



**Derick O'Neill**

Director

**Boise City Hall**

150 N. Capitol Boulevard

**Mailing Address**

P. O. Box 500  
Boise, Idaho 83701-0500

**Phone**

208/384-3830

**Fax**

208/384-3814

**TDD/TTY**

800/377-3529

**Web**

[www.cityofboise.org/pds](http://www.cityofboise.org/pds)

**Mayor**

David H. Bieter

**City Council**

**President**

Elaine Clegg

**Council Pro Tem**

Lauren McLean

Maryanne Jordan

Scot Ludwig

Ben Quintana

TJ Thomson

# Planning & Development Services

## Establishing New Residential Base Valuation

8/5/16

In order to further simplify establishing building valuations, the City of Boise is updating the method to determine base valuations for new residential homes. In the past, project value was mostly based on contractor estimates. As of September 1, 2016, the base project valuation for residential living areas and garages will be based on the International Code Council (ICC) Building Valuation Data Table with a regional modifier applied. All Category I or II hillside homes or custom homes greater than 4,500 will be calculated using another per square foot construction cost as set forth below. Communication on this proposal with some local builders has occurred for comment and feedback.

The ICC Building Valuation Table is based on a square foot construction cost. The City of Boise is moving toward the ICC square foot construction cost model as it is simpler, more fair and predictable for customers, uses a national standard with regional modifier applied, and will be more efficient to automate fee calculations within our permit system. Many jurisdictions across the country use this method.

The Table to calculate Plan Review and Permit Fees is not changing. Only the method of establishing base valuation for new residential projects will be modified. Established valuations can still be appealed with substantiating documentation on a case by case basis.

### Updated Values

These values are based on the ICC Building Valuation Data Table from February 2015 with a regional cost modifier of .95 for the dwelling and .85 for the garage. The cost per square foot will be updated each year in February/March when a new Building Valuation Table is published by ICC. The per square foot cost to establish values from the current Building Valuation Table with the above noted modifiers applied are listed below:

- \$107.00 per square foot for residential living areas
- \$36.83 per square foot for garages

All Category I or II hillside homes or custom homes greater than 4,500 sq. ft. will be established using:

- \$150.00 per square foot for residential living areas
- \$36.83 per square foot for garages

Covered patios will remain at \$25.00 per square foot.

If you have any further questions, please contact Building Official, Jason Blais at 384-3807 or at [jblais@cityofboise.org](mailto:jblais@cityofboise.org)