



GOODYEAR FIRE DEPARTMENT
Fire, Building & Life Safety Section

- Fire Safety
 Building Safety

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REQUIREMENT / PROCEDURE	09-RP-011
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Subject: Valuations for Buildings and Tenant Improvements

Effective Date: 11/1/09 **Revised Date:**

PURPOSE

The purpose of this procedure is for the determination of building permit valuation for new construction and tenant improvements. This valuation is used as the basis for determining the fees for both plan review and permits from Fire, Building & Life Safety Section. Note per IBC 108.3, the “Final building permit valuation shall be set by the building official.”

GENERAL VALUATIONS

Valuation estimates are required to be submitted as part of a permit application per IBC 108.3. The minimum valuation is determined by multiplying the gross square footage of each area of the building based upon use and the most recent valuation data table as published by the International Code Council in Building Safety Journal magazine. This square footage includes canopies, porches and similar building appurtenances which will typically be calculated at the values for Group U of the appropriate construction type. The valuation used for the purpose of determining fees shall be the greater of the valuation provided on the permit application or the calculated valuation.

CONSTRUCTION TYPE

As valuation data is based upon construction type, for the purposes of valuation the construction type to be used is that which the building most closely resembles. The valuation construction type may deviate from the construction type noted on the permit application and drawings. An example is a Masonry and/or Tilt-up building which is noted as be Type V-B construction when it may nearly or completely comply with the requirements and construction of a Type III-B building. Therefore the actual cost of construction for such a building would most closely match the III-B values and the valuation should be calculated as such.

SHELL BUILDINGS

The valuations for Shell Buildings are *permitted* to be reduced by 20% from the calculated valuation. For the purpose of this reduction, a Shell Building shall be only a building with minimal work to the interior. Interior work such as shell improvements (vanilla shell, creation of tenant spaces, etc), installation of finishes (floor or ceiling), interior walls or any work that would create an occupiable space or create the appearance of an occupiable space would be deemed to exceed minimal work. Revisions to active shell permits that increase the scope of the

interior work beyond minimal work would result in the elimination of the shell building valuation reduction and all fees would be based upon the updated valuation. New permits for interior work in a shell building beyond minimal work would have a valuation based as noted for Tenant Improvements in Shell Buildings/Spaces.

TENANT IMPROVEMENTS IN SHELL BUILDINGS/SPACES

The valuations for Tenant Improvements in Shell Buildings for which the 20% reduction in valuation was utilized shall be a minimum 20% of the calculated value based upon the square footage and use of the Tenant Space.

TENANT IMPROVEMENTS TO SPACES WITH EXISTING C/O

The valuations for Tenant Improvements in spaces that had previously been issued C/Os consisting of a change in occupancy or a scope of work beyond that of Minor Work shall be based upon the valuation of the work to be performed but in no case be less than 20% of the calculated value based upon the square footage and use of the Tenant Space.

TENANT IMPROVEMENTS WITH EXISTING C/O WITH MINOR WORK ONLY

The valuations for Tenant Improvements in spaces that had previously been issued C/Os that requiring only minor work shall based upon the valuation of the work to be performed but in no case be less than 10% of the calculated value based upon the square footage and use of the Tenant Space. Minor work shall be considered to be that falling within the scope of Alteration – Level 1 as defined in the International Existing Building Code.

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