County of Kauai **Department of Public Works** **Building Division**	**POLICY AND STANDARD OPERATING PROCEDURE** **RESIDENTIAL BUILDING VALUATION POLICY**	**Documentation Number: BU006** **Revision**

1. POLICY STATEMENT:

The Building Division, Department of Public Works shall have standard procedures for enforcement of the Building Code, Chapter 14, Kauai County Code 1987, as amended.

The determination of valuation under any provision of the Building Code shall be made by the County Engineer. 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.

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: 07/01/05
Reviewed by: Douglas Haigh	Approved by: DONALD M. FUJIMOTO County Engineer	
	Approved by: BRYAN J. BAPTISTE Mayor	

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.

CLASS 1	**CLASS 2**	**CLASS 3**	**CLASS 4**
Δ Basic rectangular design. No frills or trim. Probably Most of the homes on the blocks have similar designs. Δ Economical building materials: softwood trim, flush doors, minimal cabinetry, inexpensive floor finishes. Δ Bedrooms usually have small closets. Flooring is usually basic grade of carpet and vinyl sheeting. Δ Low cost is primary consideration. Δ No special purpose rooms (recreation, den, study, pantry, etc.).	Δ Most U. S. homes fit this category. Δ Economical but some ornamentation. Δ Average building material and workmanship. Bedrooms easily accommodate double beds and have good sized closets and hardwood floor or carpet, vinyl tile and and ceramic tile floors. Δ Simple design from standard or designer plans; usually has dining area; den or family room common.	Δ Above average; modified standard design; sometimes contracted by the owner to specifications. Δ Above average quality materials and workmanship; hardwood trim, panel doors, ample cabinets, hardwood or carpet, ceramic tile in bath and slate floors. Δ Spacious rooms; usually includes a dining room, a foyer and possibly bay or picture windows. Usually there is access to bath in master bedroom.	Δ One-of-a-kind; usually large floor area with unique shape. Δ High-quality building and workmanship; ornate hardwood trim, panel doors, custom cabinetry, hardwood or high-grade carpet, ceramic tile, and slate floor. Δ Unique floor plan with spacious rooms; usually has den, pantry, and other family rooms. Δ Extra baths are common. Δ Much ornamentation.

RESIDENTIAL BUILDINGS:

Class 1 Residential Buildings:	Average:	$ 92.00
	Good:	120.00
Class 2 Residential Buildings:	Average:	$132.00
	Good:	172.00
Class 3 Residential Buildings:	Average:	$190.00

	Good:	245.00
Class 4 Residential Buildings:	Average:	$270.00
	Good:	350.00

CARPORTS/STORAGE AREAS:

Class 1 and 2 Residential Buildings:	Average:	$ 60.00
	Good:	80.00
Class 3 and 4 Residential Buildings:	Average:	$100.00
	Good:	120.00

GARAGES/STORAGE AREAS:

Class 1 and 2 Residential Buildings:	Average:	$ 70.00
	Good:	90.00
Class 3 and 4 Residential Buildings:	Average:	$110.00
	Good:	130.00

UTILITY AREAS:

Class 1 and 2 Residential Buildings:	Average:	$ 70.00
	Good:	90.00
Class 3 and 4 Residential Buildings:	Average:	$110.00
	Good:	130.00

DECKS:

Class 1 and 2 Residential Buildings:		
1. Single story without roofing:		$ 50.00
2. Single story with roofing:	Average:	60.00
	Good:	80.00
3. Two story without roofing:		$ 60.00
Two story with roofing:	Average:	75.00
	Good:	100.00
Class 3 and 4 Residential Buildings:		
1. Single story without roofing:		$ 60.00
2. Single story with roofing:	Average:	70.00
	Good:	90.00
3. Two story without roofing:		70.00
Two story with roofing:	Average:	105.00

		Good:	130.00

OTHERS:

A.	Relocation or residential buildings and/or miscellaneous accessory buildings or structures:		$ 25.00
B.	Alteration/renovation of relocated residential buildings and/or structures:		$ 50.00
C.	Swimming Pools:		
	1. Residential Pools & Spa:	Average:	$ 60.00
		Good:	90.00
	2. Commercial Pools & Spa:	Average:	$ 90.00
		Good:	120.00
D.	Fireplaces:		
	1. Pre-Fabricated (each application):		$20,000
	2. Job-Built (each application):		30,000
E.	Reroofing of Residential Buildings and Structures:		
	1. Wood Shakes to Hardy Shakes with new roof sheathing application:		$15.00
	2. Galvanized/Aluminum to Fiberglass Shingles new rafter & roof sheathing added:		20.00
	3. Galvanized/Aluminum to Arch 80 Shingles new rafters & roof sheathing added:		25.00
	4. Reconstruction of entire roof system:		30.00
F.	Fences: (Unit Cost x Height x Linear Feet = Valuation)		
	1. Chain Link Fencing:		$ 15.00
	2. Wood Fencing:		20.00
	3. Hollow Tile Fencing:		25.00
	4. Rockwall Fencing:		30.00
	5. Poured Solid Concrete Fencing:		35.00
	Retaining Walls: (Unit Cost x Height x Linear Feet = Valuation:		
	1. Hollow Tile Wall (6”x8”x16”):		$ 30.00
	2. Hollow Tile Wall (8”x8”x16”):		35.00
	3. Hollow Tile Wall (12”x12”x16” Base):		40.00
	4. Rockwall:		45.00
	5. Poured Solid Concrete Wall:		50.00
G.	Green Houses:		
	1. Wood framed or similar material with shade cloth or similar material:	Average:	$ 15.00

		Good:	25.00
2.	Metal Framed or similar material with shade cloth of similar material:	Average:	$ 20.00
		Good:	30.00

F. Solar Energy Systems:

1.	Solar Water Heater System:	Average:	$ 7,500
		Good:	10.000
2.	Solar Photovoltaic Power System:	Average:	$30,000
		Good:	50,000

H. Demolition:

1.	Miscellaneous Accessory Buildings (carports, garages, storage, workshops, other structures, etc.):	$ 10.00
2.	Residential Dwellings:	20.00