


MUNICIPALITY OF ANCHORAGE



Development Services Department

Phone: 907-343-8301

DATE: July 7, 2016
TO: Building Board Appeal Panel
From: Kent Kohlhase, P.E., Building Official 
Subject: Overview of Case, Finished Basement Refund Claim Appeal
Case No.: BCA-04-2016

On May 25, 2016, Acting Building Official Kent Kohlhase denied a request for partial refund of the permit fees charged for finished basements. Ron Thompson, acting as an agent for Spinell Homes and Northern Home Builders, submitted an appeal of that denial on June 20, 2016. This letter and any attached documents comprise the Municipality's response to the appeal.

The Municipality does not believe matters related to refunds fall within the purview of the Board. The purpose of the Board is to hear and decide on technical questions within the areas of expertise of its members. In the interest of openness and full participation, we are providing a response to the appeal, even though we believe the Board can and should decline to hear the appeal.

The basis for Mr. Thompson's refund request is his assertion the MOA Hansen permitting system has been incorrectly applying a 1.3 multiplier to the valuation for finished basements since the implementation of Hansen in 2011. An artificial valuation of \$50 per square foot for finished basements was improperly created by MOA Policy R.01 and its predecessor policies, and the Hansen system has been automatically applying the 1.3 multiplier, resulting in a final finished basement valuation of \$65 per square foot. Mr. Thompson argues that because the \$50/sf valuation was created by policy, the multiplier should not have been applied, and finished basements were valued incorrectly. Because permit fees are based on valuation, he further argues that the additional fees resulting from the perceived increased valuation caused by the 1.3 multiplier should be refunded.

The May 25 letter clearly explains why we believe the refund claim is not valid. In support of the May 25 letter, the Municipality will offer the testimony of the following individuals:

- Kent Kohlhase, P.E., Acting Building Official
- Ross Noffsinger, P.E., Engineering Services Manager
- Gretchen Stuller, Permit Manager

In addition to the information contained in the May 25 letter, the Municipality offers the following information in defense of this matter:

Fees cannot be set by the Building Official

While it is true that Policy R.01 and preceding policies did create a valuation for finished basements, a specific valuation for finished basements has never been codified by the Municipality. These policies were written by various Building Officials. MOA Policy R.01 continued a valuation of \$50 per square foot for finished basements. Various previous municipal policies have promulgated a valuation of \$50 per square foot, dating at least to June 21, 1999. Copies of those policies are attached.

MOA01

Those policies had the incorrect, and illegal, result of establishing fees. It is clear in Anchorage Municipal Code that the Building Official has no authority to set fees.

AMC Chapter 3.99 - Municipal Fees, Fines, and Penalties Established Limitation

3.99.010 - Definitions.

For the purposes of this chapter:

- A. *Fees* means the amount **established by Code** (*emphasis added*) for goods and services provided by the Municipality of Anchorage.
- B. *Fines* is identified as the fine schedule as set forth in AMC [14.60.030](#).
- C. *Penalty* means a sum of money levied as punishment for an offense intended to ensure compliance or conformity with the rules and regulations established by the Municipality of Anchorage.

(AO No. 2002-187, § 1, 1-8-02)

The Building Official cannot alter code

AMC Chapter 1.05.060 - Altering Code.

It is unlawful for any person in the municipality to change or amend by additions or deletions any part or portion of this Code or to insert or delete pages, or portions thereof, or to alter or tamper with such Code in any manner whatsoever except by ordinance or resolution or other official act of the assembly, which will cause the law of the municipality to be misrepresented thereby. Any person violating this section shall be punished as provided in [section 1.45.010](#). (*emphasis added*)

Because fees are set by code (AMC 3.99.010), changing fees is defacto altering code, and the authority to alter code (and thus set fees) is reserved to the Assembly.

The Building Official can interpret and clarify code; cannot waive requirements of code

AMC Chapter 23.10.103.3 – Powers and Duties of the Building Official

23.10.103.3.1 – General

The building official is authorized and directed to enforce the provisions of this code, to render interpretations of this code, and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code, and shall not have the effect of waiving requirements specifically provided for in this code

Creating a classification of construction such as *finished basement* and assigning it a valuation results in the creation of a fee which clearly goes beyond interpreting and clarifying the application of the code.

