



# San Diego Area Chapter International Code Council

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DATE: August 5, 2025

TO: San Diego Area Chapter of ICC

FROM: Richard Moreno

SUBJECT: 2025 Valuation Schedule

The task of determining the value of construction is assigned to the Building Official under Section 109.3 of Chapter 1, Division II of the **2022 California Building Code**. Since 1987, the San Diego Chapter has supported Building Departments within the region by preparing recommended valuation multipliers to assist Building Officials in fulfilling this responsibility.

In recent years, many jurisdictions—including the City of San Diego, the City of Chula Vista, and the County of San Diego—have transitioned, either partially or entirely, to **cost-based fee schedules** in place of traditional valuation-based methods. As a result, one of the primary applications of the valuation schedule has diminished. Nevertheless, several provisions of the California Building Code, as well as various state and local regulations, continue to rely on valuation or accumulated valuation as a basis for fee assessment or code compliance triggers.

Examples of these non-permit and plan check applications include:

1. **State-collected fees**, such as the Seismic Mitigation Impact Program (SMIP), which are calculated based on project valuation.
2. **Government reporting**: Periodic reports on total private construction valuation, used by state and federal agencies, are derived from the valuation schedule.
3. **Unreasonable hardship determinations**: Section 11B-202.4, Exception 8 of the California Building Code uses project valuation to determine whether the total construction cost of an alteration, structural repair, or addition falls below the threshold for granting an unreasonable hardship.
4. **CalGreen triggers**: Certain provisions in the California Green Building Standards Code are activated based on project valuation.

Project valuations are utilized not only by Building Departments, but also by a variety of other stakeholders, including public agencies, industry publications, the County Tax Assessor, and professionals in the design and construction industries.

The current valuation schedule was last amended in **2024**.

The enclosed **proposed 2025 valuation schedule** is based on this previous version, adjusted using the "**U.S. 20 Cities**" **Construction Cost Index** from *Engineering News-Record* (published by McGraw Hill). For 2025, the multipliers have been increased by **1.60%**, consistent with historical methodology and aligned with national standards for current construction cost estimation.

This valuation schedule is submitted to the San Diego Chapter of the ICC for **review, consideration, and adoption** by its members.