,001 to 100,000 cubic yards (7646.3 m ³ to 76,455.5 m ³) \$22.99 for the first 10,000 cubic yards (7645.5 m ³), plus \$11.50 for each additional 10,000 yards (7645.5 m ³) or fraction thereof	\$ 34.49
100,001 to 200,000 cubic yards (76,456.3 m ³ to 152,911.0 m ³) \$126.49 for the first 100,000 cubic yards (76,455 m ³), plus \$7.66 for each additional 10,000 yards (7645.5 m ³) or fraction thereof	\$ 134.15
200,001 cubic yards (152,911.7 m ³) or more \$203.09 for the first 200,000 cubic yards (152,911.0 m ³), plus \$3.44 for each additional 10,000 yards (7645.5 m ³) or fraction thereof	\$ 206.53

Grading Permit Fees*

50 cubic yards (38.2 m ³) or less	\$ 11.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$ 17.24
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³) \$17.24 for the first 100 cubic yards (76.5 m ³) plus \$8.04 for each additional 100 cubic yards (76.5 m ³) or fraction thereof	\$ 25.28
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³) \$89.60 for the first 1,000 cubic yards (764.6 m ³), plus \$6.90 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof	\$ 96.50
10,001 to 100,000 cubic yards (7646.3 m ³ to 76,455.5 m ³) \$151.70 for the first 10,000 cubic yards (7645.5 m ³) plus \$31.03 for each additional 10,000 yards (7645.5 m ³) or fraction thereof	\$ 182.73
100,001 cubic yards (76,456 m ³) or more \$430.97 for the first 100,000 cubic yards (76,455 m ³), plus \$17.24 for each additional 10,000 yards (7645.5 m ³) or fraction thereof	\$ 448.21

Other Inspections and Fees*

Stockpiling Fee	\$ 335.00
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* Regional Technology Fee 4% included

Building Valuation Data – AUGUST 2017

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 February 2018. 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 2015 *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 = \$165.19/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$165.19/sq. ft x 0.0075
= \$19,823

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 (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
A-1 Assembly, theaters, without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
A-2 Assembly, nightclubs	182.86	177.56	173.06	166.05	156.54	152.22	160.22	141.73	136.94
A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries, museums	180.57	172.51	166.04	158.00	144.89	140.11	151.32	127.59	121.94
A-4 Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	160.23	154.58
B Business	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.09
H-1 High Hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	N.P.
H234 High Hazard	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5 HPM	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2 Institutional, hospitals	314.17	307.27	301.34	292.67	277.18	N.P.	286.18	258.79	N.P.
I-2 Institutional, nursing homes	217.67	210.77	204.84	196.17	182.68	N.P.	189.68	164.29	N.P.
I-3 Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4 Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.83
R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
R-2 Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54
R-3 Residential, one- and two-family ^d	148.17	144.14	140.42	136.90	131.89	128.41	134.60	123.40	116.15
R-4 Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1 Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2 Storage, low hazard	102.68	97.53	92.40	87.50	78.80	73.84	83.43	64.78	59.12
U Utility, miscellaneous	80.38	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$21.00 per sq. ft.