



## Building Valuation

Building permit fee amounts are based on project valuation. The City of Walnut Creek published Fees and Charges has the following definition:

### A. Building Valuation Defined

*Building valuation shall be based on the higher of 1) the applicant's estimated valuation or 2) the most current Building Valuation as printed and published by the International Code Council and adjusted using the most current City Cost Index as printed and published by R.S. Means Building Construction Cost Data, or as shown on the "Building Valuation Supplement" for items not covered in the International Code Council Building Valuation Data.*

The minimum valuation calculated in accordance with the City's fee schedule is to ensure a minimum fee level for the City's services. This valuation is used only to determine our fees, which reflect our costs to provide the services. The permit and plan review fees cover administering, reviewing and inspecting all code-regulated items in the project.

Please consider that when a bid is lower than the calculated valuation, the actual bid does not affect the amount of code items the City is required to regulate.

### B. Building Valuation Supplement

1. Residential garage conversions per sq.ft.	\$65.00
2. Concrete or concrete block retaining walls per sq.ft. (includes footing)	\$10.00
3. Wood retaining wall per sq.ft.	\$5.00
4. Residential remodel (no increase in floor area) per sq.ft.	\$50.00
5. Residential kitchen remodel per sq.ft.	\$150.00
6. Patio cover per sq.ft.	\$15.00
(add for enclosure) per sq.ft.	\$15.00
7. Deck per sq.ft.	\$15.00

Items of construction that are not pertinent to plan review and inspection functions of the Building Division may be reasonably excluded from valuation. Examples of this include wall and floor finishes (if not regulated by building code fire resistivity, green building code or disabled access provisions), decorative window treatments and the like. The cost of package equipment where internal parts are not inspected is excluded from valuation, however the labor and materials cost of installation (for example electrical hook-up and mechanical anchorage) is included in the valuation.

Note the valuation does not include architectural design fees or contractor mobilization cost.

Note the valuation does not include costs of site development items external to a building envelope.

Some projects may require a discussion of valuation due to the special nature or complexity of the project. Questions about project valuation should be first directed to the plan reviewer. If questions remain it is the Plan Check Engineer's responsibility to establish a project valuation.



**City of Walnut Creek**  
**Development Review Services**  
 1666 N. Main Street, Walnut Creek, CA 94596  
 (925) 943-5834 phone (925) 256-3500 fax

Revised March 2024

Information Bulletin No. IB-042

International Code Council  
 Building Valuation Data – February 2024  
 Square Foot Construction Costs <sup>a, b, c, d</sup>

**Multiply by**  
**2024 R.S. Means**  
**City Cost Index**  
**(= 1.196)**

Square Foot Construction Costs <sup>a, b, c</sup>

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family <sup>d</sup>	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.