



THE CITY OF SAN DIEGO

# Building Valuation Schedule

CITY OF SAN DIEGO DEVELOPMENT SERVICES  
1222 FIRST AVENUE, MS 401 SAN DIEGO, CA 92101-4101  
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INFORMATION  
BULLETIN

**101**

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This Information Bulletin provides construction valuation amounts used to determine the building valuation for new construction, miscellaneous building projects as well as alterations and additions to existing structures. Building valuation is used for reporting purposes and is also used in the determination of State seismic and strong motion instrumentation fees, the City's Civic Enhancement Allocation fees, etc. (For additional information on Civic Enhancement Allocation fees, see [www.sandiego.gov/arts-culture/](http://www.sandiego.gov/arts-culture/)) Please refer to [Information Bulletin 501](#) for applicable permit and permit application fees.

The following Building Valuation Data has been provided by the International Code Council (ICC) in the January-February 2009 edition of the Building Safety Journal to determine the building valuation and provides average construction costs on a per square foot basis. These valuations are effective January 01, 2009.

Group (2006 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
A-1 Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2 Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2 Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3 Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3 Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4 Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1 Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2 Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1 High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	0.00
H-2, H-3, H-4 High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5 HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1 Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2 Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	0.00	166.08	143.05	0.00
I-3 Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4 Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1 Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2 Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3 Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4 Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1 Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2 Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. Partial building permits - use following % of entire project valuation:
1. Foundation only permits use 10%.
  2. Structural frame only permits use 50%.
  3. Build-out permits (no TI's) use 20%.
- b. For shell only buildings use 80 percent of entire project valuation.
- c. Private Garages use Utility, miscellaneous.
- d. Unfinished basements, use \$15.00 per sq ft.

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### Miscellaneous Valuations

The following Miscellaneous Valuations table was developed by the San Diego Chapter of ICC and is adjusted annually using the ENR 20 Cities Construction Cost Index, as published by Engineering News-Record, McGraw-Hill Publishing Company, during the month of January each year.

Structure or Item	Valuation	Structure or Item	Valuation
<b>Agricultural Building</b>	\$40 /sq ft	<b>Pile Foundations</b>	
<b>Aluminum Siding</b>	\$12 /sq ft	Cast-in-place concrete piles	\$45 /lf
<b>Antennas</b>		Steel piles	\$109 /lf
Radio over 30 ft high	\$7,335 ea	<b>Retaining Wall</b>	
Dish, 10 ft diameter w/decoder	\$8,911 ea	Concrete or Masonry	\$37 /sq ft
<b>Awning or Canopy</b> (Supported by Building)		<b>Re-roofing</b>	
Aluminum	\$44 /sq ft	1 square = 100 square feet	
Canvas	\$18 /sq ft	<b>Built-up</b>	
<b>Balcony</b>	\$30 /sq ft	Asphalt based Low Slope	\$333 /sq
<b>Carport</b>	\$18 /sq ft	Single-Ply	\$542 /sq
<b>Commercial Coaches</b>	\$2,444 ea	Coating	\$179 /sq
<b>Decks (wood)</b>	\$30 /sq ft	Fiberglass	\$298 /sq
<b>Demolition of Building</b>	\$5 /sq ft	Overlay	\$244 /sq
<b>Dwelling Solariums</b>	\$212 /sq ft	Aluminum	\$1,192 /sq
<b>Fence or Freestanding Wall</b>		Clay Tile	\$542 /sq
Wood or Chain Link	\$4 /sq ft	Concrete Tile	\$488 /sq
Wood Frame with Stucco	\$12 /sq ft	<b>Metal Standing</b>	
Wire	\$4 /sq ft	Seam	\$1,517 /sq
Masonry	\$18 /sq ft	<b>Roof Structure Replacement</b>	\$31 /sq
Wrought Iron	\$12 /sq ft	<b>Saunas (Steam)</b>	\$18,368 /sq
<b>Fireplace</b>		<b>Spa or Hot Tub</b>	\$15,034 /sq
Concrete or masonry	\$7,335 ea	<b>Stairs (Ramps)</b>	\$30 /sq ft
Prefabricated metal	\$4,910 ea	<b>Stone and Brick Veneer</b>	\$14 /sq ft
<b>Greenhouse</b>	\$12 /sq ft	<b>Storage Racks</b>	\$1.3 /cu ft
<b>Manufactured Housing</b>		<b>Suspended Ceilings</b>	\$109 /sq ft
25% of value of		<b>Swimming Pool</b>	
"site built" house	\$51 /sq ft	Per sq ft surface area	
<b>Mobile Home</b>	\$51 /sq ft	Vinyl-lined	\$70 /sq ft
<b>Patio</b>		Gunite	\$77 /sq ft
Wood Frame with Cover	\$18 /sq ft	Fiberglass	\$84 /sq ft
Metal Frame with Cover	\$24 /sq ft	<b>Tenant Improvements</b>	\$70 /sq ft
Wood Frame Cover & Walls	\$27 /sq ft		
Metal Frame Cover & Walls	\$30 /sq ft		
Screen or Plastic Walls	\$7 /sq ft		
<b>Plastering</b>			
Inside	\$6 /sq ft		
Outside	\$6 /sq ft		

### Alterations to Existing Structures

With No Additional Floor Area or Roof Cover

Interior Partition	\$102 /lf
Install Windows or Sliding Glass Doors	\$32 /sq ft of opening
Close Exterior Wall Opening	\$30 /sq ft of opening

To determine building valuation when the scope of work does not add to the existing floor area, for example when enclosing an open porch, or when converting a garage to living space, use the difference in the valuation per square foot between the existing and the new use or occupancy.