

RESOLUTION NO. 2655**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
ADOPTING THE CURRENT INTERNATIONAL CONFERENCE
OF BUILDING OFFICIALS BUILDING STANDARDS
BUILDING VALUATION DATA**

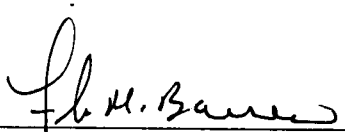
BE IT RESOLVED by the City Council of the City of Soledad does hereby adopt the Current International Conference of Building Officials Building Standards Building Valuation Data, in the form of the document hereunto attached, marked "Exhibit A" and by reference made a part hereof.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of March, 1998, by the following vote:

AYES, and in favor thereof, Councilmembers: Ben Jimenez, Jr., Fred Ledesma, Richard Ortiz, Mayor Pro Tem Gary Gerbrandt, Mayor Fabian Barrera.


NOES, Councilmembers: None

ABSENT, Councilmembers: None



MAYOR OF THE CITY OF SOLEDAD

ATTEST:



CITY CLERK OF THE CITY OF SOLEDAD

BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards* offers the following building valuation data representing average costs for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code*™ and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in April 1998.

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:		7. DWELLINGS:		13. JAILS:		20. RESTAURANTS:	
Type I or II F.R.*	\$80.60	Type V—Masonry	\$68.70	Type I or II F.R.	\$144.20	Type III—1-Hour	\$88.40
(Good)	\$99.10	(Good)	\$88.00	Type III—1-Hour	131.80	Type III—N	85.40
Type V—Masonry	65.90	Type V—Wood Frame	61.10	Type V—1-Hour	98.90	Type V—1-Hour	80.90
(or Type III)		(Good)	\$83.90			Type V—N	77.80
(Good)	\$80.50	Basements—		14. LIBRARIES:		21. SCHOOLS:	
Type V—Wood Frame	57.90	Semi-Finished	18.20	Type I or II F.R.	105.60	Type I or II F.R.	100.90
(Good)	\$74.40	(Good)	\$21.10	Type II—1-Hour	77.30	Type II—1-Hour	68.80
Type I—Basement Garage	34.00	Unfinished	13.20	Type II—N	73.40	Type III—1-Hour	73.60
2. AUDITORIUMS:		(Good)	\$16.10	Type III—1-Hour	81.60	Type III—N	70.90
Type I or II F.R.*	95.10	8. FIRE STATIONS:		Type III—N	77.50	Type V—1-Hour	69.00
Type II—1-Hour	68.80	Type I or II F.R.	103.80	Type V—1-Hour	76.70	Type V—N	65.90
Type II—N	65.20	Type II—1-Hour	68.20	15. MEDICAL OFFICES:		22. SERVICE STATIONS:	
Type III—1-Hour	72.40	Type II—N	64.40	Type I or II F.R.*	108.30	Type II—N	61.00
Type III—N	68.70	Type III—1-Hour	74.80	Type II—1-Hour	83.60	Type III—1-Hour	63.50
Type V—1-Hour	69.20	Type III—N	71.60	Type II—N	79.50	Type V—1-Hour	54.10
Type V—N	64.60	Type V—1-Hour	70.00	Type III—1-Hour	88.00	Canopies	25.40
3. BANKS:		Type V—N	66.60	Type III—N	84.50	23. STORES:	
Type I or II F.R.*	134.20	9. HOMES FOR THE ELDERLY:		Type V—1-Hour	81.80	Type I or II F.R.*	74.80
Type II—1-Hour	98.90	Type I or II F.R.	94.20	Type V—N	78.90	Type II—1-Hour	45.80
Type II—N	95.80	Type II—1-Hour	76.50	16. OFFICES**:		Type II—N	44.60
Type III—1-Hour	109.20	Type II—N	73.10	Type I or II F.R.*	96.80	Type III—1-Hour	55.60
Type III—N	105.30	Type III—1-Hour	79.50	Type II—1-Hour	64.90	Type III—N	52.20
Type V—1-Hour	98.90	Type III—N	76.40	Type II—N	61.80	Type V—1-Hour	46.90
Type V—N	94.80	Type V—1-Hour	77.00	Type III—1-Hour	70.00	Type V—N	43.30
4. BOWLING ALLEYS:		Type V—N	74.20	Type III—N	66.90	24. THEATERS:	
Type II—1-Hour	46.30	10. HOSPITALS:		Type V—1-Hour	65.60	Type I or II F.R.	99.60
Type II—N	43.30	Type I or II F.R.*	148.10	Type V—N	61.80	Type III—1-Hour	72.50
Type III—1-Hour	50.30	Type III—1-Hour	122.60	17. PRIVATE GARAGES:		Type III—N	69.00
Type III—N	47.20	Type V—1-Hour	116.90	Wood Frame	22.10	Type V—1-Hour	68.30
Type V—1-Hour	34.00	11. HOTELS AND MOTELS:		Masonry	24.90	Type V—N	64.60
5. CHURCHES:		Type I or II F.R.*	91.70	Open Carports	15.00	25. WAREHOUSES***:	
Type I or II F.R.	90.00	Type III—1-Hour	79.30	18. PUBLIC BUILDINGS:		Type I or II F.R.	44.80
Type II—1-Hour	67.50	Type III—N	75.70	Type I or II F.R.*	111.90	Type II or V—1-Hour	26.60
Type II—N	64.20	Type V—1-Hour	69.00	Type II—1-Hour	90.60	Type II or V—N	25.00
Type III—1-Hour	73.40	Type V—N	67.70	Type II—N	86.70	Type III—1-Hour	30.20
Type III—N	70.20	12. INDUSTRIAL PLANTS:		Type III—1-Hour	94.10	Type III—N	28.80
Type V—1-Hour	68.70	Type I or II F.R.	51.70	Type III—N	90.80	EQUIPMENT	
Type V—N	64.60	Type II—1-Hour	36.00	Type V—1-Hour	86.20	AIR CONDITIONING:	
6. CONVALESCENT HOSPITALS:		Type II—N	33.00	Type V—N	83.00	Commercial	3.70
Type I or II F.R.*	126.20	Type III—1-Hour	39.60	19. PUBLIC GARAGES:		Residential	3.10
Type II—1-Hour	87.60	Type III—N	37.30	Type I or II F.R.*	44.30	SPRINKLER SYSTEMS	2.30
Type III—1-Hour	89.80	Tilt-up	27.10	Type I or II Open Parking*	33.40		
Type V—1-Hour	84.70	Type V—1-Hour	37.30	Type II—N	26.00		
		Type V—N	34.20	Type III—1-Hour	33.60		
				Type III—N	29.90		
				Type V—1-Hour	30.60		

