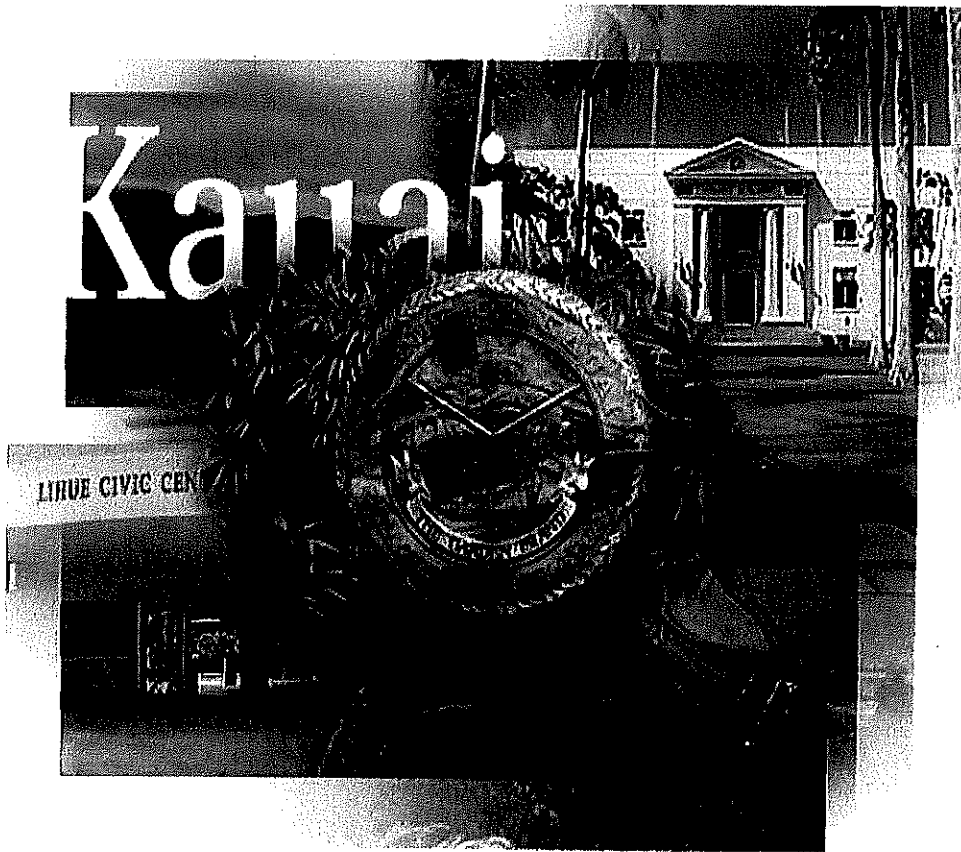



**COUNTY OF KAUAI**  
**BUILDING DIVISION**  
**DEPARTMENT OF PUBLIC WORKS**  
4444 RICE STREET, SUITE 175  
LIHUE, KAUAI, HAWAII 96766  
TELEPHONE: (808) 241-4854      FAX: (808) 241-6806



*Building Valuation*  
*Policy*

 <b>County of Kauai</b> <b>Department of Public Works</b> <b>Building Division</b>	<b>POLICY AND STANDARD  OPERATING  PROCEDURE</b>	<b>Documentation  Number: BU006</b>
	<hr style="border-top: 1px dashed black;"/> <b>BUILDING  VALUATION POLICY</b>	<b>Revision</b>

**1. POLICY STATEMENT:**

The Building Division, Department of Public Works shall have standard procedures for enforcement of the Building Code, Chapter 12, Kauai County Code 1987, as amended.

The County Engineer shall make the determination of valuation under any provision of the Building Code. The valuation to be used in computing the building permit and building plans review 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, mechanical, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

The building inspectors, building plan examiners and their supervisors shall act as an authorized representative for the County Engineer.

**2. PURPOSE:**

The purpose of this policy is to establish unit costs per square foot for different classes of residential and accessory buildings with two general groups, one for average construction and the other for good. Commercial, industries and accessory buildings shall be classified by the County Engineer and included in the class which its use most nearly resemble, based on the existing or proposed life and fire hazard.

