

3. Systemic Operational Issues Affecting Industry and Consumers

CCCIA Member Assertion: Arbitrary and inconsistent project valuations result in inflated permit fees.

The City of Cape Coral is legally mandated to properly enforce the Florida Building Code (FBC). Pursuant to FBC section 109.3, the Building Official is lawfully authorized to deny permit applications, if the valuation is underestimated on the application, and the Building Official has established the actual, final valuation of the work to be performed under the permit. It is the policy of the City of Cape Coral to utilize a standardized process for determining valuations, such as utilizing RSMeans and the ICC tables, when it is evident that there is a significant discrepancy between the applicant-provided valuation information and the typical valuation of similar scopes of work.

Though the City rarely adjusts contractor-provided valuations, a recent commercial tenant build-out valuation adjustment serves as a relevant example of the City's process. On June 13, 2025, the contractor and owner of a newly-constructed commercial strip center at 122 Chiquita Boulevard submitted a Commercial Construction permit application to the City for an interior build-out of a proposed hair salon under permit BLDC25-000302. The valuation of the work was valued by the contractor at \$8,000. Due to the use and the scope of the work provided in the application, the City's reviewer determined that the proposed valuation was much lower than similar projects, and the application was referred to the City's Building Official for a valuation determination. The Building Official utilized industry-standard valuation methodology and produced a report detailing a revised valuation and how this valuation was determined, which was sent to the contractor/owner. Upon receiving this report, provided below, the contractor/owner sent an email to the Mayor of Cape Coral, a State Representative, and multiple members of City leadership, claiming that the valuation increase was due to "...people down there not getting their act together," and that the initial low valuation was due to a typo in the application, with the "2" in "\$28,000" missing. With the valuation finalized at \$146,440 after the Building Official's review, the City issued the permit on July 9, 2025.

FBC 109.3 Building permit valuations.

The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

Attached to support response:

- Florida Building Code Section 109.3
- City of Cape Coral New Construction Permit Fee Schedule
- City of Cape Coral Miscellaneous Permit Fee Schedule
- Cost Valuation Review Correspondence Example
- ICC Tables 2009
- ICC Table 2025
- Internal Valuation Tool

SCOPE AND ADMINISTRATION

[A] **107.4 Amended construction documents.** Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

[A] **107.5 Retention of construction documents.** One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

107.6 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

107.6.1 Building permits issued in flood hazard areas on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the *building official* to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code*.

107.6.2 Affidavits provided pursuant to Section 553.791, Florida Statutes. For a building or structure in a flood hazard area, the building official shall review any affidavit certifying compliance with the flood load and flood-resistant construction requirements of the *Florida Building Code*.

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] **108.1 General.** The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service, but shall

not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

[A] **108.2 Conformance.** Temporary structures and uses shall comply with the requirements in Section 3103.

[A] **108.3 Temporary power.** The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] **108.4 Termination of approval.** The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 FEES

[A] **109.1 Payment of fees.** A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

[A] **109.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

[A] **109.3 Building permit valuations.** The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

[A] **109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees.

[A] **109.5 Related fees.** Reserved.

[A] **109.6 Refunds.** Reserved.

SECTION 110 INSPECTIONS

[A] **110.1 General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or

City of Cape Coral - Miscellaneous Permit Fee Schedule

Effective January 1, 2026 - Building Permit Fees Only. Additional fees may apply.

A 2.5% surcharge fee will be added to all permits associated with the enforcement of the Florida Building Code.

Work Item	Fee
After hours special inspection	\$ 160.00
Air Conditioning Change Out*	\$ 100.00
Antenna/tower and equipment	\$ 361.00
Awning/Shutter with Electric- Commercial*	\$ 300.00
Awning/Shutter with Electric-Residential*	\$ 147.00
Awnings / shutters – Commercial	\$ 200.00
Awnings / shutters – Residential	\$ 107.00
Boat Canopy	\$ 147.00
Boatlifts / davits - Commercial (Stand Alone Permit Only)	\$ 220.00
Boatlifts / davits - Residential (Stand Alone Permit Only)	\$ 107.00
Building Move – Commercial*	\$ 487.00
Building Move – Residential*	\$ 467.00
Canopy - Commercial-(gas station)*	\$ 381.00
Captains Walk - Residential	\$ 120.00
Carport – Commercial*	\$ 268.00
Certificate of Use Building Plan Review (Change of Occupancy)	\$ 26.00
Certificate of Use - handicap compliance	\$ 53.00
Commercial Irrigation Well	\$ 381.00
Completion Permit/Extension Fee - Commercial	\$ 126.00
Completion Permit/Extension Fee - Residential	\$ 115.00
Computer reports and duplicate records	\$ 26.00
Concrete Dock	\$ 280.00
Concrete Wall/entry wall	\$ 192.00
Demolition – Commercial*	\$ 341.00
Demolition – Residential*	\$ 127.00
Documents - block and lot zoning book	\$ 26.00
Dumpster Enclosure - Commercial	\$ 200.00
Duplicate Permit Board	\$ 26.00
Electrical Misc - with Plan Review*	\$ 220.00
Electrical Misc - with no Plan Review*	\$ 80.00
Elevator Shaft*	\$ 401.00
Enclosure - Commercial (New Construction)*	\$ 188.00
Enclosure - Residential (New Construction)*	\$ 168.00
Enclosure Replacement/Screen Room Pan*	\$ 284.00
Fences – Commercial**	\$ 148.00
Fences - Concrete Fence*	\$ 328.00
Fences – Residential**	\$ 107.00
Fire Permit Fees	
Non 1 & 2 Family	\$ 40.00 Minimum
New Construction based on valuation	\$ 2.45 per \$1,000
Miscellaneous/Renovation	\$ 40.00 Minimum
based on valuation	\$ 7.85 per \$1,000
Fire Alarm – Commercial*	\$ 180.00
Fire Sprinkler – Commercial* (Permit Processing Only on Behalf of Fire Dept.)	\$ 40.00
Fire Suppression – Commercial* (Permit Processing Only on Behalf of Fire Dept.)	\$ 40.00
Firewall* (Permit Other than New Construction)	\$ 457.00
Floodplain Review	\$ 55.00 per review
Fountain - Commercial	\$ 521.00
Fuel Tank*	\$ 381.00
Gazebo*	\$ 427.00
General Permit** (Any Unclassified Permit)	\$ 507.00
Generator Permit*	\$ 387.00
Kitchen Hood* - Commercial	\$ 180.00
Landscaping fee - 1 and 2 Family Residences - Other than New Construction	\$ 68.00
Landscaping fee - Commercial - Other than New Construction	\$ 248.00
Lawn Irrigation - Commercial	\$ 160.00
Lawn Irrigation - Residential	\$ 66.00
Marine Improvements - Commercial (Other than Seawalls, Concrete Docks, and Retaining Walls)	\$ 244.00
Marine Improvements - Residential (Other than Seawalls, Concrete Docks, and Retaining Walls)	\$ 175.00

Mechanical Misc* - Miscellaneous Permits Other than New Construction	\$ 199.00
Miscellaneous Demo- partial	\$ 135.00
Monitor Well	\$ 207.00
Natural Gas*	\$ 361.00
Notarize	\$ 10.00
Paint Booth*	\$ 530.00
Parking Lot (Site Development Review)	\$ 320.00
Permit extension - 2nd & subsequent extensions - Commercial	\$ 27.00
Permit extension - 2nd & subsequent extensions - Residential	\$ 27.00
Permit extension - First - Commercial	\$ 27.00
Permit extension - First - Residential	\$ 27.00
Piling	\$ 320.00
Plan Re-submittal first time - Residential (While there is no charge for a first re-submittal for Code item corrections, applications whose drawings and supporting documents are deficient, (i.e.: missing sections from the mechanical or structural drawings), are checked for sufficiency to assign a permit number. However, failure to attach all technical documentation will require a first time re-submittal fee. This fee will not be charged for Code correction comments or requests for additional documentation, only for technically incomplete applications and supporting documents.)	\$ 160.00
Plan Re-submittal, first time - Commercial (While there is no charge for a first re-submittal for Code item corrections, applications whose drawings and supporting documents are deficient, (i.e.: missing sections from the mechanical or structural drawings), are checked for sufficiency to assign a permit number. However, failure to attach all technical documentation will require a first time re-submittal fee. This fee will not be charged for Code correction comments or requests for additional documentation, only for technically incomplete applications and supporting documents.)	\$ 549.00
Plan Re-submittal, 2nd and third - Commercial	\$ 449.00
Plan Re-submittal, 2nd and third - Residential	\$ 104.00
Plan Re-submittal, 4th time (4x the plan review fee) - Commercial	\$ -
Plan Re-submittal, 4th time (4x the plan review fee) - Residential	\$ -
Play equipment	\$ 341.00
Plug Permits (Well Permits)	\$ 187.00
Plumbing Misc* - Miscellaneous Permits Other than New Construction	\$ 140.00
Plumbing Re-pipe*	\$ 180.00
POD - Commercial Zoning Permit	\$ 40.00
POD - Residential (temporary storage unit) Zoning Permit	\$ 40.00
Pool Deck Addition*	\$ 361.00
Propane tank & lines- commercial*	\$ 240.00
Propane tank & lines- residential*	\$ 167.00
Re-inspection Fee First re-inspection, per discipline - Commercial/Residential	\$ 48.00
Re-inspection Fee Second re-inspection of like kind - Commercial/Residential	\$ 67.00
Re-inspection Fee Third re-inspection of like kind - Commercial/Residential	\$ 86.00
Re-inspection Fee Fourth and subsequent re-inspections of like kind (4x \$48) - Commercial/Residential	\$ 192.00
Re-stamp fee, per set of plans	\$ 64.00
Retaining walls – Commercial**	\$ 320.00
Retaining walls – Residential**	\$ 207.00
Revision Fee - Building	\$ 96.00
Revision Fee - Electrical	\$ 136.00
Revision Fee - Mechanical	\$ 136.00
Revision Fee - Plumbing	\$ 136.00
Right of Way Construction Permit Fees	
Right-of-way review (except for Telecommunications companies)	\$ 99.00
Driveway, culverts stakeout and appurtenant work (per access cut)	\$ 99.00
Sod, swale stakeout and appurtenant work (minimum fee for improvements up to 80 linear feet)	\$ 62.00
(additional fee for improvements in excess of 80 linear feet)	\$.78 per ft.
Curb, gutter, sidewalk, sod and pavement (minimum fee for improvements up to 80 linear feet)	\$ 800.00
(additional fee for improvements in excess of 80 linear feet)	\$ 5.85 per ft.
Miscellaneous improvement of existing construction	\$ 160.00
Restaking, whenever necessary	\$ 170.00
Roofing Miscellaneous	\$ 100.00
Sales Trailer/Construction Trailer*	\$ 441.00
Scrape and Fill - Commercial	\$ 160.00
Scrape and Fill - Residential	\$ 120.00
Seawall Alternative	\$ 267.00
Seawall - Commercial	\$ 200.00

