

City of Oakland
Bureau of Building
Construction Valuation¹
For Building Permits⁴
Effective December 1, 2021

Planning and Building Department
 Dalziel Administration Building
 250 Frank Ogawa Plaza - 2nd Floor
 Oakland, CA 94612
 510-238-3891

Occ.		Construction	Level Ground		Hillside Construction ²		Marshall & Swift November 2021
		Type	New	Remodel	New	Remodel	
R3	Single Family Residence	V	\$262	\$137	\$341	\$177	Section 12 pg 25 (C/e)
	Duplex/Townhouse	V	\$218	\$113	\$283	\$147	Section 12 pg 31 (C/e)
	Finished Habitable Basement Conversion	V	\$139	\$73	\$181	\$94	Section 12 pg 26 (CDS/g)
	Convert non-habitable to habitable	V	N/A	\$139	N/A	\$181	Section 12 pg 26 (CDS/g)
	Partition Walls (s.f.)	V	N/A	\$18	N/A	\$24	Section 52 pg 1 (6"wall)
	Foundation Upgrade (l.f.)	V	\$127	N/A	\$165	N/A	Section 51 pg 2 (R/24x72.)
	Roof - Patio/Porch	V	\$31	\$16	\$40	\$21	Section 66 pg 2 (Wood)
	Ground Level Decks	V	\$21	\$11	\$27	\$14	Section 66 pg 2 (100sf/avg)
	Elevated Decks & Balconies	V	\$44	\$23	\$57	\$30	Section 66 pg 2 (100sf/+1 story)
U1	Garage	V	\$49	\$26	\$64	\$33	Section 12 pg 35 (C/a600)
	Carport	V	\$40	\$21	\$52	\$27	Section 12 pg 35 (D/a4car)
	Retaining wall (s.f.)	III	\$40	N/A	\$51	N/A	Section 55 pg 3 (12"reinf./h)
R2	Apartment (>2 units)	I & II	\$215	\$112	\$279	\$145	Section 11 pg 18 (B/g)
		III	\$199	\$104	\$258	\$135	Section 11 pg 18 (Cmill/g)
		V	\$166	\$87	\$216	\$113	Section 11 pg 18 (D/g)
Non-Residential Occupancies							
A	Church/Auditorium	I & II	\$331	\$172	\$430	\$224	Section 16 pg 9 (B/g)
		III	\$238	\$124	\$309	\$161	Section 16 pg 9 (B/a)
		V	\$220	\$115	\$286	\$149	Section 16 pg 9 (S/g)
A	Restaurant	I & II	\$286	\$149	\$372	\$194	Section 13 pg 14 (A-B/g)
		III	\$224	\$117	\$292	\$152	Section 13 pg 14 (C/g)
		V	\$211	\$110	\$274	\$143	Section 13 pg 14 (D/g)
B	Restaurant <50 occupancy	V	\$187	\$97	\$243	\$126	Section 13 pg 17 (C/a)
B	Bank	I & II	\$284	\$148	\$369	\$192	Section 15 pg 21 (B/a)
		III	\$230	\$120	\$299	\$156	Section 15 pg 21 (C/a)
		V	\$216	\$113	\$281	\$146	Section 15 pg 21 (D/a)
B	Medical Office	I & II	\$318	\$165	\$413	\$215	Section 15 pg 22 (A/g)
		III	\$309	\$161	\$402	\$209	Section 15 pg 22 (B/g)
		V	\$253	\$132	\$328	\$171	Section 15 pg 22 (C/g)
B	Office	I & II	\$211	\$110	\$274	\$143	Section 15 pg 17 (B/a)
		III	\$153	\$80	\$199	\$104	Section 15 pg 17 (C/a)
		V	\$145	\$76	\$188	\$98	Section 15 pg 17 (D/a)
E	School	I & II	\$288	\$150	\$374	\$195	Section 18 pg 14 (A-B/g)
		III	\$226	\$118	\$293	\$153	Section 18 pg 14 (C/g)
		V	\$218	\$113	\$283	\$147	Section 18 pg 14 (D/g)
H	Repair Garage	I & II	\$237	\$123	\$307	\$160	Section 14 pg 33 (MSG 527C/e)
		III	\$230	\$120	\$299	\$156	Section 14 pg 33 (MLG 423C/e)
		V	\$220	\$115	\$286	\$149	Section 14 pg 33 (MLG 423D/e)
I	Care Facilities / Institutional	I & II	\$237	\$123	\$307	\$160	Section 15 pg 22 (B/a)
		III	\$192	\$100	\$250	\$130	Section 15 pg 22 (C/a)
		V	\$183	\$95	\$237	\$124	Section 15 pg 22 (D/a)
M	Market (Retail sales)	I & II	\$184	\$96	\$239	\$125	Section 13 pg 26 (A/g)
		III	\$152	\$79	\$197	\$103	Section 13 pg 26 (C/g)
		V	\$143	\$75	\$186	\$97	Section 13 pg 26 (D/g)
S	Industrial plant	I & II	\$200	\$104	\$260	\$135	Section 14 pg 15 (B/a)
		III	\$158	\$83	\$206	\$107	Section 14 pg 15 (C/a)
		V	\$141	\$73	\$183	\$95	Section 14 pg 15 (D/a)
S	Warehouse	I & II	\$123	\$64	\$160	\$83	Section 14 pg 26 (A/g)
		III	\$117	\$61	\$152	\$79	Section 14 pg 26 (B/g)
		V	\$116	\$60	\$150	\$78	Section 14 pg 26 (Cmill/g)
S	Parking Garage	I & II	\$98	\$51	\$127	\$66	Section 14 pg 34 (A/g)

¹ Cost per square foot, unless noted otherwise. (l.f. = linear foot; s.f. = square foot); includes 1.3 regional multiplier (see Sec. 99 pg 6 November 2021 Marshall & Swift)

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

³ Remodel Function of New Construction is a 0.52 multiplier.

⁴ Separate structures or occupancies valued separately.

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