



BUILDING DIVISION
 1444 West Garvey Avenue
 West Covina, CA 91790
 Phone: 626-939-8425

Valuation Chart

Occupancy-Use	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	\$248.96	\$245.06	\$242.41	\$203.52	\$201.98	\$199.18	\$200.28	\$189.10	\$185.87
A-1 Assembly, theaters, without stage	\$228.99	\$225.08	\$222.43	\$177.05	\$175.08	\$172.28	\$173.81	\$162.69	\$159.47
A-2 Assembly, nightclubs	\$161.95	\$159.43	\$157.04	\$146.25	\$148.99	\$146.89	\$155.80	\$134.34	\$132.00
A-2 Assembly, restaurants, bars, banquet halls	\$160.95	\$158.43	\$155.54	\$145.25	\$147.49	\$145.89	\$154.80	\$132.84	\$131.00
A-3 Assembly, churches	\$215.98	\$212.07	\$209.42	\$173.04	\$176.66	\$173.86	\$181.59	\$158.78	\$155.55
A-3 Assembly, general, community halls, libraries, museums	\$160.07	\$156.16	\$153.01	\$141.63	\$142.75	\$140.45	\$146.77	\$126.87	\$124.14
A-4 Assembly, arenas	\$206.97	\$199.15	\$192.85	\$185.09	\$172.15	\$167.55	\$178.61	\$155.38	\$149.92
B Business	\$179.56	\$176.22	\$173.34	\$148.14	\$134.09	\$131.35	\$153.97	\$132.18	\$129.36
E Educational	\$181.15	\$177.74	\$175.08	\$155.56	\$151.37	\$147.28	\$166.18	\$139.73	\$137.59
F-1 Factory and industrial, moderate hazard	\$108.49	\$106.00	\$102.92	\$88.59	\$86.69	\$84.78	\$90.16	\$76.25	\$74.22
F-2 Factory and industrial, low hazard	\$107.99	\$105.50	\$102.92	\$88.09	\$86.69	\$84.28	\$89.16	\$76.25	\$73.72
H-1 High Hazard, explosives	\$102.01	\$97.02	\$91.86	\$87.20	\$78.60	\$73.79	\$83.19	\$63.73	N.P.
H234 High Hazard	\$102.01	\$97.02	\$91.86	\$87.20	\$78.60	\$73.79	\$83.19	\$63.73	\$58.67
H-5 HPM	\$181.12	\$174.43	\$168.67	\$160.26	\$146.18	\$140.70	\$153.97	\$128.34	\$122.72
I-1 Institutional, supervised environment	\$180.72	\$174.14	\$169.28	\$161.12	\$149.06	\$145.04	\$161.12	\$133.69	\$129.43
I-2 Institutional, hospitals	\$267.41	\$264.06	\$261.18	\$240.98	\$234.47	N.P.	\$277.65	\$224.55	N.P.
I-2 Institutional, nursing homes	\$200.10	\$196.76	\$193.88	\$172.18	\$166.13	N.P.	\$184.05	\$156.72	N.P.
I-3 Institutional, restrained	\$206.08	\$199.38	\$193.63	\$185.22	\$172.62	\$166.14	\$178.93	\$154.78	\$147.16
I-4 Institutional, day care facilities	\$180.72	\$174.14	\$169.28	\$161.12	\$149.06	\$145.04	\$161.12	\$133.69	\$129.43
M Mercantile	\$134.31	\$131.79	\$128.40	\$125.61	\$112.68	\$111.08	\$114.26	\$105.03	\$103.18
R-1 Residential, hotels	\$164.64	\$161.35	\$158.92	\$154.84	\$140.44	\$138.42	\$162.68	\$122.75	\$120.62
R-2 Residential, multiple family	\$157.43	\$154.14	\$151.71	\$147.63	\$132.02	\$130.01	\$125.63	\$122.84	\$120.71
R-3 Residential, one- and two-family	\$140.47	\$138.49	\$136.76	\$134.92	\$140.98	\$139.31	\$133.79	\$128.37	\$124.83
R-4 Residential, care/assisted living facilities	\$180.72	\$174.14	\$169.28	\$161.12	\$149.06	\$145.04	\$161.12	\$133.69	\$129.43
S-1 Storage, moderate hazard	\$80.51	\$78.01	\$74.93	\$73.10	\$68.30	\$66.40	\$71.10	\$60.87	\$58.84
S-2 Storage, low hazard	\$80.01	\$77.51	\$74.93	\$72.60	\$68.30	\$65.90	\$70.60	\$60.87	\$58.34
U Utility, patio/carport/porches OPEN	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00
U Utility, patio/porches ENCLOSED	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
U Utility, residential GARAGES/sheds, misc.	\$66.42	\$64.24	\$62.03	\$60.27	\$57.12	\$55.16	\$58.80	\$50.92	\$49.82

MISCELLANEOUS

Description	Valuation
Decks/Balconies	\$30.00
Demolition-Entire Building Others	\$4.50
Demolition-Entire Building Wood	\$3.00
Demolition-Interior	\$3.00
Demolition-Interior walls and PME	\$13.00
Fireproofing-Spray Applied	\$2.00
Pile/Caisson Foundations (cu-ft)	\$45.00
Pool/Spa	\$43.00
Pool/Spa Replastering	\$15.00
Reroof-Built-Up, Rolled Roofing	\$2.00
Reroof-Composition Shingles	\$3.00
Reroof-Fiberglass Shingles	\$3.00
Reroof-Metal	\$10.00
Reroof-PVC/TPO	\$6.00
Reroof-Tiles-Clay	\$11.00
Reroof-Tiles-Concrete	\$6.00
Retaining Wall/Fence Concrete	\$14.00
Retaining Wall/Fence Masonry	\$10.00
Roof Reframing/Replacement	\$30.00
Siding Replacement	\$12.00
Slab Concrete	\$6.00
Stucco Replacement	\$6.00
Windows/Doors Replacement (ea.)	\$150.00

REMODEL/TENANT IMPROVEMENT

Occupancy/Use	Valuation
Business/Office Basic	\$45.00
Office-Medical	\$85.00
Residential	\$45.00
Restaurant	\$60.00
Restaurant in Mall	\$80.00
Retail	\$55.00
Retail in Mall	\$75.00

This Valuation Chart provides construction valuation amounts used to determine the building valuation for new construction, miscellaneous building projects as well as alterations and additions to existing structures. Building valuation is used in the determination building permit and mandated State fees (SMIP and SB1473).

The West Covina Valuation Chart was derived using building valuation data from the International Code Council's (ICC) *Building Valuation Data, August 2016* and the City Los Angeles Department of Building and Safety's (LADBS) *LADBS Building Permit Valuation Table, August 2015*. The West Covina Valuation Chart averages the values between the ICC and LADBS, and uses the values of one source where the equivalence is not available in the other. **Effective Date: January 01, 2017.**