Seawall - Residential	\$ 147.00
Seawall Repair	\$ 240.00
Sheds - Residential	\$ 167.00
Sign – Electrical*	\$ 99.00
Sign Foundation*	\$ 127.00
Single Domestic Well	\$ 347.00
Slabs - Commercial (Other than New Construction)	\$ 162.00
Slabs - Residential (Other than New Construction)	\$ 113.00
Soffit / Fascia – Commercial*	\$ 180.00
Soffit / Fascia – Residential*	\$ 87.00
Solar Heater*	\$ 87.00
Spa – Commercial*	\$ 441.00
Spa – Residential*	\$ 255.00
Spa -Above Ground*	\$ 147.00
Stop Work Order - Commercial	\$ 187.00
Stop Work Order - Residential	\$ 107.00
Storm-Water Fee	
Storm-water Fee - Retention plans review and related inspections for commercial, industrial, professional, and multi-family (not including duplexes)	\$ 397.00
Surface water miscellaneous	\$ 40.00
Storm-water Fee, driveway, culvert Process Only (Other than New Construction)	\$ 26.00
Storm-water Re-sod Process Only (Other than New Construction)	\$ 26.00
Surface Water Miscellaneous	\$ 40.00
Swimming Pools – Commercial*	\$ 561.00
Swimming Pools – Residential*	\$ 307.00
Swimming Pools - Above Ground with electric	\$ 87.00
Temporary electrical pole - Commercial	\$ 147.00
Temporary electrical pole - Residential	\$ 60.00
Test Boring	\$ 307.00
Tiki Huts/Chiki Huts	\$ 200.00
Underground Fire Line*	\$ 40.00
Walk-in cooler* (Stand Alone Permit)	\$ 461.00
Window and Door Replacement – Commercial*	\$ 147.00
Window and Door Replacement – Residential*	\$ 113.00
Note: Permit Types with a * represents an added surcharge fee per the state of 2.5% to be applied based on Building Permit cost. Permit Types with ** represents a 2.5% surcharge fee that may or may not be applied. A 2.5% surcharge fee will be applied to all New Construction/Additions/Remodels and any other additional permits that require signed and sealed plans. Surcharge is on Building Permit cost only.	
Building permit fees shall be subject to a 15% discount when a Private Provider is utilized for plan review and/or inspections.	

Schedule of New Construction Fees (Plan Check & Inspection Combined)
(All Construction Types)

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Types: I A/B, II A/B		Construction Types: II A/B, III A/B, V A/B-1 HR		Construction Types: II A/B, III A/B, IV A/B, V A/B-N	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *	Base Cost @ Threshold Size	Cost for Each Additional 100 sf *
A-1	Assembly uses with fixed seating, See IBC Code Section 303							
-	-	1,000	\$3,699	\$36.27	\$3,083	\$30.22	\$2,466	\$24.18
-	-	5,000	\$5,150	\$10.86	\$4,292	\$9.05	\$3,433	\$7.24
-	-	10,000	\$5,693	\$9.43	\$4,744	\$7.86	\$3,795	\$6.29
-	-	20,000	\$6,636	\$6.58	\$5,530	\$5.48	\$4,424	\$4.39
-	-	50,000	\$8,610	\$8.15	\$7,175	\$6.79	\$5,740	\$5.43
-	-	100,000	\$12,684	\$12.68	\$10,570	\$10.57	\$8,456	\$8.46
A-2	Assembly uses intended for food and drink, not classified below - See IBC Code Section 303							
-	-	1,000	\$3,790	\$37.30	\$3,158	\$31.08	\$2,527	\$24.86
-	-	5,000	\$5,282	\$11.12	\$4,402	\$9.27	\$3,521	\$7.42
-	-	10,000	\$5,838	\$9.66	\$4,865	\$8.05	\$3,892	\$6.44
-	-	20,000	\$6,804	\$6.76	\$5,670	\$5.63	\$4,536	\$4.51
-	-	50,000	\$8,832	\$8.38	\$7,360	\$6.98	\$5,888	\$5.58
-	-	100,000	\$13,020	\$13.02	\$10,850	\$10.85	\$8,680	\$8.68
A-2.1	Auditorium - See IBC Code Section 303							
-	-	350	\$2,937	\$81.84	\$2,448	\$68.20	\$1,958	\$54.56
-	-	1,750	\$4,083	\$24.71	\$3,403	\$20.59	\$2,722	\$16.47
-	-	3,500	\$4,515	\$21.35	\$3,763	\$17.79	\$3,010	\$14.23
-	-	7,000	\$5,263	\$14.92	\$4,386	\$12.43	\$3,508	\$9.95
-	-	17,500	\$6,829	\$18.34	\$5,691	\$15.28	\$4,553	\$12.22
-	-	35,000	\$10,038	\$28.68	\$8,365	\$23.90	\$6,692	\$19.12
A-2.1	Restaurant - See IBC Code Section 303							
-	-	500	\$4,483	\$84.71	\$3,736	\$70.59	\$2,989	\$56.48
-	-	2,500	\$6,177	\$26.75	\$5,148	\$22.29	\$4,118	\$17.83
-	-	5,000	\$6,846	\$22.50	\$5,705	\$18.75	\$4,564	\$15.00
-	-	10,000	\$7,971	\$15.79	\$6,643	\$13.15	\$5,314	\$10.52
-	-	25,000	\$10,339	\$18.77	\$8,616	\$15.64	\$6,893	\$12.51
-	-	50,000	\$15,030	\$30.06	\$12,525	\$25.05	\$10,020	\$20.04
A-3 - 5	Small Assembly Buildings - See IBC Code Section 303							
-	-	100	\$2,999	\$287.16	\$2,499	\$239.30	\$1,999	\$191.44
-	-	500	\$4,148	\$89.01	\$3,457	\$74.18	\$2,765	\$59.34
-	-	1,000	\$4,593	\$75.67	\$3,827	\$63.06	\$3,062	\$50.45
-	-	2,000	\$5,350	\$53.01	\$4,458	\$44.17	\$3,566	\$35.34
-	-	5,000	\$6,940	\$63.95	\$5,783	\$53.29	\$4,627	\$42.63
-	-	10,000	\$10,137	\$101.37	\$8,448	\$84.48	\$6,758	\$67.58
A	Tenant Improvements - See IBC Code Section 303							
-	-	150	\$1,685	\$103.40	\$1,405	\$86.17	\$1,124	\$68.93
-	-	750	\$2,306	\$33.89	\$1,922	\$28.24	\$1,537	\$22.59
-	-	1,500	\$2,560	\$27.89	\$2,133	\$23.24	\$1,707	\$18.59
-	-	3,000	\$2,978	\$19.62	\$2,482	\$16.35	\$1,986	\$13.08
-	-	7,500	\$3,861	\$22.73	\$3,218	\$18.94	\$2,574	\$15.15
-	-	15,000	\$5,566	\$37.10	\$4,638	\$30.92	\$3,710	\$24.74
B	Banks - See IBC Code Section 304							
-	-	250	\$3,143	\$118.52	\$2,619	\$98.76	\$2,095	\$79.01
-	-	1,250	\$4,328	\$37.53	\$3,607	\$31.28	\$2,885	\$25.02
-	-	2,500	\$4,797	\$31.53	\$3,998	\$26.28	\$3,198	\$21.02
-	-	5,000	\$5,585	\$22.11	\$4,654	\$18.42	\$3,724	\$14.74
-	-	12,500	\$7,243	\$26.27	\$6,036	\$21.89	\$4,829	\$17.51
-	-	25,000	\$10,526	\$42.11	\$8,772	\$35.09	\$7,018	\$28.07
B	Laundromat - See IBC Code Section 304							
-	-	200	\$3,016	\$140.99	\$2,513	\$117.49	\$2,010	\$94.00
-	-	1,000	\$4,143	\$45.19	\$3,453	\$37.66	\$2,762	\$30.13
-	-	2,000	\$4,595	\$37.68	\$3,830	\$31.40	\$3,064	\$25.12
-	-	4,000	\$5,349	\$26.43	\$4,458	\$22.02	\$3,566	\$17.62
-	-	10,000	\$6,935	\$31.16	\$5,779	\$25.96	\$4,623	\$20.77
-	-	20,000	\$10,050	\$50.25	\$8,375	\$41.88	\$6,700	\$33.50
B	Medical Office - See IBC Code Section 304							
-	-	1,000	\$4,637	\$43.97	\$3,864	\$36.64	\$3,091	\$29.32
-	-	5,000	\$6,396	\$13.80	\$5,330	\$11.50	\$4,264	\$9.20
-	-	10,000	\$7,086	\$11.67	\$5,905	\$9.73	\$4,724	\$7.78
-	-	20,000	\$8,253	\$8.17	\$6,878	\$6.80	\$5,502	\$5.44
-	-	50,000	\$10,703	\$9.77	\$8,919	\$8.14	\$7,135	\$6.51
-	-	100,000	\$15,585	\$15.59	\$12,988	\$12.99	\$10,390	\$10.39
B	Offices - See IBC Code Section 304							
-	-	400	\$3,487	\$83.76	\$2,906	\$69.80	\$2,325	\$55.84

