



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE ID 83701-0500

CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Planning & Development Services Building Division Policy

Title: Residential Building Permit Valuation Policy

Code Name: *International Residential Code*

Code Sections: R108.3 Building Permit Valuations (as amended)

Code Language: **R108.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as building, electrical, gas, mechanical, plumbing, equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates which meets the approval of the building official. The final building permit valuation shall be set by the building official.

Scope of Policy: To clarify how to establish base building permit valuations for residential construction projects for the purposes of determining permit fees. Once valuation is determined, actual permit fees are to be calculated utilizing the Boise City Building Code Fee Schedule as adopted by City Council.

Policy: Unless otherwise approved by the building official, building permit valuations for residential construction projects shall be calculated utilizing the following procedures:

New Residential

Building permit valuation for new residential projects shall be calculated as follows:

1. For typical homes 4,500 sq. ft. or less, use the latest Building Valuation Data (BVD) Table published/posted online in the month of February by the International Code Council (ICC) with a regional cost modifier of .92 for the dwelling and .84 for the garage. This will typically be updated annually. Use the per sq. ft. cost noted for R-3 Occupancy and Type V-B Construction in the BVD Table for residential living areas. Use the per sq. ft. cost noted for U Occupancy and Type V-B Construction in the BVD Table for garages. Typical annual adjustment increases are not to exceed 5% from the previous year established cost per square foot amount. However, where unique circumstances warrant, such as unusually high inflation, an increase could be more than 5%.
2. For Category I and II hillside homes and large custom homes greater than 4,500 sq. ft., utilize a cost per sq. ft. that is 28% above the calculated cost per sq. ft. in item #1 directly above, for residential living areas. Use the ICC Building Valuation Data Table for determining the garage valuation (per sq. ft. cost noted for U Occupancy and Type V-B Construction) with a regional cost modifier of .84 applied. Typical annual adjustment increases are not to exceed 5% from the previous year established cost per square foot

amount. However, where unique circumstances warrant, such as unusually high inflation, an increase could be more than 5%.

3. For unfinished basements, finished basements, above grade unfinished rooms or areas, or patios/decks, reference and use the "Building Division Base Residential Valuations" document established by the building official to calculate project valuation. This document will be reviewed/updated accordingly as determined by the building official, but no later than every five years.
4. Once total valuation is determined, calculate building permit fees and plan review fees as is typically done utilizing the Boise City Building Code Fee Schedule as adopted by City Council.

Residential Additions/Alterations/Repairs

Building permit valuation for residential additions, garages, garage conversions, basements, alterations, repairs, accessory dwelling units, storage buildings, carports, patio covers, roofing/reroofing, siding, pools, concrete, windows, fences, or decks shall be calculated as follows:

1. Reference the project valuation provided by the applicant on the building permit application. Reference and use the "Building Division Base Residential Valuations" document established by the building official to calculate a valuation. Use the valuation that is higher between the applicant provided valuation or from the "Building Division Base Residential Valuations" document for purposes of determining permit fees.
2. Once total valuation is determined, calculate building permit fees and plan review fees as is typically done utilizing the Boise City Building Code Fee Schedule as adopted by City Council.

The "Building Division Base Residential Valuations" document will be reviewed/updated accordingly as determined by the building official, but no later than every five years.

Note: Established valuations can be appealed to the building official with substantiating documentation such as material/labor estimates and contracts for reconsideration. Where material cost estimates only are submitted, these costs will typically be doubled to account for labor costs to determine total valuation.

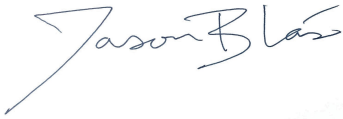
Intent: This policy establishes procedures to determine minimum building permit valuations for residential construction projects for the purposes of determining permit fees.

For new residential projects, using the ICC Building Valuation Data Table with a regional cost modifier for typical homes 4,500 sq. ft. or less and for the garage will implement a simpler and more predictable model that uses a national standard. The BVD Table is typically updated twice a year by ICC, however, Boise will only use the latest version of the BVD Table published/posted online in the month of February. This model will also be more efficient to automate fee calculations within our permit system. For Category I and II hillside homes and large custom homes greater than 4,500 sq. ft., a cost per sq. ft. that is 28% above the calculated cost per sq. ft. for homes 4,500 sq. ft. or less, will be used for residential living areas. The ICC Building Valuation Data Table with a regional cost modifier will be used for the garage. These larger more complex homes take additional plan review and inspection time in providing services. Note that annual adjustment

increases are typically not to exceed 5% from the previous year established cost per square foot amount. However, where unique circumstances are warranted in a given year, such as unusually high inflation, an increase could be more than 5%.

For residential additions/alterations/repairs, the higher valuation of either the applicant provided valuation or established valuation using the "Building Division Base Residential Valuations" document will be used for purposes of determining permit fees. This document will be reviewed/updated accordingly to adjust for pricing fluctuations at a time frequency determined by the building official, but no later than every five years.

Once total valuation is determined using these methods, building permit fees and plan review fees can be calculated as is typically done utilizing the Boise City Building Code Fee Schedule as adopted by City Council. This policy replaces a previous version of this policy dated 4/19/21, adding language regarding a maximum 5% adjustment for typical increases from the previous year established cost per square foot amount or where might exceed 5% under unique circumstances, for new residential projects.



Jason Blais
Building Official

5/6/22

Effective Date

Date Retired