Permit fees are established by Anchorage Municipal Code
AMC Chapter 23.10.104.15 Fees.

Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the Municipality.

AMC Chapter 23.10.104.15.3 - Permit fees.

Permit fees depend upon the type and extent of construction. Some projects may be required to pay for more than one type of permit fee, e.g. a building containing an elevator will require a general building permit and an elevator permit. The fee for each permit shall be as set forth in section 23.10 Tables [3-A](#) through [3-N](#). Where a technical code is adopted by the Municipality for which no fee schedule is shown in this code, the fee required shall be in accordance with the schedule established by the Assembly. Permit fees are calculated as follows:

A. Permit fees for new construction are based on valuation determined in accordance with [23.10.104.15.1\(A\)](#). There are no additional permit fees for plumbing, mechanical and electrical permits.

The methodology for determining valuation is established by Anchorage Municipal Code

AMC Chapter 23.10.104.15.1 Valuation.

Valuation is determined as follows:

A. **The valuation used to compute fees for new construction shall be based on the Building Valuation Data Chart** in the most recent August issue of the Building Safety Journal as published by the International Code Council. **The regional multiplier shall be 1.3.** The rates in the August issue shall become effective on the following January 1st and continue to January 1st of the following year. The valuation shall be calculated using the dollar per square foot method. The area of the building shall be the gross floor area; the total horizontal area of all floors of a building, measured between exterior faces of exterior walls, including interior balconies, mezzanines, stairwells, elevator shafts, ventilation shafts, etc., but excluding area without floor structure in atria. The area located under canopies, eaves and overhangs extending more than 4 feet from the building perimeter shall be included in the building area. The area under free-standing canopies along with the occupancy classification, shall be used to determine valuation. (*emphasis added*)

Summary of MOA position:

- The Municipal Attorney's office does not believe the Board has the authority or standing to decide on this issue.
- Fees are established by the Assembly, in code. Only the assembly has the authority to alter code.
- Building Official does not have the authority to alter or waive code.

MOA03

- Setting a fee different than established in code would constitute altering code; the Building Official cannot alter code.
- Building Official is authorized to interpret the code, and to adopt policies and procedures in order to clarify application of the code. Creating a new classification of construction and assigning a valuation to that classification clearly goes beyond interpreting and clarifying the code.
- Policy R.01 and preceding policies improperly created valuations for finished basements in contravention of municipal code.
- The improper finished basement valuation created by policy had the direct effect of setting fees, because permit fees are based on valuation. In essence, the Building Official was setting fees by policy, which they do not have the authority to do.
- The valuation created by policy (\$50/sf prior to 2011, then modified to \$65/sf with the implementation of the Hansen permitting system, created a permit fee for finished basements that is lower than required by Anchorage Municipal Code.
- AMC requires valuation to be based on the most recent Building Valuation Data Chart (BVDC), with a 1.3 Alaska multiplier applied to the valuations in the BVDC.
- There is no separate category in the BVDC for finished basements; finished living space is category R-3 Residential, Group VB.
- Finished living space valuation, adjusted with the Alaska multiplier, is \$143.38 (2014), and \$144.77 (2015).
- Permit fees for finished living space must be based on the valuations in the BVDC as adjusted for Alaska.

The code path is clear; finished basement valuation, and the resulting permit fees, are based on the Building Valuation Data Chart valuation for as adjusted by the 1.3 Alaska multiplier. There is no provision in code for allowing a reduced valuation without the express action of the Anchorage Assembly in the form of an amendment to the ordinance.

We respectfully request the Board find in favor of the Municipality on this matter.



Municipality of Anchorage



Policy R.01

Unfinished Areas in One- and Two-Family Dwelling Units

For the purpose of this policy the following definitions, requirements and construction valuation apply:

Basement - any floor level below the first story in a building.

First story - the lowest story in a building that qualifies as a story, which is that portion of a building included between the upper surface of any floor and the upper surface of the floor above.

Finished basement - drywall has been installed.

Unfinished areas must meet the following minimums:

Exterior walls - insulation, vapor barrier.

