

**City of Oakland**  
**Building Services**  
**Construction Valuation<sup>1</sup>**  
**For Building Permits<sup>4</sup>**  
**Effective Aug. 1, 2009**

Community Economic Development Agency  
 Dalziel Administration Building  
 250 Frank Ogawa Plaza - 2nd Floor  
 Oakland, CA 94612  
 510-238-3891

12-18-09

Occ.	Description <sup>3</sup>	Construction		Level Ground <sup>2</sup>		Hillside Construction		Marshall & Swift 3Q '09 Section pg (Class/type)
		Type	New	Remodel	New	Remodel		
R3	Custom Residence	V	\$207.53	\$107.92	\$269.79	\$140.29		Section 12 pg 25 (C/e)
	Single Family & Duplex	V	\$144.46	\$75.12	\$187.80	\$97.65		Section 12 pg 25 (C/g)
	Factory/Manufactured home	V	\$43.50	\$22.62	\$56.55	\$29.41		Section 12 pg 26 (CDS/g)
	Finished Habitable Basement Conversion	V	\$96.42	\$50.14	\$125.35	\$65.18		Section 12 pg 25 (S/a)
	Convert non-habitable to habitable	V	N/A	\$43.50	N/A	\$56.55		Section 12 pg 26 (CDS/g)
	Partition Walls	V	N/A	\$16.19	N/A	\$21.05		Section 52 pg 2 (6" wall)
	Foundation Upgrade (l.f.)	V	\$105.37	NA	\$136.98	NA		Section 51 pg 2 (R/24x72)
	Patio/Porch/Roof	V	\$24.70	\$12.84	\$32.11	\$16.70		Section 66 pg 2 (Wood)
	Ground Level Decks	V	\$30.49	\$15.85	\$39.64	\$20.61		Section 66 pg 2 (100sf/avg)
	Elevated Decks & Balconies	V	\$41.16	\$21.40	\$53.51	\$27.82		Section 66 pg 2 (100sf/+1 story)
U1	Garage	V	\$38.42	\$19.98	\$49.95	\$25.97		Section 12 pg 35 (C/a600)
	Garport	V	\$24.70	\$12.84	\$32.11	\$16.70		Section 12 pg 35 (D/a4car)
	Retaining wall (s.f.)	III	\$32.96	NA	\$42.85	NA		Section 55 pg 3 (12" reinf./h)
R2	Apartment (>2 units)	I & II	\$174.69	\$90.84	\$227.10	\$118.09		Section 11 pg 18 (B/g)
		III	\$156.91	\$81.59	\$203.98	\$106.07		Section 11 pg 18 (Dmill/g)
		V	\$127.00	\$66.04	\$165.10	\$85.85		Section 11 pg 18 (D/g)
Non-Residential Occupancy								
A	Church/Auditorium	I & II	\$247.07	\$128.48	\$321.19	\$167.02		Section 16 pg 9 (B/g)
		III	\$182.01	\$94.65	\$236.61	\$123.04		Section 16 pg 9 (B/a)
		V	\$175.93	\$91.48	\$228.71	\$118.93		Section 16 pg 9 (S/g)
A	Restaurant	I & II	\$221.82	\$115.35	\$288.37	\$149.95		Section 13 pg 14 (A-B/g)
		III	\$174.20	\$90.58	\$226.46	\$117.76		Section 13 pg 14 (C/g)
		V	\$166.80	\$86.74	\$216.84	\$112.76		Section 13 pg 14 (D/g)
B	Restaurant <50 occupancy	V	\$145.24	\$75.52	\$188.81	\$98.18		Section 13 pg 17 (C/a)
B	Bank	I & II	\$223.46	\$116.20	\$290.50	\$151.06		Section 15 pg 21 (B/a)
		III	\$182.01	\$94.65	\$236.61	\$123.04		Section 15 pg 21 (C/a)
		V	\$173.02	\$89.97	\$224.93	\$116.96		Section 15 pg 21 (D/a)
B	Medical Office	I & II	\$249.76	\$129.88	\$324.69	\$168.84		Section 15 pg 22 (A/g)
		III	\$243.19	\$126.46	\$316.15	\$164.40		Section 15 pg 22 (B/g)
		V	\$200.73	\$104.38	\$260.95	\$135.69		Section 15 pg 22 (C/g)
B	Office	I & II	\$165.41	\$86.01	\$215.03	\$111.82		Section 15 pg 17 (B/a)
		III	\$120.77	\$62.80	\$157.00	\$81.64		Section 15 pg 17 (C/a)
		V	\$115.34	\$59.98	\$149.94	\$77.97		Section 15 pg 17 (D/a)
E	School	I & II	\$239.11	\$124.34	\$310.84	\$161.64		Section 18 pg 14 (A-B/g)
		III	\$181.96	\$94.62	\$236.55	\$123.00		Section 18 pg 14 (C/g)
		V	\$171.94	\$89.41	\$223.52	\$116.23		Section 18 pg 14 (D/g)
H	Repair Garage	I & II	\$186.25	\$96.85	\$242.13	\$125.91		Section 14 pg 33 (MSG 527C/e)
		III	\$180.70	\$93.96	\$234.91	\$122.15		Section 14 pg 33 (MLG 423C/e)
		V	\$175.14	\$91.07	\$227.68	\$118.39		Section 14 pg 33 (MLG 423D/e)
I	Care Facilities / Institutional	I & II	\$186.04	\$96.74	\$241.85	\$125.76		Section 15 pg 22 (B/a)
		III	\$152.09	\$79.09	\$197.72	\$102.81		Section 15 pg 22 (C/a)
		V	\$146.52	\$76.19	\$190.48	\$99.05		Section 15 pg 22 (D/a)
M	Market (Retail sales)	I & II	\$143.82	\$74.79	\$186.97	\$97.22		Section 13 pg 26 (A/g)
		III	\$117.10	\$60.89	\$152.23	\$79.16		Section 13 pg 26 (C/g)
		V	\$113.19	\$58.86	\$147.15	\$76.52		Section 13 pg 26 (D/g)
S	Industrial plant	I & II	\$157.34	\$81.82	\$204.54	\$106.36		Section 14 pg 15 (B/a)
		III	\$134.38	\$69.88	\$174.69	\$90.84		Section 14 pg 15 (C/a)
		V	\$111.93	\$58.20	\$145.51	\$75.66		Section 14 pg 15 (D/a)
S	Warehouse	I & II	\$96.28	\$50.07	\$125.16	\$65.09		Section 14 pg 26 (A/g)
		III	\$91.77	\$47.72	\$119.30	\$62.04		Section 14 pg 26 (B/g)
		V	\$90.79	\$47.21	\$118.03	\$61.37		Section 14 pg 26 (Cmill/g)
S	Parking Garage	I & II	\$76.31	\$39.68	\$99.20	\$51.59		Section 14 pg 34 (A/g)

<sup>1</sup> Cost per square foot, unless noted otherwise. (l.f. = linear foot; s.f. = square foot); includes 1.3 regional multiplier (see Secc. 99 pg 6 July 2009 Marshall & Swift)

<sup>2</sup> Hillside construction = slope >20%; multiply by additional 1.3 multiplier

<sup>3</sup> Remodel Function of New Construction is a 0.52 multiplier.

<sup>4</sup> Separate structures or occupancies valued separately.

<sup>5</sup> Separate fees assessed for E/P/M permits, R.O.W. improvements, Fire Prevention Bureau, Grading Permits, technology enhancement, records management, Excav. & Shoring.

TABLE "A"