**3. APPLICABILITY:**

This policy applies to the Code Enforcement Section, Building Division, Department of Public Works, County of Kauai, 4444 Rice Street, Suite 175, Lihue, HI 96766.

<b>Prepared by: Don Lutao</b>	<b>Original release date: 03/01/99</b>	<b>Date last revised: 03/01/10</b>
<b>Reviewed by: Douglas Haigh</b>	<b>Approved by: /S/ DONALD M. FUJIMOTO DONALD M. FUJIMOTO County Engineer</b>	
	<b>Approved by: /S/ BERNARD P. CARVALHO JR. BERNARD P. CARVALHO JR. Mayor</b>	<b>Page 1 of 6</b>

**4. PROCEDURE:**

The Building Code defines the valuation or value of the building essentially as the cost of replacing the building in kind. Also, the valuation includes all work such as finish work, painting, permanent equipment, contractor's profit, electrical, plumbing, mechanical work, even though separate permits are to be obtained for the electrical and mechanical trades. Valuation is the value of a fully completed building or structure and often referred to as a fair market value.

Any class of building or structure not mentioned specifically or about which is any question shall be classified by the County Engineer and included in the class which its use most nearly resemble, based on the existing or proposed life and fire hazard.

The established "Unit Cost Rates" are subject to alteration by the County Engineer. Adjustment may be made for special architectural or structural features and the location of the project. All rates of unit cost shall be rounded off to the nearest dollar.

\* For all work north of the Hanalei Bridge, there is a 10% increase in valuation due to specialty cost such as transportation and delivery of materials associated with special loads, traveling time, labor and consideration of other cost associated with the project.

CLASS 1	CLASS 2	CLASS 3	CLASS 4
<ul style="list-style-type: none"> <li>▲ Basic rectangular design. No frills or trim. Probably Most of the homes on the blocks have similar designs.</li> <li>▲ Economical building materials: softwood trim, flush doors, minimal cabinetry, inexpensive floor finishes.</li> <li>▲ Bedrooms usually have small closets. Flooring is usually basic grade of carpet and vinyl sheeting.</li> <li>▲ Low cost is primary consideration.</li> <li>▲ No special purpose rooms (recreation, den, study, pantry, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>▲ Most U. S. homes fit this category.</li> <li>▲ Economical but some ornamentation.</li> <li>▲ Average building material and workmanship. Bedrooms easily accommodate double beds and have good sized closets and hardwood floor or carpet, vinyl tile and ceramic tile floors.</li> <li>▲ Simple design from standard or designer plans; usually has dining area; den or family room common.</li> </ul>	<ul style="list-style-type: none"> <li>▲ Above average; modified standard design; sometimes contracted by the owner to specifications.</li> <li>▲ Above average quality materials and workmanship; hardwood trim, panel doors, ample cabinets, hardwood or carpet, ceramic tile in bath and slate floors.</li> <li>▲ Spacious rooms; usually includes a dining room, a foyer and possibly bay or picture windows. Usually there is access to bath in master bedroom.</li> </ul>	<ul style="list-style-type: none"> <li>▲ One-of-a-kind; usually large floor area with unique shape.</li> <li>▲ High-quality building and workmanship; ornate hardwood trim, panel doors, custom cabinetry, hardwood or high-grade carpet, ceramic tile, and slate floor.</li> <li>▲ Unique floor plan with spacious rooms; usually has den, pantry, and other family rooms.</li> <li>▲ Extra baths are common.</li> <li>▲ Much ornamentation.</li> </ul>

**RESIDENTIAL BUILDINGS:**

			<i>North of Hanalei Bridge</i>
Class 1 Residential Buildings:	Average:	\$104.00	* \$114.00
	Good:	135.00	149.00
Class 2 Residential Buildings:	Average:	\$148.00	* \$163.00
	Good:	194.00	213.00
Class 3 Residential Buildings:	Average:	\$214.00	* \$235.00
	Good:	282.00	310.00
Class 4 Residential Buildings:	Average:	\$304.00	* \$334.00
	Good:	394.00	433.00