Interior walls - bare studs. * (Note: drywall is not required under stairs if no other drywall has been installed. If any other part of the unfinished area is drywalled, then enclosed accessible areas under stairs must be drywalled and firetaped per code. The incidental installation of drywall behind equipment is permitted.)

Shear wall - plywood as required for structural; electrical wiring required if shear wall is sheathed on both sides.

Ceilings - no finishes required.

All unfinished basement areas will have construction valuation calculated at \$20 per sq. ft.

One smoke detector in basement (or unfinished area) per Building Code.

Required electrical wiring in unfinished areas:

- at least one wall switch-controlled light;
- one GFCI protected receptacle in basement;
- one 110 volt-battery back-up smoke detector;
- in general, NM cables installed parallel to framing members as per NEC Section 300-4(d) will not require physical protection other than that provided by its location;
- spare raceways, wiring, or wiring pathways must be provided from the panel location to these unfinished areas for future electrical installations.
- when installing electrical in exterior walls, it will not trigger the requirement that the entire room or area be prewired per the electrical code.

Any exposed vapor barrier must meet flame spread Class III Index 76-200.

Requires a letter from the owner or contractor to end user stating the following requirements:

- that a new permit must be obtained by end user before the space is finished;
- that code-complying egress windows shall be added for any basement bedrooms as required by code;
- that additional 110V with battery backup interconnected smoke detection will be added in bedrooms and in hallway leading to bedrooms;

Future owners shall be notified of these requirements at closing, and these requirements will be noted on the certificate of occupancy.

Finished Areas: Installation of gypsum board (sheetrock) constitutes a finished area. All finished basement areas will have construction valuation calculated at \$50 per sq. ft.

* **NOTE:** Designer must verify that imposed bearing loads (axial and bending) can be resisted in both directions by unsheathed wall studs (i.e. - buckling of studs).



Ron Thompson, Building Official

Date: April 7, 2006

(Ref: 96-06, 97-03, 99-06, 99-10, 99-11, 99-12, 01-03, 01-12)



MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY DIVISION



POLICY 42

Unfinished Areas In One And Two Family Dwelling Units

For the purpose of this policy the following definitions, requirements and construction valuation apply:

Basement - any floor level below the first story in a building.

First story - the lowest story in a building that qualifies as a story which is that portion of a building included between the upper surface of any floor and the upper surface of the floor above.

Finished basement - drywall has been installed.

Unfinished areas must meet the following minimums:

Exterior walls - insulation, vapor barrier.

Interior walls - bare studs. * (Note: drywall is not required under stairs if no other drywall has been installed. If any other part of the unfinished area is drywalled, then enclosed accessible areas under stairs must be drywalled and firetaped per code. The incidental installation of drywall behind equipment is permitted.)

Shear wall - plywood as required for structural; electrical wiring required if shear wall is sheathed on both sides.

Ceilings - no finishes required.

All unfinished basement areas will have construction valuation calculated at \$20 per sq. ft.

One smoke detector in basement (or unfinished area) per Building Code.

Required electrical wiring in unfinished areas:

- at least one wall switch-controlled light;
- one GFCI protected receptacle in basement;
- one 110 volt-battery back-up smoke detector, or one hardwired smoke detector;
- in general, NM cables installed parallel to framing members as per NEC Section 300-4(d) will not require physical protection other than that provided by its location;
- spare raceways, wiring, or wiring pathways must be provided from the panel location to these unfinished areas for future electrical installations.
- when an unfinished room is prewired, all outlets required for that area when finished shall be provided.

Any exposed vapor barrier must meet flame spread Class III index 76-200.

Requires a letter from the owner or contractor to end user stating the following requirements:

- that a new permit must be obtained by end user before the space is finished;
- that code-complying egress windows shall be added for any basement bedrooms as required by code;
- that additional 110V with battery backup interconnected smoke detection will be added in bedrooms and in hallway leading to bedrooms;

Future owners shall be notified of these requirements at closing, and these requirements will be noted on the certificate of occupancy.

Finished Areas: Installation of gypsum board (sheetrock) constitutes a finished area. All finished basement areas will have construction valuation calculated at \$50 per sq. ft.