-	-	2,000	\$4,827	\$25.85	\$4,023	\$21.54	\$3,218	\$17.23
-	-	4,000	\$5,344	\$22.01	\$4,454	\$18.34	\$3,563	\$14.67
-	-	8,000	\$6,224	\$15.43	\$5,187	\$12.86	\$4,150	\$10.29
-	-	20,000	\$8,076	\$18.66	\$6,730	\$15.55	\$5,384	\$12.44
-	-	40,000	\$11,808	\$29.52	\$9,840	\$24.60	\$7,872	\$19.66
B	-	Occupancy Tenant Improvements - See IRC Code Section 304						
-	-	150	\$2,207	\$134.96	\$1,839	\$112.47	\$1,471	\$89.98
-	-	750	\$3,017	\$44.45	\$2,514	\$37.04	\$2,011	\$29.63
-	-	1,500	\$3,350	\$36.48	\$2,792	\$30.40	\$2,234	\$24.32
-	-	3,000	\$3,897	\$25.64	\$3,248	\$21.37	\$2,598	\$17.05
-	-	7,500	\$5,051	\$29.64	\$4,209	\$24.70	\$3,368	\$19.76
-	-	15,000	\$7,274	\$48.50	\$6,062	\$40.41	\$4,850	\$32.33
B	-	Other/High Rise Office Building - See IRC Code Section 304						
-	-	1,000	\$5,282	\$52.13	\$4,401	\$43.44	\$3,521	\$34.75
-	-	5,000	\$7,367	\$15.48	\$6,139	\$12.90	\$4,911	\$10.32
-	-	10,000	\$8,141	\$13.49	\$6,784	\$11.24	\$5,427	\$8.59
-	-	20,000	\$9,490	\$9.43	\$7,908	\$7.86	\$6,326	\$6.29
-	-	50,000	\$12,318	\$11.72	\$10,265	\$9.77	\$8,212	\$7.82
-	-	100,000	\$18,180	\$18.18	\$15,150	\$15.15	\$12,120	\$12.12
B	-	Other/High Rise Offices - Phased Permits - See IRC Code Section 304						
-	-	1,000	\$5,373	\$53.15	\$4,477	\$44.30	\$3,582	\$35.44
-	-	5,000	\$7,499	\$15.72	\$6,249	\$13.10	\$4,995	\$10.48
-	-	10,000	\$8,285	\$13.73	\$6,904	\$11.44	\$5,523	\$9.15
-	-	20,000	\$9,658	\$9.61	\$8,048	\$8.01	\$6,438	\$6.41
-	-	50,000	\$12,540	\$11.95	\$10,450	\$9.96	\$8,360	\$7.97
-	-	100,000	\$18,516	\$18.52	\$15,430	\$15.43	\$12,344	\$12.34
B	-	Other/High Rise Condo Building - See IRC Code Section 304						
-	-	2,300	\$6,834	\$29.78	\$5,695	\$24.81	\$4,556	\$19.85
-	-	11,500	\$9,573	\$8.65	\$7,978	\$7.21	\$6,382	\$5.77
-	-	23,000	\$10,568	\$7.64	\$8,807	\$6.37	\$7,045	\$5.10
-	-	46,000	\$12,326	\$5.34	\$10,272	\$4.45	\$8,217	\$3.56
-	-	115,000	\$16,008	\$6.72	\$13,340	\$5.60	\$10,672	\$4.48
-	-	230,000	\$23,736	\$10.32	\$19,780	\$8.60	\$15,824	\$6.88
D	-	Child Care Nurseries - Full-Time (16) - See IRC Code Section 313						
-	-	250	\$2,644	\$96.90	\$2,204	\$80.75	\$1,763	\$64.60
-	-	1,250	\$3,613	\$31.97	\$3,011	\$26.64	\$2,409	\$21.31
-	-	2,500	\$4,013	\$26.21	\$3,344	\$21.84	\$2,675	\$17.47
-	-	5,000	\$4,668	\$18.42	\$3,890	\$15.35	\$3,112	\$12.28
-	-	12,500	\$6,050	\$21.28	\$5,041	\$17.73	\$4,033	\$14.18
-	-	25,000	\$8,709	\$34.84	\$7,258	\$29.03	\$5,806	\$23.22
E-1	-	Preschool/School (<50 Occupancy) - See IRC Code Section 305						
-	-	500	\$4,330	\$82.89	\$3,608	\$69.07	\$2,886	\$56.26
-	-	2,500	\$5,987	\$25.71	\$4,889	\$21.43	\$3,992	\$17.14
-	-	5,000	\$6,630	\$21.84	\$5,525	\$18.20	\$4,420	\$14.56
-	-	10,000	\$7,722	\$15.30	\$6,435	\$12.75	\$5,148	\$10.20
-	-	25,000	\$10,016	\$18.47	\$8,347	\$15.39	\$6,678	\$12.31
-	-	50,000	\$14,633	\$29.27	\$12,194	\$24.39	\$9,755	\$19.51
E-2, E-3	-	Preschool/School (<50 Occupancy) - See IRC Code Section 305						
-	-	200	\$3,609	\$171.44	\$3,008	\$142.87	\$2,406	\$114.29
-	-	1,000	\$4,981	\$53.73	\$4,151	\$44.78	\$3,321	\$35.82
-	-	2,000	\$5,518	\$45.35	\$4,599	\$37.83	\$3,679	\$30.26
-	-	4,000	\$6,426	\$31.80	\$5,355	\$26.50	\$4,284	\$21.20
-	-	10,000	\$8,334	\$38.10	\$6,945	\$31.75	\$5,556	\$25.40
-	-	20,000	\$12,144	\$60.72	\$10,120	\$50.60	\$8,096	\$40.48
E	-	Occupancy Tenant Improvements - See IRC Code Section 305						
-	-	100	\$2,173	\$199.77	\$1,811	\$166.48	\$1,449	\$133.18
-	-	500	\$2,672	\$65.55	\$2,477	\$54.62	\$1,981	\$43.70
-	-	1,000	\$3,300	\$53.91	\$2,750	\$44.83	\$2,200	\$35.64
-	-	2,000	\$3,839	\$37.92	\$3,199	\$31.60	\$2,555	\$25.28
-	-	5,000	\$4,976	\$43.91	\$4,147	\$36.59	\$3,318	\$29.27
-	-	10,000	\$7,172	\$71.72	\$5,976	\$59.76	\$4,781	\$47.81
F-1	-	Dry Cleaning Plant - See IRC Code Section 306						
-	-	200	\$3,523	\$161.34	\$2,936	\$134.45	\$2,349	\$107.56
-	-	1,000	\$4,814	\$53.22	\$4,012	\$44.35	\$3,209	\$35.48
-	-	2,000	\$5,346	\$43.67	\$4,465	\$36.39	\$3,564	\$29.11
-	-	4,000	\$6,220	\$30.69	\$5,183	\$25.58	\$4,146	\$20.46
-	-	10,000	\$8,081	\$36.43	\$6,718	\$29.53	\$5,374	\$23.62
-	-	20,000	\$11,604	\$58.02	\$9,670	\$48.35	\$7,736	\$38.68
F-1	-	Woodworking - See IRC Code Section 306						
-	-	750	\$4,038	\$51.36	\$3,365	\$42.80	\$2,692	\$34.24
-	-	3,750	\$5,579	\$16.02	\$4,649	\$13.35	\$3,719	\$10.68
-	-	7,500	\$6,180	\$13.55	\$5,150	\$11.29	\$4,120	\$9.03
-	-	15,000	\$7,196	\$9.52	\$5,996	\$7.93	\$4,797	\$8.35
-	-	37,500	\$9,338	\$11.43	\$7,781	\$9.53	\$6,225	\$7.62
-	-	75,000	\$13,624	\$18.17	\$11,353	\$15.14	\$9,083	\$12.11
F-1	-	Industrial/Manufacturing - See IRC Code Section 306						
-	-	2,000	\$4,772	\$23.13	\$3,977	\$19.28	\$3,182	\$15.42
-	-	10,000	\$6,623	\$7.04	\$5,519	\$5.67	\$4,415	\$4.70
-	-	20,000	\$7,327	\$6.06	\$6,106	\$5.05	\$4,885	\$4.04

-	-	40,000	\$8,539	\$4.23	\$7,116	\$3.52	\$5,683	\$2.82
-	-	100,000	\$11,076	\$5.17	\$9,230	\$4.31	\$7,384	\$3.45
-	-	200,000	\$16,248	\$8.12	\$13,540	\$6.77	\$10,832	\$5.42
F-2/F-3	Steel Production/Fabrication/Industrial/Manufacturing - See IBC Code Section 308							
-	-	300	\$4,232	\$138.80	\$3,527	\$115.66	\$2,821	\$92.53
-	-	1,500	\$5,897	\$41.38	\$4,915	\$34.48	\$3,932	\$27.59
-	-	3,000	\$6,518	\$35.99	\$5,432	\$29.99	\$4,346	\$23.99
-	-	6,000	\$7,598	\$25.16	\$6,332	\$20.96	\$5,065	\$16.77
-	-	15,000	\$9,862	\$31.16	\$8,218	\$25.96	\$6,575	\$20.77
-	-	30,000	\$14,535	\$48.45	\$12,113	\$40.38	\$9,690	\$32.30
H-1	High Explosive Hazardous Rooms - See IBC Code Section 307							
-	-	100	\$2,519	\$238.03	\$2,099	\$199.16	\$1,679	\$159.35
-	-	500	\$3,475	\$75.05	\$2,896	\$62.54	\$2,317	\$50.03
-	-	1,000	\$3,850	\$63.30	\$3,209	\$52.75	\$2,567	\$42.20
-	-	2,000	\$4,483	\$44.39	\$3,736	\$36.99	\$2,989	\$29.56
-	-	5,000	\$5,815	\$53.09	\$4,846	\$44.24	\$3,877	\$35.29
-	-	10,000	\$8,469	\$84.69	\$7,058	\$70.58	\$5,646	\$56.46
H-2-4	Moderate Hazardous/Garages (not S-3) - See IBC Code Section 307							
-	-	500	\$3,281	\$62.36	\$2,734	\$51.97	\$2,187	\$41.58
-	-	2,500	\$4,528	\$19.53	\$3,773	\$16.28	\$3,019	\$13.02
-	-	5,000	\$5,016	\$16.50	\$4,180	\$13.75	\$3,344	\$11.00
-	-	10,000	\$5,841	\$11.56	\$4,868	\$9.63	\$3,894	\$7.71
-	-	25,000	\$7,575	\$13.86	\$6,313	\$11.55	\$5,050	\$9.24
-	-	50,000	\$11,040	\$22.08	\$9,200	\$18.40	\$7,360	\$14.72
H-5	Semiconductor Fabrication - See IBC Code Section 307							
-	-	1,000	\$4,569	\$43.79	\$3,808	\$36.49	\$3,046	\$29.19
-	-	5,000	\$6,321	\$13.56	\$5,268	\$11.30	\$4,214	\$9.04
-	-	10,000	\$6,999	\$11.52	\$5,833	\$9.60	\$4,666	\$7.68
-	-	20,000	\$8,151	\$8.08	\$6,793	\$6.73	\$5,434	\$5.39
-	-	50,000	\$10,575	\$9.75	\$8,813	\$8.13	\$7,050	\$6.50
-	-	100,000	\$15,450	\$15.45	\$12,875	\$12.88	\$10,300	\$10.30
H-5	Health Hazard Materials - See IBC Code Section 307							
-	-	1,000	\$4,960	\$45.83	\$4,133	\$38.19	\$3,306	\$30.55
-	-	5,000	\$6,793	\$14.93	\$5,661	\$12.44	\$4,529	\$9.95
-	-	10,000	\$7,539	\$12.33	\$6,283	\$10.28	\$5,026	\$8.22
-	-	20,000	\$8,772	\$8.86	\$7,310	\$7.22	\$5,848	\$5.77
-	-	50,000	\$11,370	\$10.11	\$9,475	\$8.43	\$7,580	\$6.74
-	-	100,000	\$16,425	\$16.43	\$13,688	\$13.69	\$10,950	\$10.95
H	Occupancy Tenant Improvements - See IBC Code Section 307							
-	-	500	\$2,835	\$51.41	\$2,363	\$42.84	\$1,890	\$34.28
-	-	2,500	\$3,864	\$17.21	\$3,220	\$14.34	\$2,576	\$11.47
-	-	5,000	\$4,294	\$14.00	\$3,578	\$11.66	\$2,863	\$9.33
-	-	10,000	\$4,994	\$8.83	\$4,161	\$8.20	\$3,329	\$6.56
-	-	25,000	\$6,469	\$11.27	\$5,391	\$8.39	\$4,313	\$7.51
-	-	50,000	\$9,285	\$18.57	\$7,738	\$15.48	\$6,190	\$12.38
I-1	Nursing Home/Assisted Living/Convalescent Hospital - See IBC Code Section 308							
-	-	1,000	\$3,453	\$32.05	\$2,877	\$26.71	\$2,302	\$21.37
-	-	5,000	\$4,735	\$10.37	\$3,945	\$8.64	\$3,156	\$6.91
-	-	10,000	\$5,253	\$8.61	\$4,377	\$7.17	\$3,502	\$5.74
-	-	20,000	\$6,114	\$6.04	\$5,065	\$5.03	\$4,076	\$4.02
-	-	50,000	\$7,925	\$7.07	\$6,604	\$5.89	\$5,284	\$4.71
-	-	100,000	\$11,460	\$11.46	\$9,550	\$9.55	\$7,640	\$7.64
I-2	Health Care Centers - See IBC Code Section 308							
-	-	1,000	\$4,075	\$38.06	\$3,396	\$31.71	\$2,716	\$25.37
-	-	5,000	\$5,597	\$12.22	\$4,664	\$10.18	\$3,731	\$8.14
-	-	10,000	\$6,208	\$10.19	\$5,173	\$8.49	\$4,138	\$6.75
-	-	20,000	\$7,226	\$7.13	\$6,022	\$5.94	\$4,818	\$4.75
-	-	50,000	\$9,366	\$8.41	\$7,805	\$7.01	\$6,244	\$5.61
-	-	100,000	\$13,572	\$13.57	\$11,310	\$11.31	\$9,048	\$9.05
I-3	Jail/Prisons - See IBC Code Section 308							
-	-	5,000	\$6,387	\$11.94	\$5,323	\$9.95	\$4,258	\$7.86
-	-	25,000	\$8,775	\$3.83	\$7,313	\$3.19	\$5,850	\$2.55
-	-	50,000	\$9,732	\$3.19	\$8,110	\$2.66	\$6,488	\$2.13
-	-	100,000	\$11,328	\$2.25	\$9,440	\$1.87	\$7,552	\$1.50
-	-	250,000	\$14,700	\$2.64	\$12,250	\$2.20	\$9,800	\$1.76
-	-	500,000	\$21,300	\$4.26	\$17,750	\$3.55	\$14,200	\$2.84
I	Occupancy Tenant Improvements - See IBC Code Section 308							
-	-	1,000	\$3,060	\$28.54	\$2,560	\$23.78	\$2,040	\$19.02
-	-	5,000	\$4,202	\$9.18	\$3,502	\$7.65	\$2,801	\$6.12
-	-	10,000	\$4,661	\$7.63	\$3,884	\$6.36	\$3,107	\$5.09
-	-	20,000	\$5,424	\$5.36	\$4,520	\$4.47	\$3,616	\$3.57
-	-	50,000	\$7,032	\$6.31	\$5,860	\$5.26	\$4,688	\$4.21
-	-	100,000	\$10,188	\$10.19	\$8,490	\$8.49	\$6,792	\$6.79
M	Motor Vehicle Fuel Dispensing (including canopy) - See IBC Code Section 309							
-	-	200	\$3,691	\$175.46	\$3,076	\$146.22	\$2,461	\$116.98
-	-	1,000	\$5,095	\$54.95	\$4,246	\$45.79	\$3,397	\$36.63
-	-	2,000	\$5,645	\$46.43	\$4,704	\$38.69	\$3,763	\$30.95
-	-	4,000	\$6,573	\$32.55	\$5,478	\$27.13	\$4,382	\$21.70
-	-	10,000	\$8,526	\$38.97	\$7,105	\$32.48	\$5,684	\$25.98

		20,000	\$12,423	\$62.12	\$10.353	\$51.76	\$8,282	\$41.41
M	-	Market/Stores (Retail) - See IRC Code Section 309						
-	-	4,750	\$7,471	\$15.15	\$6.226	\$12.62	\$4,981	\$10.10
-	-	23,750	\$10,349	\$4.67	\$8.624	\$3.89	\$6,899	\$3.11
-	-	47,500	\$11,457	\$3.96	\$9.548	\$3.30	\$7,638	\$2.64
-	-	95,000	\$13,338	\$2.79	\$11.115	\$2.33	\$8,892	\$1.86
-	-	237,500	\$17,314	\$3.39	\$14,428	\$2.83	\$11,543	\$2.26
-	-	475,000	\$25,365	\$5.34	\$21,138	\$4.45	\$16,510	\$3.56
M	-	Occupancy Tenant Improvements - See IRC Code Section 309						
-	-	900	\$3,697	\$38.87	\$3.081	\$32.34	\$2,465	\$25.87
-	-	4,500	\$5,094	\$12.26	\$4,245	\$10.21	\$3,396	\$8.17
-	-	9,000	\$5,646	\$10.32	\$4,705	\$8.60	\$3,764	\$6.88
-	-	18,000	\$6,575	\$7.23	\$5,479	\$6.02	\$4,383	\$4.82
-	-	45,000	\$8,525	\$8.60	\$7,104	\$7.16	\$5,684	\$5.73
-	-	90,000	\$12,393	\$13.77	\$10,328	\$11.48	\$8,262	\$9.18
R-2	-	Apartment Bldg - See IRC Code Section 310						
-	-	500	\$3,744	\$71.31	\$3,120	\$59.43	\$2,496	\$47.54
-	-	2,500	\$5,170	\$22.27	\$4,309	\$18.56	\$3,447	\$14.85
-	-	5,000	\$5,727	\$18.85	\$4,773	\$15.71	\$3,818	\$12.57
-	-	10,000	\$6,670	\$13.22	\$5,558	\$11.01	\$4,446	\$8.81
-	-	25,000	\$8,652	\$15.84	\$7,210	\$13.20	\$5,768	\$10.56
-	-	50,000	\$12,612	\$25.22	\$10,510	\$21.02	\$8,408	\$16.82
R-2	-	Apartment Bldg—Repeat Unit - See IRC Code Section 310						
-	-	500	\$2,529	\$51.49	\$2,108	\$42.91	\$1,688	\$34.33
-	-	2,500	\$3,559	\$14.60	\$2,966	\$12.17	\$2,373	\$9.74
-	-	5,000	\$3,924	\$13.10	\$3,270	\$10.92	\$2,616	\$8.74
-	-	10,000	\$4,579	\$8.11	\$3,816	\$7.59	\$3,053	\$6.07
-	-	25,000	\$5,946	\$11.69	\$4,955	\$9.74	\$3,964	\$7.79
-	-	50,000	\$8,868	\$17.74	\$7,390	\$14.78	\$5,912	\$11.82
R-1	-	Hotels & Motels (Transient) - See IRC Code Section 310						
-	-	3,500	\$5,943	\$16.55	\$4,952	\$13.79	\$3,982	\$11.03
-	-	17,500	\$8,259	\$5.00	\$6,883	\$4.17	\$5,506	\$3.34
-	-	35,000	\$9,135	\$4.31	\$7,613	\$3.59	\$6,090	\$2.87
-	-	70,000	\$10,643	\$3.02	\$8,869	\$2.52	\$7,095	\$2.02
-	-	175,000	\$13,818	\$3.70	\$11,515	\$3.08	\$9,212	\$2.46
-	-	350,000	\$20,286	\$5.80	\$16,905	\$4.83	\$13,524	\$3.86
R-1	-	Hotels & Motels—Phased Permits - See IRC Code Section 310						
-	-	1,500	\$4,994	\$31.25	\$4,161	\$26.05	\$3,329	\$20.84
-	-	7,500	\$6,869	\$9.96	\$5,724	\$8.30	\$4,579	\$6.64
-	-	15,000	\$7,616	\$8.34	\$6,347	\$6.95	\$5,077	\$5.56
-	-	30,000	\$8,867	\$5.84	\$7,389	\$4.86	\$5,911	\$3.89
-	-	75,000	\$11,493	\$6.92	\$9,578	\$5.77	\$7,662	\$4.82
-	-	150,000	\$16,686	\$11.12	\$13,905	\$9.27	\$11,124	\$7.42
R-3	-	Dwellings—Custom, Models, First Master Plan - See IRC Code Section 310						
-	-	1,000	\$2,833	\$6.00	\$2,361	\$5.00	\$1,888	\$4.00
-	-	2,000	\$2,893	\$24.03	\$2,411	\$20.03	\$1,928	\$16.02
-	-	2,500	\$3,013	\$8.60	\$2,511	\$7.17	\$2,009	\$5.73
-	-	6,000	\$3,314	\$6.99	\$2,762	\$5.82	\$2,209	\$4.66
-	-	8,000	\$3,454	\$47.82	\$2,878	\$39.85	\$2,302	\$31.88
-	-	10,000	\$4,410	\$44.10	\$3,675	\$36.75	\$2,940	\$29.40
R-3	-	Dwellings—Production Phase of Master Plan (Repeats) - See IRC Code Section 310						
-	-	1,000	\$2,613	\$12.02	\$2,177	\$10.01	\$1,742	\$8.01
-	-	1,500	\$2,673	\$0.02	\$2,227	\$0.01	\$1,782	\$0.01
-	-	2,000	\$2,673	\$21.05	\$2,227	\$17.54	\$1,782	\$14.03
-	-	3,000	\$2,683	\$7.99	\$2,403	\$6.66	\$1,922	\$5.33
-	-	4,500	\$3,003	\$17.42	\$2,503	\$14.51	\$2,002	\$11.61
-	-	6,000	\$3,264	\$54.41	\$2,720	\$45.34	\$2,176	\$36.27
R-3	-	Dwellings—Alternate Materials - See IRC Code Section 310						
-	-	1,000	\$2,502	\$21.05	\$2,085	\$17.54	\$1,668	\$14.03
-	-	2,000	\$2,713	\$24.03	\$2,261	\$20.03	\$1,808	\$16.02
-	-	2,500	\$2,833	\$18.74	\$2,361	\$16.45	\$1,889	\$13.16
-	-	6,000	\$3,524	\$25.07	\$2,936	\$20.89	\$2,340	\$16.71
-	-	8,000	\$4,025	\$49.71	\$3,354	\$41.43	\$2,683	\$33.14
-	-	10,000	\$5,019	\$50.19	\$4,183	\$41.83	\$3,346	\$33.46
R-3	-	Dwellings—Duplex homes - See IRC Code Section 310						
-	-	1,000	\$3,283	\$3.02	\$2,736	\$2.51	\$2,189	\$2.01
-	-	2,000	\$3,314	\$60.07	\$2,761	\$50.06	\$2,209	\$40.05
-	-	2,500	\$3,614	\$23.18	\$3,012	\$19.32	\$2,409	\$15.46
-	-	6,000	\$4,425	\$14.54	\$3,668	\$12.11	\$2,950	\$8.69
-	-	8,000	\$4,716	\$40.65	\$3,930	\$33.88	\$3,144	\$27.10
-	-	10,000	\$5,529	\$55.29	\$4,608	\$46.08	\$3,686	\$36.86
R-3	-	Dwellings—Hillside - Production Phase of Master Plan (Repeats) - See IRC Code Section 310						
-	-	1,000	\$240	\$0.00	\$200	\$0.00	\$160	\$0.00
-	-	2,000	\$3,314	\$0.02	\$200	\$0.01	\$160	\$0.01
-	-	2,500	\$240	\$0.00	\$200	\$0.00	\$160	\$0.00
-	-	6,000	\$240	\$0.02	\$200	\$0.01	\$160	\$0.01
-	-	8,000	\$240	\$0.00	\$200	\$0.00	\$160	\$0.00
-	-	10,000	\$240	\$2.40	\$200	\$2.00	\$160	\$1.60
R-3	-	Dwellings—Hillside - Alternate Materials - See IRC Code Section 310						

-	-	1,000	\$240	\$0.00	\$200	\$0.00	\$160	\$0.00
-	-	2,000	\$240	\$0.02	\$200	\$0.01	\$160	\$0.01
-	-	2,500	\$240	\$0.00	\$200	\$0.00	\$160	\$0.00
-	-	6,000	\$240	\$0.02	\$200	\$0.01	\$160	\$0.01
-	-	8,000	\$240	\$0.00	\$200	\$0.00	\$160	\$0.00
-	-	10,000	\$240	\$2.40	\$200	\$2.00	\$160	\$1.60
R-4	Group Care, Non-Amb. (<16) - See IBC Code Section 310							
-	-	200	\$2,508	\$144.11	\$2,424	\$120.08	\$1,939	\$98.07
-	-	1,000	\$4,062	\$42.54	\$3,385	\$35.45	\$2,708	\$28.36
-	-	2,000	\$4,487	\$37.22	\$3,739	\$31.02	\$2,991	\$24.82
-	-	4,000	\$5,232	\$25.99	\$4,360	\$21.66	\$3,488	\$17.33
-	-	10,000	\$6,791	\$32.44	\$5,659	\$27.03	\$4,527	\$21.62
-	-	20,000	\$10,034	\$50.17	\$8,362	\$41.81	\$6,690	\$33.45
R-4	Group Care, Ambulatory (>16) - See IBC Code Section 310							
-	-	200	\$2,577	\$146.07	\$2,481	\$121.73	\$1,985	\$97.38
-	-	1,000	\$4,146	\$43.72	\$3,455	\$36.43	\$2,764	\$29.14
-	-	2,000	\$4,583	\$37.93	\$3,816	\$31.81	\$3,055	\$25.29
-	-	4,000	\$5,341	\$26.52	\$4,451	\$22.10	\$3,561	\$17.68
-	-	10,000	\$6,932	\$32.77	\$5,777	\$27.31	\$4,622	\$21.85
-	-	20,000	\$10,210	\$51.05	\$8,508	\$42.54	\$6,806	\$34.03
R-3	Group Care, Non-Amb. (1-5) - See IBC Code Section 310							
-	-	150	\$2,727	\$178.53	\$2,272	\$148.77	\$1,818	\$119.02
-	-	750	\$3,788	\$53.38	\$3,165	\$44.48	\$2,532	\$35.58
-	-	1,500	\$4,198	\$46.34	\$3,499	\$38.62	\$2,799	\$30.90
-	-	3,000	\$4,893	\$32.40	\$4,078	\$27.00	\$3,262	\$21.60
-	-	7,500	\$6,351	\$40.07	\$5,293	\$33.39	\$4,234	\$26.71
-	-	15,000	\$9,356	\$62.38	\$7,797	\$51.98	\$6,238	\$41.58
R-3	Group Care, Ambulatory (1-5) - See IBC Code Section 310							
-	-	150	\$3,494	\$226.44	\$2,912	\$188.70	\$2,329	\$150.96
-	-	750	\$4,853	\$68.70	\$4,044	\$57.25	\$3,235	\$45.80
-	-	1,500	\$5,368	\$59.13	\$4,473	\$49.27	\$3,579	\$39.42
-	-	3,000	\$6,255	\$41.38	\$5,213	\$34.48	\$4,170	\$27.58
-	-	7,500	\$8,117	\$50.66	\$6,764	\$42.21	\$5,411	\$33.77
-	-	15,000	\$11,916	\$79.44	\$9,930	\$66.20	\$7,944	\$52.56
R	Occupancy Tenant Improvements - See IBC Code Section 310							
-	-	80	\$1,851	\$214.05	\$1,543	\$178.37	\$1,234	\$142.70
-	-	400	\$2,536	\$68.66	\$2,113	\$58.05	\$1,691	\$46.44
-	-	800	\$2,815	\$57.56	\$2,346	\$47.97	\$1,877	\$38.38
-	-	1,600	\$3,275	\$40.45	\$2,729	\$33.71	\$2,184	\$26.97
-	-	4,000	\$4,246	\$47.14	\$3,538	\$36.28	\$2,831	\$31.42
-	-	8,000	\$6,132	\$76.64	\$5,110	\$63.87	\$4,088	\$51.10
S-1	Moderate Hazard Storage - See IBC Code Section 311							
-	-	100	\$3,034	\$277.05	\$2,528	\$230.88	\$2,023	\$184.70
-	-	500	\$4,142	\$91.78	\$3,452	\$76.49	\$2,762	\$61.19
-	-	1,000	\$4,601	\$75.10	\$3,834	\$62.59	\$3,068	\$50.07
-	-	2,000	\$5,352	\$52.82	\$4,460	\$44.01	\$3,568	\$35.21
-	-	5,000	\$6,937	\$60.77	\$5,781	\$50.64	\$4,625	\$40.51
-	-	10,000	\$9,975	\$69.75	\$8,313	\$83.13	\$6,650	\$66.50
S-1	Mini Storage - See IBC Code Section 311							
-	-	800	\$3,099	\$36.79	\$2,582	\$30.66	\$2,066	\$24.53
-	-	4,000	\$4,276	\$11.53	\$3,564	\$9.61	\$2,851	\$7.89
-	-	8,000	\$4,738	\$6.73	\$3,948	\$8.11	\$3,158	\$6.45
-	-	16,000	\$5,516	\$6.84	\$4,597	\$5.70	\$3,677	\$4.56
-	-	40,000	\$7,157	\$8.17	\$5,964	\$6.81	\$4,771	\$5.45
-	-	80,000	\$10,426	\$13.03	\$8,688	\$10.86	\$6,950	\$8.69
S-1	Aircraft Hangar/Repairs - See IBC Code Section 311							
-	-	1,000	\$4,318	\$41.20	\$3,599	\$34.33	\$2,879	\$27.47
-	-	5,000	\$5,666	\$12.86	\$4,972	\$10.71	\$3,978	\$8.57
-	-	10,000	\$6,609	\$10.86	\$5,508	\$9.05	\$4,406	\$7.24
-	-	20,000	\$7,695	\$7.83	\$6,413	\$6.35	\$5,130	\$5.08
-	-	50,000	\$9,883	\$9.17	\$8,319	\$7.64	\$6,655	\$6.11
-	-	100,000	\$14,565	\$14.57	\$12,138	\$12.14	\$9,710	\$9.71
S-1	Repair Garage Auto - See IBC Code Section 311							
-	-	600	\$4,783	\$75.04	\$3,986	\$62.53	\$3,189	\$50.03
-	-	3,000	\$6,584	\$23.82	\$5,487	\$19.85	\$4,390	\$15.88
-	-	6,000	\$7,299	\$19.68	\$6,083	\$16.65	\$4,866	\$13.32
-	-	12,000	\$8,498	\$14.02	\$7,082	\$11.68	\$5,665	\$9.34
-	-	30,000	\$11,021	\$16.61	\$9,184	\$13.64	\$7,347	\$11.07
-	-	60,000	\$16,002	\$26.67	\$13,335	\$22.23	\$10,668	\$17.78
S-2	Low Hazard Storage - See IBC Code Section 311							
-	-	100	\$2,933	\$269.17	\$2,444	\$224.31	\$1,955	\$179.45
-	-	500	\$4,010	\$88.56	\$3,341	\$73.80	\$2,673	\$59.04
-	-	1,000	\$4,452	\$72.72	\$3,710	\$60.60	\$2,968	\$48.48
-	-	2,000	\$5,180	\$51.13	\$4,316	\$42.60	\$3,453	\$34.08
-	-	5,000	\$6,713	\$59.15	\$5,564	\$49.29	\$4,476	\$39.43
-	-	10,000	\$9,671	\$66.71	\$8,059	\$80.59	\$6,447	\$64.47
S-2	Open Parking Garage (attached) - See IBC Code Section 311							
-	-	1,000	\$4,235	\$40.73	\$3,528	\$33.94	\$2,823	\$27.15
-	-	5,000	\$5,864	\$12.56	\$4,887	\$10.46	\$3,910	\$8.37

-	-	10,000	\$6,492	\$10.71	\$5,410	\$8.93	\$4,328	\$7.14
-	-	20,000	\$7,563	\$7.49	\$6,303	\$6.24	\$5,042	\$4.99
-	-	50,000	\$9,810	\$9.09	\$8,175	\$7.58	\$6,540	\$6.06
-	-	100,000	\$14,355	\$14.36	\$11,963	\$11.96	\$9,570	\$9.57
S-2	Open Parking Garage (detached) - See IBC Code Section 311							
-	-	10,000	\$7,521	\$7.17	\$6,288	\$5.97	\$5,014	\$4.78
-	-	50,000	\$10,388	\$2.24	\$8,656	\$1.86	\$6,925	\$1.49
-	-	100,000	\$11,505	\$1.91	\$9,588	\$1.58	\$7,670	\$1.27
-	-	200,000	\$13,410	\$1.33	\$11,175	\$1.11	\$8,940	\$0.89
-	-	500,000	\$17,400	\$1.59	\$14,500	\$1.33	\$11,600	\$1.06
-	-	1,000,000	\$25,350	\$2.54	\$21,125	\$2.11	\$16,900	\$1.69
S-2	Aircraft Hanger & Hellstaps - See IBC Code Section 311							
-	-	600	\$4,537	\$71.98	\$3,780	\$59.98	\$3,024	\$47.99
-	-	3,000	\$6,264	\$22.50	\$5,220	\$18.75	\$4,176	\$15.00
-	-	6,000	\$6,939	\$19.02	\$5,783	\$15.85	\$4,626	\$12.68
-	-	12,000	\$8,080	\$13.34	\$6,734	\$11.11	\$5,387	\$8.89
-	-	30,000	\$10,481	\$16.01	\$8,734	\$13.34	\$6,987	\$10.67
-	-	60,000	\$15,282	\$25.47	\$12,735	\$21.23	\$10,188	\$16.98
S	Occupancy Tenant Improvements - See IBC Code Section 311							
-	-	100	\$2,367	\$213.80	\$1,973	\$178.17	\$1,578	\$142.54
-	-	500	\$3,223	\$71.93	\$2,685	\$59.94	\$2,148	\$47.95
-	-	1,000	\$3,582	\$58.33	\$2,985	\$48.61	\$2,388	\$38.89
-	-	2,000	\$4,166	\$41.05	\$3,471	\$34.21	\$2,777	\$27.37
-	-	5,000	\$5,397	\$46.71	\$4,498	\$38.93	\$3,598	\$31.14
-	-	10,000	\$7,733	\$77.33	\$6,444	\$64.44	\$5,155	\$51.55
U	Private Garage/Shed/Agricultural Bldg - See IBC Code Section 312							
-	-	13	\$1,483	\$1,083.89	\$1,236	\$903.24	\$989	\$722.60
-	-	63	\$2,025	\$358.89	\$1,688	\$299.08	\$1,350	\$239.26
-	-	125	\$2,249	\$293.70	\$1,874	\$244.79	\$1,500	\$195.80
-	-	250	\$2,616	\$206.55	\$2,180	\$172.12	\$1,744	\$137.70
-	-	625	\$3,391	\$237.74	\$2,826	\$198.11	\$2,261	\$158.49
-	-	1,250	\$4,877	\$390.15	\$4,064	\$325.13	\$3,251	\$260.10
U	Lab/R&D - See IBC Code Section 312							
-	-	1,000	\$5,532	\$52.04	\$4,610	\$43.37	\$3,688	\$34.69
-	-	5,000	\$7,614	\$16.53	\$6,345	\$13.78	\$5,076	\$11.02
-	-	10,000	\$8,441	\$13.88	\$7,034	\$11.56	\$5,627	\$9.25
-	-	20,000	\$9,828	\$9.72	\$8,190	\$8.10	\$6,552	\$6.48
-	-	50,000	\$12,743	\$11.54	\$10,619	\$9.61	\$8,495	\$7.69
-	-	100,000	\$18,510	\$18.51	\$15,425	\$15.43	\$12,340	\$12.34
U	Other Tenant Improvements - See IBC Code Section 312							
-	-	100	\$2,375	\$207.60	\$1,979	\$173.00	\$1,583	\$138.40
-	-	500	\$3,205	\$73.04	\$2,671	\$60.86	\$2,137	\$48.69
-	-	1,000	\$3,570	\$57.77	\$2,975	\$48.14	\$2,380	\$38.51
-	-	2,000	\$4,148	\$40.77	\$3,457	\$33.97	\$2,765	\$27.18
-	-	5,000	\$5,371	\$44.87	\$4,476	\$37.39	\$3,581	\$29.91
-	-	10,000	\$7,614	\$76.14	\$6,345	\$63.45	\$5,076	\$50.76
U	Utility Structures - See IBC Code Section 312							
-	-	3,000	\$5,580	\$18.34	\$4,650	\$15.28	\$3,720	\$12.23
-	-	15,000	\$7,781	\$5.45	\$6,483	\$4.54	\$5,187	\$3.63
-	-	30,000	\$8,598	\$4.76	\$7,165	\$3.97	\$5,732	\$3.17
-	-	60,000	\$10,026	\$3.31	\$8,355	\$2.76	\$6,684	\$2.21
-	-	150,000	\$13,005	\$4.13	\$10,837	\$3.44	\$8,670	\$2.75
-	-	300,000	\$19,200	\$6.40	\$15,999	\$5.33	\$12,801	\$4.27
Addition - Residential - See IBC Code Section 310								
-	-	100	\$413	\$23.85	\$345	\$19.87	\$276	\$15.90
-	-	500	\$509	\$14.33	\$424	\$11.94	\$339	\$9.55
-	-	1,000	\$581	\$8.73	\$484	\$7.28	\$387	\$5.82
-	-	2,000	\$668	\$6.37	\$557	\$5.30	\$445	\$4.24
-	-	5,000	\$859	\$4.22	\$716	\$3.51	\$573	\$2.81
-	-	10,000	\$1,070	\$10.70	\$891	\$8.91	\$713	\$7.13
Addition - Commercial - Various IBC Code Sections								
-	-	350	\$3,527	\$96.98	\$2,939	\$80.82	\$2,351	\$64.65
-	-	1,750	\$4,885	\$29.85	\$4,071	\$24.88	\$3,256	\$19.90
-	-	3,500	\$5,407	\$25.49	\$4,506	\$21.24	\$3,605	\$16.99
-	-	7,000	\$6,299	\$17.84	\$5,249	\$14.86	\$4,199	\$11.89
-	-	17,500	\$8,172	\$21.65	\$6,810	\$18.04	\$5,448	\$14.43
-	-	35,000	\$11,960	\$34.17	\$9,966	\$28.48	\$7,973	\$22.78
SHELL BUILDINGS								
All Shell Buildings								
-	-	1,725	\$5,852	\$32.79	\$4,877	\$27.32	\$3,901	\$21.86
-	-	8,625	\$8,114	\$10.02	\$6,762	\$8.35	\$5,410	\$6.68
-	-	17,250	\$8,979	\$8.61	\$7,482	\$7.18	\$5,986	\$5.74
-	-	34,500	\$10,464	\$6.01	\$8,720	\$5.00	\$6,976	\$4.00
-	-	86,250	\$13,571	\$7.34	\$11,310	\$6.11	\$9,048	\$4.89
-	-	172,500	\$19,898	\$11.54	\$16,582	\$9.61	\$13,265	\$7.69
A-2.1	Restaurant - See IBC Code Section 303							
-	-	450	\$4,537	\$93.38	\$3,781	\$77.82	\$3,025	\$62.25

-	-	2,250	\$6,218	\$30.33	\$5,182	\$25.28	\$4,145	\$20.22
-	-	4,500	\$6,901	\$25.10	\$5,750	\$20.91	\$4,600	\$16.73
-	-	9,000	\$8,030	\$17.62	\$6,692	\$14.68	\$5,353	\$11.75
-	-	22,500	\$10,409	\$20.58	\$8,674	\$17.15	\$6,939	\$13.72
-	-	45,000	\$15,039	\$33.42	\$12,533	\$27.85	\$10,026	\$22.28
B	Medical Offices - See IBC Code Section 304							
-	-	300	\$3,574	\$116.47	\$2,978	\$97.06	\$2,383	\$77.64
-	-	1,500	\$4,971	\$35.06	\$4,143	\$29.21	\$3,314	\$23.37
-	-	3,000	\$5,497	\$30.30	\$4,581	\$25.25	\$3,665	\$20.20
-	-	6,000	\$6,406	\$21.20	\$5,339	\$17.66	\$4,271	\$14.13
-	-	15,000	\$8,314	\$26.12	\$6,928	\$21.76	\$5,543	\$17.41
-	-	30,000	\$12,231	\$40.77	\$10,193	\$33.98	\$8,154	\$27.18
B	Office Building - See IBC Code Section 304							
-	-	300	\$2,383	\$77.64	\$1,985	\$64.70	\$1,588	\$51.77
-	-	1,500	\$3,314	\$23.37	\$2,762	\$19.47	\$2,210	\$15.58
-	-	3,000	\$3,665	\$20.20	\$3,054	\$16.83	\$2,443	\$13.47
-	-	6,000	\$4,271	\$14.13	\$3,559	\$11.77	\$2,847	\$9.42
-	-	15,000	\$5,543	\$17.41	\$4,619	\$14.51	\$3,695	\$11.61
-	-	30,000	\$8,154	\$27.18	\$6,795	\$22.65	\$5,436	\$18.12
M	Store - See IBC Code Section 309							
-	-	4,500	\$7,888	\$17.34	\$6,573	\$14.45	\$5,259	\$11.56
-	-	22,500	\$11,009	\$5.13	\$9,174	\$4.28	\$7,340	\$3.42
-	-	45,000	\$12,164	\$4.50	\$10,136	\$3.75	\$8,109	\$3.00
-	-	90,000	\$14,189	\$3.12	\$11,824	\$2.60	\$9,459	\$2.08
-	-	225,000	\$18,394	\$3.92	\$15,328	\$3.26	\$12,263	\$2.81
-	-	450,000	\$27,203	\$6.05	\$22,669	\$5.04	\$18,135	\$4.03
S-1	Warehouse - See IBC Code Section 311							
-	-	1,000	\$4,769	\$44.40	\$3,975	\$37.00	\$3,180	\$29.60
-	-	5,000	\$6,545	\$14.33	\$5,454	\$11.94	\$4,364	\$9.55
-	-	10,000	\$7,262	\$11.90	\$6,051	\$9.91	\$4,841	\$7.93
-	-	20,000	\$8,451	\$8.36	\$7,043	\$6.96	\$5,634	\$5.57
-	-	50,000	\$10,958	\$9.80	\$9,131	\$8.16	\$7,305	\$6.53
-	-	100,000	\$15,855	\$15.86	\$13,213	\$13.21	\$10,570	\$10.57

- * Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.
- * Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

Note: Building permit fees shall be subject to a 15% discount when a Private Provider is utilized for plan review and/or inspections.

From: [Shane Kittendorf](#)
To: [Matt Sinclair](#); Mike@mikegforflorida.com; [John Gunter](#); [Jason Pawloski](#); [Matt Grambow](#); [Angela Sinclair](#)
Cc: [Michael Ilczyszyn](#); [Maureen Buice](#)
Subject: RE: Cost Valuation Review - BLDC25-000302 (122 CHIQUITA BLVD S Parcel CAPE CORAL, FL 33991)
Date: Wednesday, July 2, 2025 10:43:48 AM
Attachments: [image001.png](#)
[citysia_b1f948c1-2deb-495a-9882-8b605a337185.png](#)

Good Morning Mr. Sinclair,

Thank you for taking the time to share your concerns regarding the cost valuation for your project at 122 Chiquita Blvd S (BLDC25-000302). I understand your frustration and appreciate your direct communication.

I want to clarify that my role as Building Official is to maintain a neutral position focused solely on ensuring that all projects comply with the Florida Building Code, as required by state law. Per Section 109.3 of the Florida Building Code, the final building permit valuation must be established by the Building Official, and I have an obligation to adjust declared values when they appear to be significantly below reasonable construction cost expectations for similar scopes of work.

As noted in 109.3:

“If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.”

This provision is in place to ensure that permit fees and associated code compliance obligations reflect the true scope and scale of the work performed. If a permit is later determined to have been issued in error, whether due to incorrect valuation or other code conflicts, I am obligated under the Florida Building Code and FS 468 to address and correct those issues as part of my statutory duty to enforce compliance.

I want to emphasize that I do not write the Code; my task is to administer and enforce it as adopted by the State and City Council. I approach every project objectively and do not take personal positions for or against any owner, contractor, or project. For context, my background includes licensure as a Certified General Contractor, Building Inspector, Plans Examiner, and Building Code Administrator, credentials that guide my professional obligation to apply the same standard fairly to all parties.

Regarding the comments about ADA parking, I was disappointed to see this framed as a personal issue. I assure you, any references to site accessibility or code requirements are based strictly on the provisions of the Florida Building Code and related accessibility standards that must be met for project approval.

I recognize these situations can feel frustrating, especially when they impact schedules and clients. I would ask that we focus on resolving any open items constructively. If you have detailed cost breakdowns or supporting estimates that you would like to justify a lower

valuation than the City's estimate, please share them with my team and we will review them in good faith.

As Building Official, I am required under FS 468.604 to faithfully administer, supervise, direct, and enforce all permitting and inspection requirements within this jurisdiction, without interference from any person or outside entity. These responsibilities include reviewing construction plans and ensuring that all permitted work complies with the Florida Building Code and any applicable local amendments. This obligation is applied consistently and fairly to protect the community's built environment and ensure public safety.

Thank you for your understanding and cooperation. Deputy Director Matt Grambow and I will be calling shortly to discuss further. Our goal is to work with you and your team to keep this project on track and in full compliance.

Regards,
Shane



Shane Kittendorf, Building Official

DEVELOPMENT SERVICES
1015 Cultural Park Boulevard Cape Coral, Florida 33990
Tel: 4598 (574-0598)
skittendorf@capecoral.gov

From: Matt Sinclair <schomes@me.com>

Sent: Tuesday, July 1, 2025 12:38 PM

To: Mike@mikegforflorida.com; John Gunter <jgunter@capecoral.gov>; Jason Pawloski <jason@sinclaircustomhome.com>; Matt Grambow <mgrambow@capecoral.gov>; Shane Kittendorf <skittendorf@capecoral.gov>; Angela Sinclair <sinclairinc1@gmail.com>

Subject: Fwd: Cost Valuation Review - BLDC25-000302 (122 CHIQUITA BLVD S Parcel CAPE CORAL, FL 33991)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Gentlemen, please see below an email that was sent to us from the city in regards to a construction build out that we are performing. We are adding one additional bathroom moving

it over and we are installing water and electric to a few locations and adding a couple partition walls this is the scope of the work on the layout and plan. The layout has all the equipment that is going to be placed there that is not part of the build out or the scope that is just showing where everything goes. For some reason, someone down there at the city feels that we should be charging \$208,000 for this. This is the accurate cost that we charged. The customer was \$28,000 for adding in the partition walls and adding the electrical and plumbing, this is now holding up our permit and they feel that we need to increase the value of the permit before they release it. This is unfair and totally wrong Last time. I checked their plans examiners not building contractors.

This is my own building that I own. I am not paying another contractor to do this average builders contractors charge approximately \$100-\$120 a square foot for build out, but that is nowhere near what it is. Honestly commercial build outs are very overpriced and I think to hold me to that expectation when that is not the cost is totally out of line.

I'd also like to clarify that yesterday Jason Pawloski had phone conversation with Diego in regards to this permit and he did clarify that there was a clerical error. It was supposed to be 28,000 not 8000 and for that we apologize during that conversation though Diego made a comment once again in regards to the Parking issue. I thought we had this issue resolved and he blamed it on Private Provider plan review which I thought we already had that resolved for some reason the communication and the direction that this is going is really getting out of control. Could someone please give me a call to get this straightened around? This is very unfair to the tenant and to myself. I feel like I'm getting backlash because people down there cannot get their act together.

I have a really hard time with someone telling me that 2000 ft.² of simple build out cost over \$200,000 when a 10,000 square-foot building with full infrastructure for site plan and Development and Land costed \$2,000,000.00 how could that be what's wrong with this picture?

Respectfully,

Matt Sinclair CBC

Sinclair Custom Homes Inc.

329 NE 3rd Ave

Cape Coral, FL 33909

CBC-1256824

Office: [239-810-9482](tel:239-810-9482)

Fax: [239-458-1343](tel:239-458-1343)

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Begin forwarded message:

From: Jason Pawloski <jason@sinclaircustomhome.com>
Date: July 1, 2025 at 12:21:22 PM EDT
To: Matt Sinclair <sinclairinc1@gmail.com>, Matt Sinclair <schomes@me.com>
Subject: Fwd: Cost Valuation Review - BLDC25-000302 (122 CHIQUITA BLVD S Parcel CAPE CORAL, FL 33991)

Jason Pawloski
CMO/CRO
Sinclair Custom Homes, inc
The Quality you deserve and need.
O: 239-810-9482 x3
C: 239-980-8025
<https://sinclaircustomhome.com>

----- Forwarded message -----

From: Shane Kittendorf <skittendorf@capecoral.gov>
Date: Tue, Jul 1, 2025 at 9:02 AM
Subject: Cost Valuation Review - BLDC25-000302 (122 CHIQUITA BLVD S Parcel CAPE CORAL, FL 33991)
To: Jason Pawloski <jason@sinclaircustomhome.com>
CC: Matt Grambow <mgrambow@capecoral.gov>, Diego Manzano <dmanzano@capecoral.gov>, Rebecca Swift <rsswift@capecoral.gov>, Matthew

Orth <morth@capecoral.gov>

Good Morning Jason,

Your project, BLDC25-000302 ([122 Chiquita Blvd S, Cape Coral, FL 33991](#)), has been elevated by my Plans Examiner, Mr. Manzano, and Deputy Director Grambow for my review to help ensure everything stays on track and in compliance.

The main concern brought forward relates to the cost valuation for the proposed work. In accordance with Section 109.3 of the Florida Building Code, the estimated cost valuation for this tenant build-out has been calculated at approximately \$209,100, based on the average cost information available. Please see the attached breakdown for your reference. The valuation has been updated accordingly in Energov.

If you have any questions or would like to discuss this further, please don't hesitate to reach out.

Thank you for your attention to this matter and for your continued cooperation.

Regards,

Shane



Shane Kittendorf, Building Official

DEVELOPMENT SERVICES

[1015 Cultural Park Boulevard Cape Coral, Florida 33990](#)

Tel: 4598 (574-0598)

skittendorf@capecoral.gov



Subject: Tenant Build-Out Permit Valuation

Project: 2,040 sq ft Nail & Hair Salon Tenant Improvement

Location: 122 Chiquita Blvd S, Cape Coral, FL - Units 1 and 2

“Estimate based on industry standard unit costs consistent with RSMeans, HomeWyse Commercial Tenant Improvement, and typical South Florida contractor bid data.”

Building

#	Description	Materials	Labor	Total
1	Framing (124 LF metal studs)	\$790	\$1,540 – \$2,000	\$2,300 – \$2,800
2	Drywall (2,480 SF)	\$1,100 – \$1,440	\$3,470 – \$4,960	\$4,600 – \$6,400
3	Suspended Ceiling Grid (2,040 SF)	\$4,300 – \$5,650	\$3,100 – \$4,100	\$7,400 – \$9,750
4	Paint (walls)	\$550 – \$1,200	\$2,060 – \$2,900	\$2,600 – \$4,100
5	Doors & Hardware (5 swing, 1 pocket)	\$3,200 – \$4,050	\$1,300 – \$1,800	\$4,500 – \$5,850
6	General Finishes (base, tile trim, ADA signs, mirrors)	\$2,700 – \$3,900	\$1,400 – \$2,300	\$4,100 – \$6,200
7	Concrete Slab Cuts & Termite Treatment	\$1,700 – \$2,500	\$3,700 – \$5,500	\$5,400 – \$8,000
8	Built-In Cabinets & Countertops (15 stations, granite tops, lounge, facial, massage)	\$17,700 – \$23,200	\$4,550 – \$6,200	\$22,250 – \$29,400
9	Concrete Floor Prep & Polish (2,040 SF)	\$1,000 – \$1,700	\$7,600 – \$11,000	\$8,600 – \$12,700

Building Subtotals:

- **Materials:** \$32,040 – \$43,640
- **Labor:** \$28,510 – \$47,760
- **Building Total:** \$65,550 – \$90,700



Plumbing

	Materials	Labor	Total
Sleeves, sanitary, supply lines, heater, sinks, shampoo/pedicure chair connections, valve boxes, hose bib	\$6,100 – \$8,825	\$4,300 – \$6,800	\$10,400 – \$15,625

Electrical

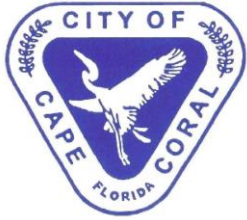
	Materials	Labor	Total
Recessed LEDs, pendants, emergency lights, exit lights, junctions, track heads, vanity fixtures, wiring, final connections	\$10,150 – \$15,585	\$5,550 – \$8,600	\$15,700 – \$24,185

Mechanical

	Materials	Labor	Total
Exhaust fans, O/A dampers, exhaust duct, condensing unit stand, air distribution diffusers, final tie-ins, TAB	\$8,720 – \$12,400	\$4,500 – \$6,900	\$13,220 – \$19,300

Final Combined Tenant Build-Out Summary

	Low	High
Building	\$65,550	\$90,700
Plumbing	\$10,400	\$15,625
Electrical	\$15,700	\$24,185
Mechanical	\$13,220	\$19,300



	Low	High
TOTAL PROJECT VALUE	\$104,870	\$149,810

Adjustment Overhead and Profit

	Low	High
Subtotal (Direct Costs)	\$104,870	\$149,810
+ 15% O&P Markup	+\$15,730	+\$22,470
Total w/ O&P	\$120,600	\$172,280