CARPORTS/STORAGE AREAS:

*North of Hanalei  
Bridge*

Class 1 and 2 Residential Buildings:	Average:	\$ 68.00	* \$ 75.00
	Good:	90.00	99.00
Class 3 and 4 Residential Buildings:	Average:	\$112.00	* \$ 123.00
	Good:	135.00	149.00

GARAGES/STORAGE AREAS:

Class 1 and 2 Residential Buildings:	Average:	\$ 78.00	* \$ 86.00
	Good:	101.00	101.00
Class 3 and 4 Residential Buildings:	Average:	\$124.00	* \$136.00
	Good:	146.00	161.00

UTILITY AREAS:

Class 1 and 2 Residential Buildings:	Average:	\$ 78.00	* \$ 86.00
	Good:	101.00	111.00
Class 3 and 4 Residential Buildings:	Average:	\$124.00	* \$136.00
	Good:	146.00	160.00

DECKS:

Class 1 and 2 Residential Buildings:			
1.	Single story without roofing:	\$ 56.00	* \$ 62.00
2.	Single story with roofing:	Average:	68.00
		Good:	90.00
3.	Two story without roofing:	\$ 68.00	75.00
		Average:	84.00
	Two story with roofing:	Good:	112.00
		123.00	
Class 3 and 4 Residential Buildings:			
1.	Single story without roofing:	\$ 68.00	* \$ 75.00
2.	Single story with roofing:	Average:	78.00
		Good:	101.00
3.	Two story without roofing:	78.00	86.00
		Average:	130.00
	Two story with roofing:	Good:	146.00
		161.00	

OTHERS:

A.	Alteration/renovation of relocated residential buildings and/or structures:	\$ 56.00	* \$ 62.00
B.	Demolition:		
1.	Miscellaneous Accessory Buildings (carports, garages, storage, workshops, other structures, etc.):	\$ 12.00	* \$ 13.00

*North of Hanalei  
Bridge*

2.	Residential Dwellings:	\$ 23.00	* \$ 25.00
C.	Conversion of a 500 sq. ft. Guest House into a Single Family Residence: For all classes of residential buildings:		
		Average: \$ 5,000.	* \$ 5,500.
		Good: 10,000.	11,000.
D.	Concrete slab work only; For all classes or residential buildings:		
		Average: \$ 15.00	* \$ 17.00
		Good: 25.00	28.00
E.	Fences: (Unit Cost x Height x Linear Feet = Valuation)		
1.	Chain Link Fencing:	\$ 17.00	* \$ 19.00
2.	Wood Fencing:	23.00	25.00
3.	Hollow Tile Fencing:	28.00	31.00
4.	Rockwall Fencing:	34.00	37.00
5.	Poured Solid Concrete Fencing:	40.00	44.00
F.	Fireplaces:		
1.	Pre-Fabricated (each application):	\$25,000.	* \$27,500.
2.	Job-Built (each application):	35,000.	38,500.
G.	Foundation work only: Residential Buildings:		
1.	Class 1 Residential Buildings:	Average: \$ 35.00	* \$ 39.00
		Good: 45.00	50.00
2.	Class 2 Residential Buildings:	Average: \$ 50.00	55.00
		Good: 65.00	72.00
3.	Class 3 Residential Buildings:	Average: \$ 70.00	77.00
		Good: 94.00	103.00
4.	Class 4 Residential Buildings:	Average: \$101.00	111.00
		Good: 130.00	143.00
	Carport/Storage Areas:		
1.	Class 1 and 2 Residential Buildings:		
		Average: \$ 22.00	* \$ 24.00
		Good: 30.00	33.00
2.	Class 3 and 4 Residential Buildings:		
		Average: \$ 37.00	41.00
		Good: 45.00	50.00
	Garages/Storage Areas:		
1.	Class 1 and 2 Residential Buildings:		
		Average: \$ 26.00	* \$ 29.00
		Good: 34.00	37.00
2.	Class 3 and 4 Residential Buildings:		
		Average: \$ 41.00	45.00
		Good: 48.00	53.00
	Utility Area:		
1.	Class 1 and 2 Residential Buildings:		
		Average: \$ 26.00	29.00