* NOTE: Designer must verify that imposed bearing loads (axial and bending) can be resisted in both directions by unsheathed wall studs (i.e. - buckling of studs).

Ron Watts

Ron Watts, Chief Building Official

Effective date: March 8, 2001

(Ref: 96-06, 97-03, 99-06, 99-10, 99-11, 99-12)

MOA06



POLICY 042

Unfinished Areas In One And Two Family Dwelling Units

For the purpose of this policy the following definitions, requirements and construction valuation apply:

Basement - any floor level below the first story in a building.

First story - the lowest story in a building that qualifies as a story which is that portion of a building included between the upper surface of any floor and the upper surface of the floor above.

Unfinished areas (includes the following):

Exterior walls – insulation, vapor barrier.

Interior walls - bare studs. *

Shear wall - plywood as required for structural; electrical wiring required if sheathed both sides.

Ceilings - no finishes required.

Construction valuation to be calculated at \$20 per sq. ft.

One smoke detector in basement (or unfinished area) per 1995 CABO Section 316.1.

Minimum electrical wiring in unfinished areas:

- at least one wall switch-controlled light;
- one GFCI protected receptacle in basement;
- one 110 volt-battery back-up smoke detector;
- in general, NM cables installed parallel to framing members as per NEC Section 300-4(d) will not require physical protection other than that provided by its location;
- spare raceways, wiring, or wiring pathways must be provided from the panel location to these unfinished areas for future electrical installations.

Any exposed vapor barrier must meet flame spread Class III index 76-200.

Requires a letter from the owner or contractor to be given to the end user.

- that a permit will be obtained before the space is finished;
- that code-complying egress windows will be added for bedrooms as required;
- that additional 110V with battery backup interconnected smoke detection will be added in bedrooms;

Future owners will be notified of these at closing and it will be noted on the certificate of occupancy.

Finished Areas: All finished area basements will have valuation calculated at \$50 per sq. ft.

* **NOTE:** Designer must verify that imposed bearing loads (axial and bending) can be resisted in both directions by unsheathed wall studs (i.e. - buckling of studs).

Ron Watts

Ron Watts, Chief Building Official

DATE: December 1, 1999

(Ref: 96-06, 97-03, 99-06, 99-10, 99-11)



POLICY 042

Unfinished Areas In One And Two Family Dwelling Units

For the purpose of this policy the following definitions, requirements and construction valuation apply:

Basement - any floor level below the first story in a building.

First story - the lowest story in a building that qualifies as a story which is that portion of a building included between the upper surface of any floor and the upper surface of the floor above.

Unfinished areas (includes the following):

Exterior walls -- insulation, vapor barrier.

Interior walls - bare studs for bearing walls.*

Shear wall - plywood as required for structural; electrical wiring required if sheathed both sides.

Ceilings - no finishes required.

Construction valuation to be calculated at \$20 per sq. ft.

One smoke detector in basement (or unfinished area) per 1995 CABO Section 316.1.

Minimum electrical wiring in unfinished areas:

- at least one wall switch-controlled light;
- one GFCI protected receptacle in basement;
- one 110 volt-battery back-up smoke detector;
- in general, NM cables installed parallel to framing members as per NEC Section 300-4(d) will not require physical protection other than that provided by its location;
- spare raceways, wiring, or wiring pathways must be provided from the panel location to these unfinished areas for future electrical installations.

Any exposed vapor barrier must meet flame spread Class III index 76-200.

Requires a letter from the owner or contractor to be given to the end user:

- that a permit will be obtained before the space is finished;
- that code-complying egress windows will be added for bedrooms as required;
- that additional 110V with battery backup interconnected smoke detection will be added in bedrooms;

Future owners will be notified of these at closing and it will be noted on the certificate of occupancy.

Finished Areas: All finished area basements will have valuation calculated at \$50 per sq. ft.

* **NOTE:** Designer must verify that imposed loads (axial and bending) can be resisted in both directions by unsheathed wall studs (i.e. - buckling of studs).

Ron Watts

Chief Building Official

DATE: November 1, 1999



POLICY 042

Unfinished Areas In One And Two Family Dwelling Units

For the purpose of this policy the following definitions, requirements and construction valuation apply:

Basement - any floor level below the first story in a building.

