



# Remodel Valuation

## Bulletin 41

For 2018 International Codes

The purpose of this bulletin is to establish a method of setting a minimum valuation for remodel permit fees. Pierce County Code [Section 17C.10.070](#) provides that alterations and repairs to existing buildings be charged a permit fee based on a valuation of the work being done. This bulletin establishes the guide for determining the valuation of the project based on a description of the scope of work.

Additional review will be necessary when a structure is in the flood hazard area. Any combination of improvements or damages over a five-year period that total 50% value of the structure (pre-damaged and/or pre-project) will result in the entire structure meeting Title 18E.70 standards. Please contact Dennis Dixon at (253) 798-3696 for more information.

### Residential Projects

The valuation for alterations and repairs to existing buildings shall be based on the scope of work. On page 2 of this bulletin is a **Remodel Valuation Table**, which describes various levels of work and assigns a percentage value to them.

The remodel valuation is a percentage of the set valuation of new construction.

#### Example:

Given: Set valuation for a new single-family home is \$100 per square foot. And proposed remodel meets the definition for medium at 40%.

Valuation will be based on \$40 a square foot for the area being remodeled.

### Commercial Projects

The valuation for tenant improvements, alterations and repairs to existing buildings shall be based on the scope of work and the valuation provided by the applicant on the application form.

#### Per Pierce County Code 17C.10.070

“The value used in computing the building permit and building plan review fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.”

### For Both Residential and Commercial Projects

The Building Division shall determine the valuation of new construction which cannot be computed by the gross floor area, such as towers, retaining walls, foundations, repair of a beam, or addition of a stair. This valuation shall be the full estimated cost of all labor and materials whether actually paid for or not and may be based on information (contract or bid cost) submitted by the applicant.

## Remodel Valuation Table

Extent of Alteration	% of Building Valuation Data Figure <sup>1</sup>	Definitions <sup>2</sup>
Minor	20%	Cosmetic work, refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; no structural work.
Medium	40%	Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of major HVAC components or of ceiling grids; refinishing of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; moderate projects may include minor changes to the exterior envelope or structural systems.
Major	60%	Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrade of structural systems in some portions to receive increased loads in limited areas or structural repair of significant elements in limited area. Significant upgrades to mechanical, electrical, and plumbing systems in conjunction with significant refinishing of surfaces.
Full <sup>3</sup>	80%	Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.

<sup>1</sup> Calculated valuation for new construction of the area per PALS+ Fee Calculation.

<sup>2</sup> The extent of alteration includes one or more of the elements in the definition. The floor area affected shall be calculated on the entire area of the rooms where alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the areas separately to develop the valuation.

<sup>3</sup> Applications where the scope of work exceeds the description for "Full" in the "Remodel Valuation Table", shall be considered a rebuild and will be required to pay full fees.