*Add 0.5 percent to total cost for each story over three.

**Deduct 20 percent for shell-only buildings.

***Deduct 11 percent for mini-warehouses.

REGIONAL MODIFIERS

The following modifiers are recommended for use in conjunction with the building valuation data. Additionally, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type III One-hour hotel building of average construction for the Iowa area, select Regional Modifier 0.80 and unit cost from valuation data, \$79.30:

$$0.80 \times 79.30 = \$63.44 \text{ (adjusted cost per square foot)}$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S. (cont.)	Modifier	Western U.S.	Modifier
Connecticut	0.95	Pennsylvania		Kansas	0.74	Alaska	1.30
Delaware	0.84	Philadelphia	0.96	Kentucky	0.77	Arizona	0.82
District of Columbia	0.87	Other	0.83	Louisiana	0.78	California	
Florida	0.74	Rhode Island	0.94	Michigan	0.84	Los Angeles	1.00
Georgia	0.68	South Carolina	0.70	Minnesota	0.86	San Francisco	1.13
Maine	0.81	Vermont	0.80	Mississippi	0.71	Other	0.94
Maryland	0.79	Virginia	0.73	Missouri	0.78	Colorado	0.81
Massachusetts	0.94	West Virginia	0.82	Nebraska	0.75	Hawaii	1.14
New Hampshire	0.82			North Dakota	0.80	Idaho	0.80
New Jersey	0.91			Ohio	0.80	Montana	0.79
New York				Oklahoma	0.71	Nevada	0.89
New York City	1.16	Central U.S.		South Dakota	0.78	New Mexico	0.76
Other	0.87	Alabama	0.72	Tennessee	0.72	Oregon	0.83
North Carolina	0.70	Arkansas	0.70	Texas	0.74	Utah	0.75
		Illinois	0.87	Wisconsin	0.85	Washington	0.88
		Indiana	0.82			Wyoming	0.80
		Iowa	0.80				