First story - the lowest story in a building that qualifies as a story which is that portion of a building included between the upper surface of any floor and the upper surface of the floor above.

Unfinished areas (includes the following):

Exterior walls – insulation, vapor barrier and dry wall required.*

Interior walls - bare studs for bearing walls.*

Shear wall - plywood as required for structural; electrical wiring required if sheathed both sides.

Ceilings - no finishes required.

Electrical rough wiring in all exterior walls.

Construction valuation to be calculated at \$20 per sq. ft.

One smoke detector in basement (or unfinished area) per 1995 CABO Section 316.1.

Minimum electrical wiring in unfinished or semi-finished areas:

at least one wall switch - controlled light;

one GFCI protected receptacle;

one 110 volt-battery back-up smoke detector;

all NM cable (romex used in residential wiring) must have physical protection (i.e., insulation and vapor barrier or sheet goods) or be protected by an approved raceway and box system;

spare raceways, wiring, or wiring pathways must be provided from the panel location to these semi or unfinished areas for future electrical installations.

Any exposed vapor barrier must meet flame spread Class III index 76-200.

Plans should call out unfinished and show no walls except shear walls or bearing walls.

Requires a letter from the owner or contractor to be given to the end user:

that a permit will be obtained before the space is finished;

that code-complying egress windows will be added for bedrooms as required;

that additional 110V with battery backup interconnected smoke detection will be added in bedrooms;

Future owners will be notified of these at closing and it will be noted on the certificate of occupancy.

Finished Areas: All finished area basements will have valuation calculated at \$50 per sq. ft.

* **NOTE:** Designer must verify that imposed loads (axial and bending) can be resisted in both directions by unsheathed wall studs (i.e. - buckling of studs).

Ron Watts

Chief Building Official

DATE: June 21, 1999

MOA09



POLICY 042

Unfinished Areas In One And Two Family Dwelling Units

For the purpose of this policy the following definitions, requirements and construction valuation apply:

Basement - any floor level below the first story in a building.

First story - the lowest story in a building that qualifies as a story which is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above.

Unfinished areas:

Exterior walls - Insulation and vapor barrier required.*

Interior walls - bare studs for bearing walls*

Shear wall - plywood as required for structural. Electrical wiring required if sheathed both sides.

Ceilings - no finishes required

Construction valuation: \$13.00/SF

Semi finished area

Exterior walls

Electrical rough wiring in all exterior walls

Insulation, vapor barrier, and dry wall required

Interior walls, bare studs for bearing walls*

Shear walls

Shear walls, plywood as required for structural. Electrical wiring required if sheathed on both sides

Ceilings - No finishes required.

Construction valuation \$17.00 per sq. ft.

Living Space:

Living space is defined as habitable if the ceiling height is seven feet or greater and there is a finished floor per 1994 Uniform Building Code Section 310.6. or 1992 CABO, Section R205.

All Unfinished or semifinished areas (additional items required)

One egress window or door in basement, one smoke detector in basement and/or area per 1994 Uniform Building Code Sections 310.4 and 310.9.1 and 1992 CABO, Sections R210.2 and R-215.

Minimum electrical wiring in unfinished or semifinished areas:

At least one wall switch - controlled light

One GFCI protected receptacle

One 110 volt-battery back-up smoke detector.

All NM cable (romex used in residential wiring) must have physical protection (i.e., insulation and vapor barrier or sheet goods) or be protected by an approved raceway and box system.

Spare raceways, wiring, or wiring pathways must be provided from the panel location to these semi or unfinished areas for future electrical installations.

Any exposed vapor barrier must meet flame spread Class III index 76-200

Plans should call out unfinished or semi finished and show no walls except shear walls or bearing walls.

Requires a letter from the owner or contractor to be given to the end user

That a permit will be obtained before the space is finished

That egress windows will be added for bedrooms

That additional 110V with battery backup interconnected smoke detection will be added in bedrooms..

future owners will be notified of these at closing and it will be noted on the certificate of occupancy.

* **NOTE:** Designer must verify that imposed loads (axial and bending) can be resisted in both directions by unsheathed wall studs (i.e. - buckling of studs).

