



**Community Development & Planning  
Building Inspections Division**

**Administrative Policy**

**Subject: Building Permit Fees**

**Date: September 26, 2008, Revision Date: May 1, 2009**

The Construction Chapter of the City of Arlington provides that building permit fees are set by resolution of the City Council. The most recent being Resolution #08-368 adopted by City Council on September 16, 2008. This administrative policy will establish how the "*Fee Valuation*" is to be determined in order to calculate the building permit fees for certain projects.

The *International Code Council* publishes "Building Valuation Data" (BVD). BVD establishes a cost per square foot based on the type construction and the occupancy classification in accordance with the *International Building Code*. The BVD table is a tool to establish permit fees. The BVD table has been modified to reflect a City of Arlington 50% rate of cost recovery. The table will be used to calculate a *Fee Valuation* for purposes of calculating permit fees. The *Fee Valuation* and the construction cost will not be the same. Various business approaches (general contractor, owner/developer, construction management, etc) will generate different construction costs for similar projects. Use of the BVD table will provide the same *Fee Valuation* and the same permit fee for the same project regardless of the business model. The BVD table may be updated every six months. A detailed analysis of the cost recovery approach is available upon request.

The general formula for calculating the *Fee Valuation* is:

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

Multipliers are listed as follows:

New construction and additions to existing buildings = 1.0  
New construction of shell buildings = 0.80  
Completion of shells or Interior Finish Out = 0.80  
Remodel/repair/alteration, Level 1 = 0.40  
Remodel/repair/alteration, Level 2 = 0.60  
Remodel/repair/alteration, Level 3 = 0.80

Levels of ratings for "Remodel/repair/alteration" permits to existing buildings:

1. Level #1 "Remodel/repair/alteration" = Relocation or demolition of interior walls with very minor trade work as follows:
  - a. no electrical work or minor electrical work consisting of plugs and switches, no new light fixtures ,
  - b. minor duct work, relocation of air distribution and/or return grills, no new mechanical equipment, and/or
  - c. No new, relocated or replacement plumbing fixtures.

2. Level #2 "Remodel/repair/alteration" = same as Level #1 except that only one category of major trade work is performed as follows:
  - a. Major electrical work such as adding or upgrading panels, sub panels and/or services,
  - b. Major mechanical work such as adding and/or replacing mechanical equipment (condensing units, air handlers, furnaces, roof top units, etc.), or
  - c. Major plumbing work such as new, relocated and/or replacement plumbing fixtures.
  
3. Level #3 "Remodel/repair/alteration" = same as Level #2 except that there are two or more categories of major trade work is performed as follows:
  - a. Major electrical work such as adding or upgrading panels, sub panels and/or services,
  - b. Major mechanical work such as adding and/or replacing mechanical equipment (condensing units, air handlers, furnaces, roof top units, etc.), and
  - c. Major plumbing work such as new, relocated and/or replacement plumbing fixtures.

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

Group	2003 IBC	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly theaters, w/ stage	104.00	100.64	98.30	94.17	88.66	86.04	91.16	80.89	77.91
	Assembly theaters, w/o stage	94.18	90.82	88.48	84.36	78.86	76.25	81.35	71.10	68.12
A-2	Assembly, nightclubs	80.18	77.92	75.93	73.05	68.70	66.78	70.49	62.30	60.20
A-2	Assembly, restaurants, bars, banquet halls	79.68	77.42	74.93	72.55	67.70	66.28	69.99	61.30	59.70
A-3	Assembly, churches	95.86	92.50	90.16	86.04	80.53	77.91	83.03	72.76	69.78
A-3	Assembly, general, community halls, libraries, museums	81.05	77.69	74.85	71.23	64.91	63.10	68.22	57.44	54.96
A-4	Assembly, arenas	93.68	90.32	87.48	83.86	77.86	75.75	80.85	70.10	67.62
B	Business	80.55	77.65	75.16	71.62	65.17	62.70	68.81	57.11	54.73
E	Educational	88.13	85.16	82.74	79.13	74.16	70.37	76.52	65.27	62.81
F-1	Factory & industrial, moderate hazard	48.84	46.60	43.94	42.48	38.05	36.35	40.77	31.33	29.62
F-2	Factory & industrial, low hazard	48.34	46.10	43.94	41.98	38.05	35.85	40.27	31.33	29.12
H-1	High Hazard, explosives	45.75	43.51	41.35	39.39	35.55	33.36	37.68	28.84	N.P.
H-2, 3, 4	High Hazard	45.75	43.51	41.35	39.39	35.55	33.36	37.68	28.84	26.62
H-5	HPM	80.55	77.65	75.16	71.62	65.17	62.70	68.81	57.11	54.73
I-1	Institutional, supervised environment	80.66	77.89	75.80	72.73	67.91	66.05	73.40	61.47	59.06
I-2	Institutional, hospitals	135.56	132.66	130.18	126.63	119.82	N.P.	123.83	111.76	N.P.
I-2	Institutional, nursing homes	94.78	91.88	89.39	85.85	79.58	N.P.	83.04	71.52	N.P.
I-3	Institutional, restrained	92.58	89.68	87.20	83.65	77.83	74.86	80.85	69.77	66.40
I-4	Institutional, day care facilities	80.66	77.89	75.80	72.73	67.91	66.05	73.40	61.47	59.06
M	Mercantile	59.62	57.37	54.88	52.49	47.97	46.55	49.94	41.57	39.97
R-1	Residential, hotels	81.72	78.95	76.86	73.79	68.84	66.98	74.34	62.40	59.99
R-2	Residential, multi family	68.48	65.72	63.63	60.56	55.67	53.81	61.17	49.24	46.82
R-3	Residential, 1- & 2-family	64.99	63.18	61.63	60.01	57.80	56.30	59.01	54.17	50.97
R-4	Residential, care/assisted living	80.66	77.89	75.80	72.73	67.91	66.05	73.40	61.47	59.06
S-1	Storage, moderate hazard	45.25	43.01	40.35	38.89	34.55	32.86	37.18	27.84	26.12
S-2	Storage, low hazard	44.75	42.51	40.35	38.39	34.55	32.36	36.68	27.84	25.62
U	Utility, miscellaneous	34.55	32.67	30.72	29.18	26.36	24.57	27.54	20.81	19.80

- a. Private garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$7.50 per sq. ft.
- c. For shell only, deduct 20 percent
- d. N.P. = not permitted