

INFORMATION BULLETIN

IB-077

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Construction Valuation

The City of Long Beach uses the Building Valuation Data (BVD) published by the International Code Council (ICC). The Square Foot Construction Costs and Miscellaneous Construction Costs tables included in this IB will be updated twice each year following the publication of the BVD by ICC.

This Information Bulletin (IB) provides typical construction costs that may be used to calculate the minimum building valuation used for determination of permit and plan review fees of development projects including new construction, alterations, additions, and other miscellaneous construction. The construction costs listed do not cover all cases or conditions affecting the actual construction cost for a building project and are intended only for use in the permitting process.

New Construction and Additions.

The BVD reflects average construction costs and is not intended to represent specific project construction costs. The construction costs listed include typical foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. When determining the minimum building permit valuation, additional costs associated with non-typical foundation or structural systems and other elements of the proposed project should be added to the basic building valuation calculated using the table costs.

The Square Foot Construction Costs table may also be used when determining minimum permit valuation for additions that are basically a stand-alone building adjacent to an existing structure. The building valuation for remodeling and partial demolition of the existing structure should be added to the building valuation of the addition.

Miscellaneous Construction Costs, Remodeling and Tenant Improvements.

The Miscellaneous Construction Costs table was developed from various construction cost resources and may be adjusted periodically due to changes in construction costs. The construction costs listed may be used to determine the valuation for scope of work and non-typical elements not covered in the Square Foot Construction Costs table.

When determining the minimum valuation for tenant improvement projects the cost of related equipment and installation cost shall be added to the per square foot cost of remodeling. For example, a restaurant remodel includes the replacement of kitchen equipment. The costs of kitchen equipment and installation, provided by the designer or contractor, is added to the cost per square foot for the remodeling, and the total minimum valuation is listed on the building permit application.

Square Foot Construction Costs

Occupancy Group	Use Examples	Type of Construction Classification							
		IA	IB	IIA	IIB	IIIA	IIIB	VA	VB
A-2 Assembly	nightclubs, restaurants, bars, banquet halls	277.44	269.30	260.84	250.89	234.99	228.61	213.69	205.58
A-3 Assembly	churches, places of worship	331.74	319.29	308.36	295.42	275.14	266.62	255.12	244.26
A-3 Assembly	general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	198.26	188.40
B Business	offices, professional services	309.01	297.89	287.04	274.77	250.17	241.34	223.59	213.27
F-1, F-2 Factory / Industrial	manufacturing	169.11	160.95	150.84	145.13	129.25	122.95	107.18	99.77
I-4 Institutional / R-4 Residential	daycare, care or assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	208.88	201.43
M Mercantile	retail or wholesale stores	207.08	198.94	189.48	180.53	164.30	158.91	143.00	135.89
R-1 Residential	hotels and motels	286.53	276.38	266.63	256.68	234.71	228.48	211.66	204.20
R-2 Residential	apartments, condominiums	239.24	229.09	219.34	209.38	188.69	182.45	165.63	158.18
R-3 Residential	one- and two-family dwellings, duplex	NA	NA	NA	NA	NA	NA	187.70	175.92
S-1 or S-2 Storage	storage or warehousing of materials	156.75	148.59	138.48	132.77	117.20	110.90	95.13	87.73
U Utility	private garage, barn or misc. structures	NA	NA	NA	NA	NA	NA	74.38	71.07

Miscellaneous Construction Costs**Structure or Item** **Valuation (per sf, unless noted otherwise)****Awning (supported by building)**

Solid roof (metal or wood)	\$ 68.90
Open roof or canvas	\$ 30.00

Balcony or Wood Deck \$ 47.70**Fence Walls (per lineal ft of 6'-6" fence or wall)**

Concrete	\$ 146.25
Masonry or CMU	\$ 195.00
Wood, Chain-link or Wire	\$ 42.25
Wrought Iron or Wood with Stucco	\$ 123.50

Factory Built Housing, Prefab Dwelling Unit	\$	79.50
Parking Lot Repaving and Striping	\$	9.30
Patio Cover, Carport or Canopy		
Wood Lattice of Open Frame	\$	15.50
Wood Solid Roof	\$	30.00
Patio Enclosure or Sunroom	\$	148.00
Retaining Walls (per sf of wall face)	\$	58.00
Reroofing (per roofing square)		
Asphalt or Composition Shingles	\$	500.00
Built-up	\$	525.00
Clay Tile	\$	1700.00
Concrete Tile	\$	900.00
Metal Standing Seam	\$	2400.00
Solid Plywood Underlayment	\$	200.00
Torch Down Modified Bitumen	\$	1200.00
Residential Remodeling		
Interior Remodel (includes windows and/or doors)	\$	105.00
Converting Unconditioned Space to Habitable Area	\$	105.00
Kitchen remodel (per 100 sf)	\$	40,000.00
Bathroom (per plumbing fixture, includes related work)	\$	5,000.00
Adding or Removing Doors or Windows, only		
Windows or Doors (per sf of opening area)	\$	48.75
Infill exterior wall openings (per sf of opening area)	\$	47.70
Tenant Improvements and Remodeling		
Office remodeling	\$	116.25
ceiling only	\$	17.00
Medical, Dental, Spa or similar treatment rooms	\$	162.75
Restaurant (plus kitchen equipment)	\$	93.00
Kitchen Equipment and installation	(per designer or contractor)	
Retail (plus shelving)	\$	140.00
Shelving and installation	(per designer or contractor)	
Warehouse or Storage		
Racks or Shelving (10 ft height, per lineal ft)	\$	158.00