

**Documents Received at the  
Building and Fire Code Board of Appeals Meeting  
On Thursday, February 04, 2021**

## **Item# 5**

**Discussion and Recommendations- Discuss how the City should confirm the building permit applicant's "Adjusted Construction Cost." (continued)**



## Construction Valuation Determination

**Information Bulletin**  
**No. IB-033**  
**Effective:** January 1, 2021  
**By:** Chief Building Official  
For Public Use

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The “Construction Cost” for building permits shall be determined by the following steps:

1. Applicant to provide estimated cost of construction for all permit work including materials and labor.
  - a. If the owner is performing the permit work on their own, estimates for standard labor costs must still be included in the total estimated cost.
  - b. Work that does not require a permit, such as paint, flooring, etc. does not need to be included in the estimated cost of construction.
2. If the Building Official or designated staff determines the estimated cost to be too low, they can require any of the following options:

Option 1: For remodels, repairs or alterations, the Building Official or designated staff may provide a reasonable cost of their own estimation. If the applicant contests this estimate, they may follow Option 3.

Option 2: For new construction or additions, the Building Official or designated staff may estimate the construction cost by using construction cost values published by the International Code Council (ICC) and RSMeans. The calculation shall be as follows:

Construction Cost = (Square feet of construction) x (ICC Square Foot Construction Costs<sub>1</sub>) x (RSMeans City Cost Index Factor<sub>2</sub>)

Option 3: Applicant to provide an official itemized bid from a contractor which includes a clear breakdown of costs and scope of work that matches the permit work.

#### Footnotes:

1. See Attachment 1. ICC Building Valuation Tables are provided at: <https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-valuation-data/>
2. See Attachment 2. RSMeans City Cost Index Factor = (Current year City Cost Index for Oakland, CA / 100). Cost Index Factors are provided at <https://www.rsmeans.com/products/books/2021-cost-data-books>

## 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 <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1 Assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2 Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2 Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3 Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3 Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4 Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1 Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2 Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1 High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	N.P.
H234 High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5 HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1 Institutional, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2 Institutional, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2 Institutional, nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3 Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4 Institutional, day care facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1 Residential, hotels	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2 Residential, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3 Residential, one- and two-family <sup>d</sup>	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4 Residential, care/assisted living facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1 Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2 Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

DIVISION		CALIFORNIA																	
		LOS ANGELES			MARYSVILLE			MODESTO			MOJAVE			OAKLAND			OXNARD		
		900 - 902			959			953			935			948			930		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
015433	CONTRACTOR EQUIPMENT		104.7	104.7		95.3	95.3		95.3	95.3		95.5	95.5		98.8	98.8		94.5	94.5
0241, 31 - 34	SITE & INFRASTRUCTURE, DEMOLITION	94.0	110.4	105.3	108.4	100.0	102.6	103.7	100.4	101.4	94.8	100.6	98.8	121.8	103.4	109.2	102.4	98.8	99.9
0310	Concrete Forming & Accessories	103.2	140.0	134.5	100.4	159.0	150.2	96.1	159.3	149.9	109.7	138.1	133.8	103.2	173.4	162.9	101.9	139.4	133.8
0320	Concrete Reinforcing	98.1	131.4	114.2	101.3	133.5	116.9	105.0	133.8	118.9	96.3	133.0	114.0	89.7	137.2	112.6	94.5	133.1	113.1
0330	Cast-in-Place Concrete	84.6	131.3	102.2	107.1	132.4	116.7	95.9	132.6	109.7	79.3	128.8	98.0	105.1	136.5	117.0	92.4	129.1	106.2
03	CONCRETE	96.2	134.4	113.3	108.1	143.7	124.0	99.1	143.9	119.2	85.7	132.9	106.9	108.9	152.2	128.3	93.5	133.6	111.5
04	MASONRY	88.1	138.0	118.5	100.7	141.0	125.3	99.7	144.6	127.1	97.0	136.3	120.9	129.2	152.8	143.6	99.8	136.5	122.2
05	METALS	95.8	116.4	102.2	106.2	116.6	109.4	102.9	117.2	107.4	99.4	114.8	104.2	102.5	120.4	108.1	97.3	115.4	103.0
06	WOOD, PLASTICS & COMPOSITES	107.3	139.0	123.9	96.4	164.4	132.0	91.2	164.4	129.5	98.7	137.4	118.9	95.6	180.0	139.8	93.3	138.6	117.0
07	THERMAL & MOISTURE PROTECTION	101.7	132.5	114.9	112.3	137.8	123.3	111.9	139.8	123.9	104.8	121.8	112.1	113.2	155.3	131.3	108.1	131.7	118.2
08	OPENINGS	98.2	137.6	107.8	102.6	148.4	113.8	101.4	150.9	113.4	90.3	135.2	101.3	90.8	166.5	109.2	92.8	136.3	103.4
0920	Plaster & Gypsum Board	98.4	139.7	125.5	109.4	166.2	146.6	111.5	166.2	147.4	102.3	138.4	126.0	104.5	181.9	155.3	96.0	139.7	124.7
0950, 0980	Ceilings & Acoustic Treatment	109.6	139.7	128.5	110.6	166.2	145.4	106.8	166.2	144.0	104.9	138.4	125.9	107.7	181.9	154.2	104.7	139.7	126.6
0960	Flooring	110.9	119.9	113.5	98.1	114.0	102.7	98.4	133.0	108.5	100.7	115.5	105.0	114.4	149.0	124.5	93.1	119.9	100.9
0970, 0990	Wall Finishes & Painting/Coating	108.1	119.8	115.1	91.7	135.6	118.0	91.7	135.6	118.0	84.5	108.6	99.0	108.4	168.0	144.1	84.5	114.6	102.5
09	FINISHES	105.8	134.1	121.2	102.6	150.7	128.6	101.6	154.0	129.9	98.7	131.1	116.3	107.9	170.0	141.5	95.9	133.3	116.1
COVERS	DIVS. 10 - 14, 25, 28, 41, 43, 44, 46	100.0	118.9	104.5	100.0	129.6	107.0	100.0	129.6	107.0	100.0	113.0	103.1	100.0	132.5	107.7	100.0	117.9	104.2
21, 22, 23	FIRE SUPPRESSION, PLUMBING & HVAC	100.4	128.6	111.8	97.1	126.1	108.8	100.8	131.4	113.2	97.0	127.0	109.1	101.3	167.9	128.2	100.8	128.5	112.0
26, 27, 3370	ELECTRICAL, COMMUNICATIONS & UTIL.	98.1	131.9	114.8	95.3	116.3	105.6	97.4	110.2	103.7	94.8	109.7	102.2	99.4	163.0	130.9	100.6	117.4	108.9
MF2018	WEIGHTED AVERAGE	98.4	129.3	111.8	101.8	130.7	114.3	100.8	132.1	114.3	95.6	123.6	107.7	103.9	153.2	125.2	98.2	125.8	110.1