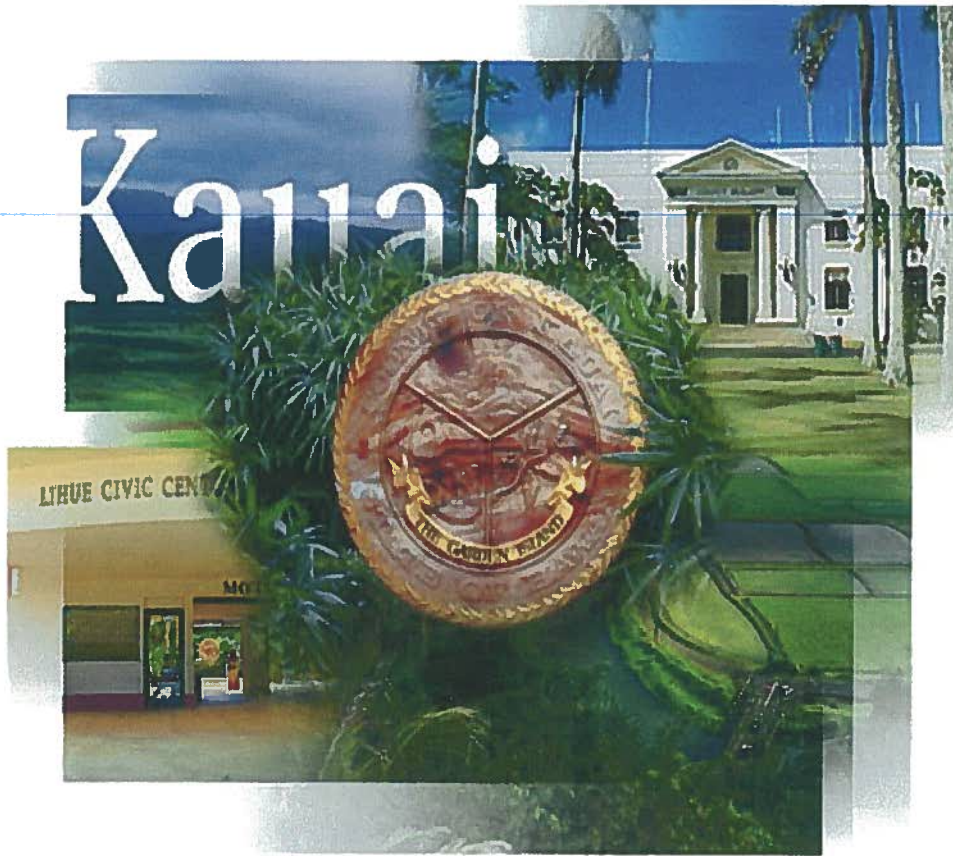



**COUNTY OF KAUAI**  
**BUILDING DIVISION**  
**DEPARTMENT OF PUBLIC WORKS**  
**4444 RICE STREET, SUITE 175**  
**LIHUE, KAUAI, HAWAII 96766**  
TELEPHONE: (808) 241-4854      FAX: (808) 241-6806



*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>
	<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.

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

**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:	<del>\$ 78.00</del>	* \$ 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:**

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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	75.00
		Good:	90.00	99.00
3.	Two story without roofing:	\$ 68.00	75.00	
	Two story with roofing:	Average:	84.00	92.00
		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	86.00
		Good:	101.00	111.00
3.	Two story without roofing:	78.00	86.00	
	Two story with roofing:	Average:	118.00	130.00
		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

*North of Hanalei  
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

*North of Hanalei  
Bridge*

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

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**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:	<i>FEE</i>	<i>FEE</i>
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.