

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

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

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1 Assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2 Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2 Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3 Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3 Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4 Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1 Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2 Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1 High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	N.P.
H234 High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5 HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1 Institutional, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2 Institutional, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2 Institutional, nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3 Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4 Institutional, day care facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1 Residential, hotels	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2 Residential, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3 Residential, one- and two-family <sup>d</sup>	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4 Residential, care/assisted living facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1 Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2 Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.



## Building Valuation Data – AUGUST 2020

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code (IBC)* whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB  
 Area: 1st story = 8,000 sq. ft.  
 2nd story = 8,000 sq. ft.  
 Height: 2 stories  
 Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$179.18/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$179.18/sq. ft x 0.0075 = \$21,502

**CITY OF FERNLEY**  
**EXHIBIT "A"**  
**BUILDING DEPARTMENT PERMIT & INSPECTION FEES**

Temporary Certificate of Occupancy	\$200
Residential Foundation Only Permit Application	\$250
Commercial Foundation Only Permit Application	\$2,500
Electrical Permit, Inspection & Tag, Residential Service < than 400 A, or Utility Service Restoration.	\$80
Gas Inspection & Tag, Utility Service Restoration.	\$80
Manufactured/Modular Home Permit	\$500
Demolitions Permit; by Valuation, minimum fee \$100.	\$100 Min.
Mobile Home Conversion to Real Property Permit	\$200
Water Heater, Wood Stove, or Gas Fireplace Insert Only	\$80
Hazardous Materials Permit, Storage or Waste Disposal Permit	\$1,000
Hazardous Waste Disposal, Processing Service Charge	Actual Cost
Hourly Inspection Rate, Normal Business Hours	\$69
Re-Inspection Fee, Third or more Inspection of same Building Element(s), each.	\$207
Hourly Inspection Rate, Outside of Normal Business Hours (2-hour minimum)	\$103
Work Without Permit and Stop Work Orders	\$300
Permit Processing Fee; applies to new construction, additions, repairs & TI's.	\$25
Residential, Commercial, Industrial and Miscellaneous Permits for construction works not specifically identified above shall use the current ICC Building Valuation Data (BVD) Tables for new construction valuation and/or the written contract value (Highest Value applies) applied to the current Building Permit Fee Schedule (BPFS) published by the City of Fernley Building Department.	Refer to ICC BVD and BPFS

**Plan Review Fees shall be in addition to the above Permit Fees and shall be an additional 65% of the Building Permit Fee determined.**

**NOTES:**

1. Payment of Plan Review Fees will be required at the time of Permit Application.
2. Plan Reviews requiring a Third Review (2<sup>nd</sup> Revision Submittal) will be charged at \$98 per hour or quarter-hour fraction thereof.
3. Whenever a project cannot be valued by the table above, the Building Official shall set the project valuation.
4. Use of outside professional consultants for service: Actual Cost of Services plus 15% administrative processing.

**Building permit fee schedule.** Pursuant to NRS 278.580 and the International Building Code (IBC) Section 109.2, building permit fees shall be based on the most recent Building Valuation Data (BVD) as published periodically by the International Code Council, "Square Foot Construction Costs" or when such application is inappropriate, the complete and verifiable executed Contract Value of the proposed works applied to this schedule.

### Building Permit Fee Schedule (BPFS)

**Total Project Valuation                      Fee\***

\$0.01 to \$500.00	\$80.00
\$500.01 to \$2,000.00	\$80.00 for the first \$500.00 plus \$3.13 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001 to \$25,000.00	\$80.00 for the first \$2,000.00 plus 14.35 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000.00	\$401.54 for the first \$25,000.00 plus \$10.35 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000.00	\$659.84 for the first \$50,000.00 plus \$7.18 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 to \$500,000.00	\$1,018.59 for the first \$100,000.00 plus \$5.74 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000.00	\$3,314.59 for the first \$500,000.00 plus \$4.87 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001 and up	\$5,748.97 for the first \$1,000,000.00 plus \$3.23 for each additional \$1,000.00 or fraction thereof

**\* Plan Check fees shall be in addition to the above and shall be an additional 65% of the Building Permit Fee As determined in the table above.**

The fee for the renewal of an expired Building Permit shall be \$150.00 plus 10% of the original Permit Fee or \$25.00, whichever is greater. The renewal of an expired Building Permit will exclude the Parks Tax, School Tax, Road Tax, and the Plan Check fee; provided that no changes have been made to the original project design and the date of renewal is within the same code cycle in which the work was originally approved.