



Building Valuation Schedule

City of San Diego
Development Services Department

INFORMATION
BULLETIN

101

July 2020

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.

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) dated February 2020 to determine the building valuation and provides average construction costs on a per square foot basis.

Occupancy Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters w/ stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters w/o stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, museums	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory & industrial mod-hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory & industrial low-hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H-2 H-3 H-4 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	N.P.	203.26	176.05	N.P.
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facility	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one/two family	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

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.

b. Private Garages use Utility, miscellaneous.

c. Unfinished basements (Group R-3) = \$22.45 per sq. ft.

N.P. Means not permitted

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

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
Agricultural Building	\$50 /sq ft	Pile Foundations	
Aluminum Siding	\$15 /sq ft	Cast-in-place concrete piles	\$113 /lf
Antennas		Steel piles	\$384 /lf
Radio over 30 ft high	\$9,270 ea	Retaining Wall	
Dish, 10 ft diameter w/decoder	\$11,263 ea	Concrete or Masonry	\$92 /sq ft
Awning or Canopy		Re-roofing	
(Supported by Building)		Note: 1 square = 100 square feet	
Aluminum	\$55 /sq ft	Built-up	
Canvas	\$24 /sq ft	Asphalt based Low Slope	\$836 /sq
Balcony	\$38 /sq ft	Single-Ply	\$1359 /sq
Carport	\$23 /sq ft	Coating	\$448 /sq
Commercial Coaches	\$3,089 ea	Fiberglass	\$748 /sq
Decks (wood)	\$38 /sq ft	Overlay	\$611 /sq
Demolition of Building	\$6 /sq ft	Aluminum	\$2,991 /sq
Dwelling Solariums	\$127 /sq ft	Clay Tile	\$1359 /sq
Fence or Freestanding Wall		Concrete Tile	\$1223 /sq
Wood or Chain Link	\$5 /sq ft	Metal Standing Seam	\$3,806 /sq
Wood Frame with Stucco	\$15 /sq ft	Roof Structure Replacement	\$78 /sq ft
Wire	\$5 /sq ft	Saunas (Steam)	\$17,952 ea
Masonry	\$24 /sq ft	Spa or Hot Tub	\$37,727 ea
Wrought Iron	\$15 /sq ft	Stairs (Ramps)	\$76 /sq ft
Fireplace		Stone and Brick Veneer	\$17 /sq ft
Concrete or masonry	\$9,559 ea	Storage Racks	\$4 /cu ft
Prefabricated metal	\$6,206 ea	Suspended Ceilings	\$14 /sq ft
Greenhouse	\$15 /sq ft	Swimming Pool	
Manufactured Housing	\$64 /sq ft	Per sq ft of surface area	
Mobile Home	\$64 /sq ft	Vinyl-lined	\$176 /sq ft
Patio		Gunite	\$193 /sq ft
Wood Frame with Cover	\$24 /sq ft	Fiberglass	\$210 /sq ft
Metal Frame with Cover	\$30 /sq ft	Tenant Improvements	\$88 /sq ft
Wood Frame Cover & Walls	\$34 /sq ft		
Metal Frame Cover & Walls	\$38 /sq ft		
Screen or Plastic Walls	\$8 /sq ft		
Plastering			
Inside	\$7 /sq ft		
Outside	\$7 /sq ft		

Alterations to Existing Structures
With No Additional Floor Area or Roof Cover

Interior Partition	\$127 /lf
Install Windows or Sliding Glass Doors	\$39 /sq ft of opening
Close Exterior Wall Opening	\$38 /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