S. G. Waite, Building Official

Building Safety Division

Date: March 25, 1997

MOA10

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, d}

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	228.78	219.31	213.98	205.01	192.75	187.20	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	188.04	173.88	188.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	178.13	171.14	166.41	159.90	150.48	148.32	154.28	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.90	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, churches	209.84	202.40	197.04	188.09	176.18	170.63	181.20	159.82	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
E Educational	193.98	187.30	181.81	173.58	161.65	153.10	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.90	102.96	98.85	93.24	83.53	78.78	89.27	68.81	64.80
F-2 Factory and industrial, low hazard	106.90	101.96	96.85	92.24	83.53	78.78	88.27	68.81	63.80
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	128.30	120.57	115.08	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.40	149.39	145.50	162.08	134.22	129.61
R-2 Residential, multiple family	151.70	145.39	140.35	133.21	120.92	117.03	132.69	105.75	101.14
R-3 Residential, one- and two-family	143.18	139.24	135.78	132.27	127.10	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.98	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.98	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

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, d}

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A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and Industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and Industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

a. Private Garages use Utility, miscellaneous
 b. Unfinished basements (all use group) = \$15.00 per sq. ft.
 c. For shell only buildings deduct 20 percent
 d. N.P. = not permitted

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, d}

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	224.86	217.27	211.75	202.82	190.47	185.12	186.05	174.13	167.22
A-1 Assembly, theaters, without stage	205.84	198.25	192.73	183.80	171.48	166.11	177.03	155.12	148.21
A-2 Assembly, nightclubs	175.48	170.50	165.74	159.07	148.41	145.38	153.20	135.40	131.56
A-2 Assembly, restaurants, bars, banquet halls	174.48	169.50	163.74	158.07	147.41	144.38	152.20	133.40	130.58
A-3 Assembly, churches	207.90	200.31	194.78	185.86	173.66	168.32	179.09	157.32	150.42
A-3 Assembly, general, community halls, libraries, museums	173.93	166.34	159.82	151.89	138.66	134.32	145.12	122.32	116.42
A-4 Assembly, arenas	204.84	197.25	190.73	182.80	169.48	165.11	176.03	153.12	147.21
B Business	179.33	172.77	166.90	158.73	144.01	138.61	152.18	128.55	120.48
E Educational	190.23	183.68	178.30	170.23	158.53	150.15	164.38	138.54	134.04
F-1 Factory and Industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.92	89.22	88.89	84.39
F-2 Factory and Industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	88.89	83.39
H-1 High Hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	83.02	N.P.
H234 High Hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	83.02	57.71
H-5 HPM	179.33	172.77	166.90	158.73	144.01	138.61	152.18	128.55	120.48
I-1 Institutional, supervised environment	177.76	171.50	166.52	159.45	148.31	142.45	159.13	131.29	126.72
I-2 Institutional, hospitals	304.49	297.93	292.08	283.89	268.07	N.P.	277.34	250.61	N.P.
I-2 Institutional, nursing homes	210.47	203.90	198.04	189.87	175.09	N.P.	183.31	157.83	N.P.
I-3 Institutional, restrained	204.27	197.71	191.84	183.67	170.47	164.08	177.12	153.01	144.94
I-4 Institutional, day care facilities	177.76	171.50	166.52	159.45	148.31	142.45	159.13	131.29	126.72
M Mercantile	130.79	125.81	120.05	114.38	104.47	101.42	108.50	90.46	87.82
R-1 Residential, hotels	179.14	172.89	167.90	160.83	147.95	144.10	160.52	132.93	128.38
R-2 Residential, multiple family	150.25	143.98	139.01	131.94	119.77	115.91	131.92	104.74	100.18
R-3 Residential, one- and two-family	141.80	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-4 Residential, care/assisted living facilities	177.76	171.50	166.52	159.45	148.31	142.45	159.13	131.29	126.72
S-1 Storage, moderate hazard	100.53	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-2 Storage, low hazard	99.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
U Utility, miscellaneous	74.83	70.51	68.11	62.74	58.42	52.89	59.81	44.15	42.06

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted