

SDCI

Director's Rule 1-2025

Applicant: City of Seattle Department of Construction and Inspections	Page 1 of 2	Supersedes: DR 1-2024			
Subject: Implementation of the Fee Subtitle, Building Valuation Data	Publication: 12/19/2024	Effective: 1/3/2025			
	Code and Section Reference: Seattle Municipal Code 22.900 Fee Subtitle; DR 2-2021 Implementation of the Fee Subtitle				
	Type of Rule: Code Interpretation				
Index: Fee Ordinance – Procedural Requirements	Ordinance Authority: SMC 3.06.040				
	<table border="1"> <thead> <tr> <th data-bbox="872 1087 1187 1115">Approved</th> <th data-bbox="1187 1087 1421 1115">Date</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="872 1184 1421 1220"> Nathan Torgelson, Director, DCI </td> </tr> </tbody> </table>		Approved	Date	Nathan Torgelson, Director, DCI
Approved	Date				
Nathan Torgelson, Director, DCI					

Background

The Fee Subtitle, Chapter 22.900 of the Seattle Municipal Code, prescribes fees for various permits, reviews and inspections. Section 22.900D.010.C specifies that the Director shall determine the value of construction for which a permit is issued. It further specifies that building valuation data from the International Code Council (ICC) and other valuation criteria approved by the Director will be used to determine the value of construction.

Directors Rule 2-2021 outlines the means and methods used to calculate and update the Building Valuation Data (BVD).

This rule updates the Building Valuation Data for 2025 by formally modifying and adopting the Building Valuation Data pursuant to the standards outlined in SDCI Director's Rule 2-2021.

Rule

The attached Building Valuation Data shall be used to determine the value of construction according to Section 22.900D.010 as of January 1, 2025.

2024 SDCI Building Valuation Data

Occupancy Group	Occupancy Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	A-1 Assembly, theaters, with stage	\$354.02	\$341.43	\$331.35	\$318.29	\$297.42	\$288.80	\$307.41	\$277.15	\$266.55
	A-1 Assembly, theaters, without stage	\$325.03	\$312.43	\$302.35	\$289.30	\$268.68	\$260.06	\$278.42	\$248.42	\$237.81
A-2	A-2 Assembly, nightclubs	\$279.92	\$271.71	\$263.18	\$253.15	\$237.11	\$230.67	\$244.46	\$215.62	\$207.45
	A-2 Assembly, restaurants, bars, banquet halls	\$278.86	\$270.65	\$261.06	\$252.09	\$234.99	\$229.61	\$243.40	\$213.50	\$206.39
A-3	A-3 Assembly, churches	\$329.88	\$317.28	\$307.21	\$294.15	\$273.67	\$265.05	\$283.27	\$253.40	\$242.80
	A-3 Assembly, general, community halls, libraries, museums	\$277.03	\$264.43	\$253.30	\$241.30	\$219.62	\$212.07	\$230.42	\$199.36	\$189.82
A-4	A-4 Assembly, arenas	\$323.97	\$311.37	\$300.23	\$288.24	\$266.56	\$259.00	\$277.36	\$246.30	\$236.75
B	B Business	\$279.19	\$268.96	\$259.03	\$248.10	\$225.97	\$217.12	\$238.36	\$199.43	\$190.43
E	E Educational	\$295.95	\$285.67	\$276.64	\$265.18	\$247.49	\$234.84	\$256.06	\$216.83	\$209.88
F-1	F-1 Factory and industrial, moderate hazard	\$172.28	\$163.96	\$153.63	\$147.85	\$131.64	\$125.26	\$140.97	\$109.16	\$101.66
F-2	F-2 Factory and industrial, low hazard	\$171.22	\$162.90	\$153.63	\$146.79	\$131.64	\$124.20	\$139.91	\$109.16	\$100.60
H-1	H-1 High Hazard, explosives	\$160.74	\$152.43	\$143.16	\$136.32	\$121.49	\$114.05	\$129.44	\$99.01	NP
H-2,3,4	H234 High Hazard	\$160.74	\$152.43	\$143.16	\$136.32	\$121.49	\$114.05	\$129.44	\$99.01	\$90.45
H-5	H-5 HPM	\$310.03	\$299.02	\$288.29	\$276.09	\$252.12	\$243.16	\$265.49	\$225.32	\$215.01
I-1	I-1 Institutional, supervised environment	\$280.82	\$270.90	\$261.65	\$252.39	\$230.70	\$224.32	\$252.44	\$207.56	\$201.05
I-2	I-2 Institutional, incapacitated	\$487.43	\$476.42	\$465.68	\$453.49	\$427.46	NP	\$442.88	\$400.66	NP
I-3	I-2 Institutional, nursing homes	\$338.36	\$325.27	\$314.54	\$302.34	\$279.95	NP	\$291.74	\$253.15	NP
	I-3 Institutional, restrained	\$361.97	\$350.96	\$340.23	\$328.03	\$305.64	\$295.62	\$317.43	\$278.84	\$266.41
I-4	I-4 Institutional, day care facilities	\$280.82	\$270.90	\$261.65	\$252.39	\$230.70	\$224.32	\$252.44	\$207.56	\$201.05
M	M Mercantile	\$208.90	\$200.70	\$188.46	\$182.13	\$165.71	\$160.33	\$173.45	\$144.23	\$137.11
R-1	R-1 Residential, hotels	\$283.47	\$273.54	\$264.29	\$255.04	\$233.85	\$227.48	\$255.08	\$210.72	\$204.20
R-2	R-2 Residential, multiple family	\$237.02	\$227.10	\$217.85	\$208.59	\$188.44	\$182.07	\$208.63	\$165.31	\$158.79
R-3	R-3 Residential, one- and two-family	\$224.47	\$218.19	\$213.05	\$208.95	\$201.78	\$194.32	\$205.37	\$188.33	\$177.42
R-4	R-4 Residential, care/assisted living facilities	\$280.82	\$270.90	\$261.65	\$252.39	\$230.70	\$224.32	\$252.44	\$207.56	\$201.05
S-1	S-1 Storage, moderate hazard	\$159.68	\$151.37	\$141.04	\$135.26	\$119.37	\$112.99	\$128.38	\$96.89	\$89.39
S-2	S-2 Storage, low hazard	\$158.62	\$150.31	\$141.04	\$134.20	\$119.37	\$111.93	\$127.32	\$96.89	\$88.33
U	U Utility, miscellaneous	\$122.19	\$114.99	\$106.98	\$102.39	\$91.18	\$85.19	\$97.45	\$72.18	\$68.75
	U Open carports, decks, piers and floats associated with R-3	\$61.10	\$57.50	\$53.49	\$51.19	\$45.59	\$42.59	\$48.73	\$36.09	\$34.37

Private Garages use Utility, miscellaneous unfinished basements (all using group "U") deduct 50%

Fire Stations are mixed use buildings, usually including residential, parking and office

For PUBLIC BUILDINGS, choose the category that the occupancy most nearly resembles. Equipment Air Condition and sprinklers add-ons will not be used.

Cells containing "NP" denote no price given by ICC for the designated construction type.