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Bridge*

	Class 1 and 2 Residential Buildings			
		Good:	\$ 34.00	* \$ 37.00
2.	Class 3 and 4 Residential Buildings			
		Average:	\$ 41.00	45.00
		Good:	48.00	53.00
H.	Green Houses:			
	1. Wood framed or similar material with shade cloth or similar material:			
		Average:	\$ 17.00	* \$ 19.00
		Good:	28.00	31.00
	2. Metal Framed or similar material with shade cloth of similar material:			
		Average:	\$ 23.00	25.00
		Good:	34.00	37.00
I.	Relocation or residential buildings and/or miscellaneous accessory buildings or structures:		\$ 28.00	* \$ 30.00
J.	Reroofing of Residential Buildings and Structures:			
	1. Wood Shakes to Hardy Shakes with new roof sheathing application:		\$ 17.00	* \$ 19.00
	2. Galvanized/Aluminum to Fiberglass Shingles new rafter & roof sheathing added:		\$ 23.00	25.00
	3. Galvanized/Aluminum to Arch 80 Shingles new rafters & roof sheathing added:		\$ 28.00	31.00
	4. Reconstruction of entire roof system:		\$ 34.00	37.00
K.	Retaining Walls: (Unit Cost x Height x Linear Feet = Valuation:			
	1. Hollow Tile Wall (6"x8"x16"):		\$ 34.00	* \$ 37.00
	2. Hollow Tile Wall (8"x8"x16"):		40.00	44.00
	3. Hollow Tile Wall (12"x12"x16" Base):		45.00	50.00
	4. Rockwall:		50.00	55.00
	5. Poured Solid Concrete Wall:		56.00	62.00
L.	Swimming Pools:			
	1. Residential Pools & Spa:	Average:	\$ 68.00	* \$ 75.00
		Good:	101.00	111.00
	2. Commercial Pools & Spa:	Average:	\$101.00	111.00
		Good:	135.00	149.00
M.	Solar Energy Systems:			
	1. Solar Water Heater System:	Average:	\$ 8,000.	* \$ 8,800.
		Good:	12,000.	13,200.
	2. Solar Photovoltaic Power System:			
		Average:	\$34,000.	37,400.
		Good:	56,000.	61,600.
K.	Water Tanks: (Rates effective July 1, 2008 established with the Board of Appeals)			
	1. 1,000,001 Gallons & More:	Average:	\$4.00/gallon	* \$ 5.00/gallon
		Good:	8.00/gallon	9.00/gallon

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2. 500,001 to 1,000,000 Gallons:	Average:	\$ 5.00/gallon	6.00/gallon
	Good:	9.00/gallon	10.00/gallon
3. 250,001 to 500,000 Gallons	Average:	6.00/gallon	7.00/gallon
	Good:	10.00/gallon	11.00/gallon
4. 100,001 to 250,000 Gallons	Average:	7.00/gallon	8.00/gallon
	Good:	11.00/gallon	12.00/gallon
5. 100,000 Gallons & Less	Average:	8.00/gallon	9.00/gallon
	Good:	12.00/gallon	13.00/gallon

**COUNTY OF KAUAI, DEPARTMENT OF PUBLIC WORKS**

Building Division, 4444 Rice Street, Lihue, Kauai, Hawaii 96766

Telephone: (808) 241-6655 Fax: (808) 241-6806

**2003 INTERNATIONAL BUILDING CODE - SCHEDULE OF BUILDING PERMIT FEE**

Effective January 22, 2008

Total Estimated

Valuation of Work:

