



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACBC**

**#5
107.1
Article 1
06-14-11
Page 1 of 3**

PERMIT VALUATION

The valuation shall be determined by the plan check engineer per Section 107.1. The plan check engineer is responsible for independently calculating a proper construction valuation using the Building Valuation Guide sheet and determine if a higher valuation is justified compared to the value shown on the permit application.

The following procedure shall be used in calculating the valuation:

1. The applicant is to include their estimate of the valuation on the permit application.
2. The plan check engineer must verify the permit valuation using the Building Valuation Guide Sheet based on the occupancy, type of construction, quality and extent of construction or alteration.
3. Where the valuation shown on the permit application is lower in comparison to the calculated estimate, the plan check engineer shall update the valuation on the correction sheet and notify the applicant of the supplemental fees that must be paid at the time of plan re-submittal. The plan check engineer shall also update DAPTS accordingly. If the application valuation is greater than the calculated estimate, then the permit shall be based on the application valuation.
4. For permits issued at the time of application, the plan check engineer must verify a correct valuation prior to issuing the permit.

Additional information and consideration:

Valuation

Section 107.1 states: "The valuation to be used in computing the permit and plan check fees 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 protection systems and any other permanent work or permanent equipment." This value shall include foundations, site preparation, contractor's charge, plan preparation, soil reports, HVAC equipment, etc. It does not include furniture, merchandise or any display fixtures and similar items that are not permanently fixed and related to the construction of the building.

Relocated Building Relocated buildings or structures require the plan check engineer to estimate the value of the work. The estimate is to include the amount of work required to refurbish the building to comply with the requirements of the code, the cost of relocating the building and the new site construction costs. The total valuation should be somewhere between 25% and 100% of the valuation for a new building based upon the Building Valuation Guide Sheet.

Remodeled Areas Remodeled buildings or structures require the plan check engineer to estimate the value of the work. The amount of work required to refurbish the existing building or structure for the proposed remodel. The total valuation should be somewhere between 25% and 100% of the valuation for a new building based upon the Building Valuation Guide Sheet.

Repair Repair work requires the plan check engineer to estimate the value of work as a percentage of repair times the real value of the building based on the valuation for a new building.

Example. Repairing 10% of the existing 10,000 square feet of Type III-B office building that was damaged by fire requires a building permit based on the valuation of repair. The value of a new office building of same size and type of construction is \$900,000 based on \$90 00/square feet. The valuation of the repair is 10% of \$900,000 or \$90,000

Where there are major discrepancies between the applicant provided valuation and the calculated amount, the office manager shall determine the final valuation.

Supersedes BCM 107 1 Article 1 dated 06-04-09

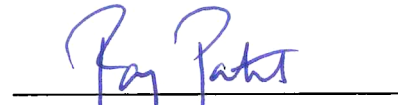
WRITTEN BY FADY KHALIL
Civil Engineer

REVIEWED BY JUAN MADRIGAL
Senior Civil Engineer

RECOMMENDED BY

APPROVED BY


HASSAN ALAMEDDINE
Chief Engineer


RAJ PATEL
Superintendent of Building
