



The fees for alterations and repairs to existing buildings will be based on the value of the construction as determined by the Planning and Development Department (PDD). PDD determines the value of new construction using the current [Building Valuation Table](#) and the Remodeling Valuation Table. The valuation does not represent the actual appraised value; however, the fees generated represent the cost to provide plan review and inspection services.

Project valuation is the higher of the minimum project valuation as calculated by Planning & Development, or the project valuation as provided by the applicant.

To use the Remodeling Valuation Table for calculating valuation on a remodeling or repair project:

1. Calculate the valuation for *new* construction using the Building Valuation Table. The floor area should be calculated as the entire area of the rooms where alterations are proposed. If a project has areas with different types/levels of alterations, it is appropriate to calculate the valuation of each area separately to develop the project valuation.
2. Determine the Extent of the Alteration by matching the project plan to one or more elements from the definitions given in the Remodeling Valuation Table, on the following page, to determine the correct % multiplier.
3. Multiply the new construction valuation from Step 1 by the appropriate percentage from Step 2. The result is the valuation of the remodeling project to use to calculate fees.

**Example:**

A “major” remodel of 900 square feet of a single-family residence (use R-3C value for custom homes) would be calculated:

$$\begin{array}{rclcl}
 \text{New construction value} & & \times & \text{Alteration Extent \%} & = & \text{Remodel Valuation} \\
 (900 \text{ Sq. ft.} \times \text{Bldg. Valuation entry}) & \times & & (60\%) & & 
 \end{array}$$

**Remodeling Valuation Table**

Extent of Alteration	% of New Construction Valuation	Definition
Minor	20%	Cosmetic work: <ul style="list-style-type: none"> <li>• Refinishing walls, ceilings or floors;</li> <li>• Minor mechanical, electrical, plumbing;</li> <li>• No structural work.</li> </ul>
Medium	40%	<ul style="list-style-type: none"> <li>• Addition or removal of some walls or extensive construction of partitions;</li> <li>• Projects with more involved mechanical, electrical or plumbing work such as residential additions or renovations of bathrooms and kitchens, or commercial replacement of major HVAC components or ceiling grids;</li> <li>• Refinishing of many existing walls, ceilings, or floors;</li> <li>• Replacement of substantial portions of the glazing systems if a major portion of the project.</li> <li>• Moderate projects may include minor changes to the exterior envelope or structural systems.</li> </ul>
Major	60%	<ul style="list-style-type: none"> <li>• Addition or demolition of many walls;</li> <li>• Installation of new glazing systems in conjunction with major remodeling;</li> <li>• Upgrade of structural systems in some portions to receive increased loads in limited areas or structural repair of significant elements in limited areas.</li> <li>• Significant upgrades to mechanical, electrical or plumbing systems in conjunction with significant refinishing of surfaces.</li> </ul>
Extensive	80%	<ul style="list-style-type: none"> <li>• Demolition of all non-structural portions leaving a structural shell;</li> <li>• Installation of new or substantial replacement of electrical or mechanical systems in conjunction with significant changes in room configuration;</li> <li>• Significant structural upgrading to meet seismic requirements, or other substantial structural renovation;</li> <li>• Extensive structural repair.</li> </ul>
Full	95%	<ul style="list-style-type: none"> <li>• Demolition of all interior partition walls (structural and non structural)</li> <li>• Demolition of a majority of exterior walls and entire roof structure;</li> <li>• Installation of new electrical, mechanical systems in conjunction with significant changes in room configuration.</li> </ul>