Average: \$146,440

Building Valuation Data – August 2009

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2010. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2009 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and

does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB
Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.
Height: 2 stories
Permit Fee Multiplier = 0.0075
Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$137.72/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$137.72/sq. ft x 0.0075
= \$16,526

Important Points

- In most cases the BVD does not apply to additions, alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c, d}

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	202.05	195.53	190.98	182.97	172.26	167.18	177.12	157.17	151.38
A-1 Assembly, theaters, without stage	182.99	176.47	171.92	163.91	153.24	148.16	158.07	138.15	132.36
A-2 Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2 Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A-3 Assembly, churches	186.22	179.70	175.15	167.15	156.44	151.36	161.30	141.35	135.56
A-3 Assembly, general, community halls, libraries, museums	157.46	150.93	145.39	138.38	126.08	122.58	132.53	111.57	106.79
A-4 Assembly, arenas	181.99	175.47	169.92	162.91	151.24	147.16	157.07	136.15	131.36
B Business	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
E Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1 Factory and industrial, moderate hazard	94.86	90.51	85.32	82.51	73.88	70.62	79.19	60.84	57.54
F-2 Factory and industrial, low hazard	93.86	89.51	85.32	81.51	73.88	69.62	78.19	60.84	56.54
H-1 High Hazard, explosives	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	N.P.
H234 High Hazard	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	51.75
H-5 HPM	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
I-1 Institutional, supervised environment	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
I-2 Institutional, hospitals	260.68	255.10	250.32	243.51	230.40	N.P.	238.12	214.91	N.P.
I-2 Institutional, nursing homes	182.27	176.70	171.91	165.10	153.06	N.P.	159.71	137.57	N.P.
I-3 Institutional, restrained	178.01	172.44	167.66	160.85	149.66	143.95	155.45	134.16	127.64
I-4 Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1 Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2 Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3 Residential, one- and two-family	126.16	122.65	119.64	116.48	112.21	109.30	114.55	105.15	98.95
R-4 Residential, care/assisted living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1 Storage, moderate hazard	87.89	83.54	78.35	75.54	67.09	63.83	72.22	54.05	50.75
S-2 Storage, low hazard	86.89	82.54	78.35	74.54	67.09	62.83	71.22	54.05	49.75
U Utility, miscellaneous	68.86	64.97	60.79	57.48	51.24	47.92	54.61	39.75	37.87

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent

d. N.P. = not permitted

Building Valuation Data – AUGUST 2025

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2026. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

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Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average

costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$268.41/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$268.41/sq. ft x 0.0075
= \$32,209.20

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
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Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	340.83	328.70	319.00	306.43	286.33	278.03	295.95	266.82	256.61
A-1 Assembly, theaters, without stage	312.91	300.78	291.08	278.51	258.66	250.36	268.03	239.14	228.94
A-2 Assembly, nightclubs	272.09	264.11	255.82	246.06	230.47	224.21	237.62	209.58	201.63
A-2 Assembly, restaurants, bars, banquet halls	271.09	263.11	253.82	245.06	228.47	223.21	236.62	207.58	200.63
A-3 Assembly, churches	317.60	305.47	295.77	283.20	263.47	255.18	272.73	243.96	233.75
A-3 Assembly, general, community halls, libraries, museums	266.72	254.59	243.89	232.31	211.46	204.17	221.84	191.95	182.74
A-4 Assembly, arenas	311.91	299.78	289.08	277.51	256.66	249.36	267.03	237.14	227.94
B Business	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
E Educational	290.11	279.78	270.34	258.97	240.45	228.20	250.06	210.46	203.65
F-1 Factory and industrial, moderate hazard	165.82	157.82	147.89	142.31	126.72	120.56	135.68	105.08	97.84
F-2 Factory and industrial, low hazard	164.82	156.82	147.89	141.31	126.72	119.56	134.68	105.08	96.84
H-1 High Hazard, explosives	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	0.00
H234 High Hazard	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
H-5 HPM	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
I-1 Institutional, supervised environment	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
I-2 Institutional, hospitals	473.85	463.15	452.71	440.86	415.54	0.00	430.54	389.49	0.00
I-2 Institutional, nursing homes	326.90	316.19	305.76	293.90	272.12	0.00	283.59	246.07	0.00
I-3 Institutional, restrained	318.07	307.36	296.93	285.07	264.31	254.57	274.76	258.10	226.20
I-4 Institutional, day care facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
M Mercantile	203.08	195.10	185.80	177.05	161.11	155.85	168.60	140.22	133.27
R-1 Residential, hotels	280.94	270.99	261.43	251.67	230.13	224.02	251.15	207.53	200.22
R-2 Residential, multiple family	234.59	224.64	215.08	205.32	185.03	178.92	204.80	162.43	155.12
R-3 Residential, one- and two-family ^d	218.08	212.28	207.18	202.76	195.98	189.00	206.85	182.23	170.80
R-4 Residential, care/assisted living facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
S-1 Storage, moderate hazard	153.69	145.69	135.76	130.18	114.91	108.75	123.55	93.27	86.03
S-2 Storage, low hazard	152.69	144.69	135.76	129.18	114.91	107.75	122.55	93.27	85.03
U Utility, miscellaneous	122.65	115.66	107.12	102.79	91.57	85.78	97.87	72.88	69.64

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

City of Cape Coral **SUBSTANTIAL DAMAGE/IMPROVEMENT ESTIMATE**

Department of Development Services

FACT Sheet: Additions/ Remodel/ Repair in "AE" and "VE" Flood Zones

Address:			
Year Built:		Living Sqft:	2000
FIRM:			
Zone:		Estimated Roof Sqft:	2600
Finished Floor Elevation:		Roof Type:	S

Estimated Damage Repair Costs to Pre-Storm Conditions:

Structural element and exterior finishes , including	Sqft	Material	Labor	Subtotal	Percentage of Damage
Foundation	\$5.24	\$7,339.85	\$3,145.65	\$10,485.50	100%
Monolithic or other types of concrete slabs	\$11.94	\$16,719.85	\$7,165.65	\$23,885.50	100%
Bearing Walls, Tie Beams, Trusses	\$9.93	\$13,905.85	\$5,959.65	\$19,865.50	100%
Joist, Beams, subflooring, framing, ceilings	\$10.90	\$15,265.95	\$6,542.55	\$21,808.50	100%
Interior non-bearing walls	\$9.23	\$12,920.95	\$5,537.55	\$18,458.50	100%
Exterior finishes (e.g., Brick, stucco, siding, painting, and trim)	\$5.94	\$8,316.00	\$3,564.00	\$11,880.00	100%
Windows and Exterior Doors	\$17.61	\$24,655.75	\$10,566.75	\$35,222.50	100%
Gutters, and Downspouts	\$1.26	\$1,764.00	\$756.00	\$2,520.00	100%
Hardware	\$0.42	\$588.00	\$252.00	\$840.00	100%
Attached Decks and Porches	\$5.61	\$7,854.00	\$3,366.00	\$11,220.00	100%
<i>Structural Subtotal</i>	<i>\$78.09</i>	<i>\$109,330.20</i>	<i>\$46,855.80</i>	<i>\$156,186.00</i>	
Interior Finsh Elements, Including:					
Flooring (e.g., hardwood, ceramic, vinyl, lenolium, stone, and wall-to-wall carpet over subflooring)	\$9.88	\$13,832.00	\$5,928.00	\$19,760.00	100%
Bathroom tiling and fixtures	\$11.56	\$16,184.00	\$6,936.00	\$23,120.00	100%
Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble)	\$5.78	\$8,092.00	\$3,468.00	\$11,560.00	100%
Built-In Cabinets (e.g., Kitchen, utility, entertainment, storage, and bathroom)	\$10.25	\$14,350.00	\$6,150.00	\$20,500.00	100%
Interior Doors	\$4.87	\$6,818.00	\$2,922.00	\$9,740.00	100%
Interior Finish Capentry	\$9.90	\$13,860.00	\$5,940.00	\$19,800.00	100%
Built-in Bookcases and furniture	\$2.26	\$3,164.00	\$1,356.00	\$4,520.00	100%
Hardware	\$0.84	\$1,176.00	\$504.00	\$1,680.00	100%
Insulation	\$2.58	\$3,612.00	\$1,548.00	\$5,160.00	100%
Interior Construction Demolition	\$7.20	\$10,080.00	\$4,320.00	\$14,400.00	100%
<i>Interior Subtotal</i>	<i>\$65.12</i>	<i>\$91,168.00</i>	<i>\$39,072.00</i>	<i>\$130,240.00</i>	
Utility and service equipment, including:					
Heating, Ventilation, and air conditioning (HVAC) equipment	\$4.19	\$5,866.00	\$2,514.00	\$8,380.00	100%
Plumbing fixtures and piping	\$2.40	\$3,360.00	\$1,440.00	\$4,800.00	100%
Electrical wiring, outlets, and switches	\$6.45	\$9,030.00	\$3,870.00	\$12,900.00	100%
Light Fixtures and ceiling and ceiling fans	\$1.78	\$2,492.00	\$1,068.00	\$3,560.00	100%
Security systems	\$0.17	\$238.00	\$102.00	\$340.00	100%
Built-in appliances	\$0.84	\$1,176.00	\$504.00	\$1,680.00	100%
Central vacuum systems	\$1.26	\$1,764.00	\$756.00	\$2,520.00	100%
Water filtration, conditioning, and recirculation systems	\$0.92	\$1,288.00	\$552.00	\$1,840.00	100%
<i>Utility and Service Subtotal</i>	<i>\$18.01</i>	<i>\$25,214.00</i>	<i>\$10,806.00</i>	<i>\$36,020.00</i>	
Profit and Overhead	\$161.22	\$225,712.20	\$96,733.80	120%	
Structure Subtotal	\$193.47	\$270,854.64	\$116,080.56	\$386,935.20	
Shingle					
	\$ 12.00	\$ 21,840.00	\$ 9,360.00	\$31,200.00	
Profit and Overhead				120%	
Roof Subtotal				\$37,440.00	100%

Total Estimated Damage Repair Costs	\$424,375.20
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*This is a preliminary estimate and may not include all associated costs with repairing the property to pre-storm conditions.
All associated aforementioned costs must be included in an official substantial damage determination per section 4.4.1. of the FEMA P-758.*

Other Related work		\$0.00
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Substantial Damage Test:

Assessed Market Value:	\$424,375.00	Property Appraiser or Private Appraisal
Market Value x 0.5:	\$212,187.50	
Total estimated damage costs:	\$424,375.20	

Percentage Damaged:	100.0%
Substantially Damaged?	Yes



EXAMPLE