

CITY OF SPOKANE DEPARTMENT POLICY AND PROCEDURE	DEPT 4700-22- 01 LGL 2022-0025
TITLE: Building Valuation Fees (BVD) EFFECTIVE DATE: May 23, 2022 REVISION EFFECTIVE DATE: N/A	

1.0 GENERAL

1.1 Building Valuation Fees (BVD) are referenced by ordinance: SMC 08.02.031 Section B (1) (a).

A. Valuation.

1. The value of construction for purposes of calculating the amount of the fee is determined by using the:
 - a. most current building valuation data from the International Code Council (ICC) as published and updated by the ICC twice annually; or
 - b. Contract valuation, whichever is greater.

1.2 SMC 08.02.031 Section B(1) allows for the use of the BVD tables that provide the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. The 2018 IBC section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and/or a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The BVD table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

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2.0 DEPARTMENTS/DIVISIONS AFFECTED

Development Services Center (DSC), City of Spokane City Hall, 3rd Floor

3.0 REFERENCES

- A. SMC: 08.02.031 Section B (1) (a).
- B. 2018 IBC Section 109.3 addresses building permit valuations (see appendices)

4.0 DEFINITIONS

- A. Building Valuation Data (BVD): The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction.
- B. International Code Council (ICC): Provider of the BVD tables that are updated at six-month intervals

5.0 POLICY

The Building official, or their designee, will be responsible for ensuring the latest BVD table values are uploaded to the current permitting software program used by the City of Spokane twice (2) yearly.

6.0 PROCEDURE

- A. The Building official, or their designee, will be responsible for downloading the BVD tables from the International Code Council website (ICC) twice (2) yearly when available in March and October.
- B. The files will be forwarded to “IT” to upload to the permitting software and made current.
- C. The online permit value calculators will be revised to include the latest updates.

7.0 RESPONSIBILITIES

Building Official, or their designee

8.0 APPENDICES

2018 IBC Section 109.3 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 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 to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

APPROVED BY:

Michael Ormsby
Michael Ormsby (May 19, 2022 15:46 PDT)

City Attorney

Steve MacDonald
Steve MacDonald (May 23, 2022 11:07 PDT)

Division Director

May 19, 2022

Date

May 23, 2022

Date









DEPT 4700-02-01 Permit Fee BVD authority-Final-clean

Final Audit Report

2022-05-23

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