

DATE: February 27, 2023
TO: Nicole Gonzales, Finance Director
FROM: Sara Buizer, Acting Director of Development Services
SUBJECT: FY 24 Master Fee Schedule Update

The Building Division under the Development Services Department has requested an update to the Building Permit Fees, section A. (p.10) of the Building Permit Fees Calculated by Valuation matrix based on International Code Council (ICC) Building Valuation Data. The current fees are based on ICC Building Valuation Data from 2015 and are not reflective of current construction costs.

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.

All values are increased by 68% based on the 2022 ICC Building Valuation Data. The changes related to this request have been added to the attached Proposed FY 2024 Master Fee Schedule PDF as directed by Finance.

A. Building Permit Fees

BUILDING PERMIT FEES CALCULATED BY VALUATION

This table is utilized to calculate fees for all new buildings, facilities, additions, tenant improvements and residential remodels when an inaccurate construction valuation is provided by the applicant/developer.

- Valuation is defined as the fair market value of materials and labor for the work.
- Valuation shall be the higher of the stated valuation as provided by the applicant/developer or the figure from the current International Code Council valuation table below.
- The current ICC Valuation data table attached is adjusted with a regional construction cost modifier for the San Francisco Bay Area of 16%*. * Source: The local modifier is 1.16 times the cost per square foot as published in the Building Standards Journal, April 2002 edition.
- The valuation for tenant improvements, residential remodels or other projects that do not involve new square footage, shall be a minimum of 60% of the cost per square foot in the valuation table.

Attached:

International Code Council Building Valuation Data dated August 2022

Cc:

Omar Noorzad, City Building Official
Tera Maroney, Management Analyst