		<u>FEE</u>			<u>FEE</u>
Less than -	\$ 500	\$ 15.00	\$ 43,001 -	44,000	\$ 362.00
\$ 501 -	600	17.00	44,001 -	45,000	369.00
601 -	700	19.00	45,001 -	46,000	376.00
701 -	800	21.00	46,001 -	47,000	383.00
801 -	900	23.00	47,001 -	48,000	390.00
901 -	1,000	25.00	48,001 -	49,000	397.00
1,001 -	1,100	27.00	49,001 -	50,000	404.00
1,101 -	1,200	29.00	50,001 -	51,000	410.00
1,201 -	1,300	31.00	51,001 -	52,000	416.00
1,301 -	1,400	33.00	52,001 -	53,000	422.00
1,401 -	1,500	35.00	53,001 -	54,000	428.00
1,501 -	1,600	37.00	54,001 -	55,000	434.00
1,601 -	1,700	39.00	55,001 -	56,000	440.00
1,701 -	1,800	41.00	56,001 -	57,000	446.00
1,801 -	1,900	43.00	57,001 -	58,000	452.00
1,901 -	2,000	45.00	58,001 -	59,000	458.00
2,001 -	3,000	53.00	59,001 -	60,000	464.00
3,001 -	4,000	61.00	60,001 -	61,000	470.00
4,001 -	5,000	69.00	61,001 -	62,000	476.00
5,001 -	6,000	77.00	62,001 -	63,000	482.00
6,001 -	7,000	85.00	63,001 -	64,000	488.00
7,001 -	8,000	93.00	64,001 -	65,000	494.00
8,001 -	9,000	101.00	65,001 -	66,000	500.00
9,001 -	10,000	109.00	66,001 -	67,000	506.00
10,001 -	11,000	117.00	67,001 -	68,000	512.00
11,001 -	12,000	125.00	68,001 -	69,000	518.00
12,001 -	13,000	133.00	69,001 -	70,000	524.00
13,001 -	14,000	141.00	70,001 -	71,000	530.00
14,001 -	15,000	149.00	71,001 -	72,000	536.00
15,001 -	16,000	157.00	72,001 -	73,000	542.00
16,001 -	17,000	165.00	73,001 -	74,000	548.00
17,001 -	18,000	173.00	74,001 -	75,000	554.00
18,001 -	19,000	181.00	75,001 -	76,000	560.00
19,001 -	20,000	189.00	76,001 -	77,000	566.00
20,001 -	21,000	197.00	77,001 -	78,000	572.00
21,001 -	22,000	205.00	78,001 -	79,000	578.00
22,001 -	23,000	213.00	79,001 -	80,000	584.00
23,001 -	24,000	221.00	80,001 -	81,000	590.00
24,001 -	25,000	229.00	81,001 -	82,000	596.00
25,001 -	26,000	236.00	82,001 -	83,000	602.00
26,001 -	27,000	243.00	83,001 -	84,000	608.00
27,001 -	28,000	250.00	84,001 -	85,000	614.00
28,001 -	29,000	257.00	85,001 -	86,000	620.00
29,001 -	30,000	264.00	86,001 -	87,000	626.00
30,001 -	31,000	271.00	87,001 -	88,000	632.00
31,001 -	32,000	278.00	88,001 -	89,000	638.00
32,001 -	33,000	285.00	89,001 -	90,000	644.00
33,001 -	34,000	292.00	90,001 -	91,000	650.00
34,001 -	35,000	299.00	91,001 -	92,000	656.00
35,001 -	36,000	306.00	92,001 -	93,000	662.00
36,001 -	37,000	313.00	93,001 -	94,000	668.00
37,001 -	38,000	320.00	94,001 -	95,000	674.00
38,001 -	39,000	327.00	95,001 -	96,000	680.00
39,001 -	40,000	334.00	96,001 -	97,000	686.00
40,001 -	41,000	341.00	97,001 -	98,000	692.00
41,001 -	42,000	348.00	98,001 -	99,000	698.00
42,001 -	43,000	355.00	99,001 -	100,000	704.00

\$100,001 to \$1,000,000

\$704.00 for the first 100,000

plus \$5.00 for each additional \$1,000 or fraction thereof.

\$25,000,001 to \$50,000,000

\$101,204.00 for the first \$25,000,000

plus \$3.00 for each additional \$1,000 or fraction thereof.

\$1,000,001 to \$25,000,000

\$5,204.00 for the first \$1,000,000

plus \$4.00 for each additional \$1,000 or fraction thereof.

\$50,000,001 and up

\$176,204 for the first \$50,000,000

plus \$2.00 for each additional \$1,000 or fraction thereof.