



***BUILDING VALUATION FOR PROJECTS INVOLVING STRUCTURAL  
NON-CONFORMITIES***  
***An applicant's guide to the process and valuation worksheet***

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**BACKGROUND**

Del Mar Municipal Code Chapter 30.76 regulates the abatement [removal] of structural nonconformities, that is, structures that do not comply with current zoning regulations but which did comply with previous regulations at the time they were approved and constructed. The purpose section of the Chapter identifies the City's goal, expressed in the Community Plan and the Zoning Ordinance, of having structural nonconformities removed concurrent with new development on a property.

Structural nonconformities may include such building elements as encroachments into setbacks, floor area in excess of the developments standards for the zone in which the property is located or structural components that are taller than the City's [current] height limit. The regulations of the Nonconformities Chapter require that applications that constitute a "major remodeling project" of a building with one or more structural nonconformities include the abatement of the nonconforming aspect(s) as part of the overall remodeling project.

While the referenced code chapter does call for the abatement of structural nonconformities, it provides relief from this requirement when the proposed development constitutes a "minor remodeling project". A "minor remodeling project" is one in which the total value of the remodeling project does not exceed 50% of the value of the structure as it existed prior to the proposed remodeling project. Pursuant to Chapter 30.76, both the value of an [existing] structure and the value of the remodeling project are determined by the Director of Planning and Community Development.

The City has developed the attached Building Valuation worksheets for use in determining existing structural values and values of proposed remodeling projects. These worksheets are the only acceptable method for determining valuations for purposes of applying the provisions of DMMC Chapter 30.76. The worksheets have been developed using a variety of constant figures so that they can be applied to different types of projects at different locations within the City. The Building Valuation worksheets do not represent actual construction costs. The valuation multipliers listed on the worksheets have been determined based on industry standards. In reviewing submitted worksheets, the City will consider all the remodeling accomplished to the structure in the 12 months preceding the proposal as part of the remodeling project in question.

Please note that the building valuation review is separate and distinct from other City reviews and authorizations that may be required. Also note that the Code's Nonconformities Chapter

contains additional regulations and relief sections for situations wherein the structural nonconformity involves the amount of off street parking provided for a residence.

## **PROCESS**

In order to use the relief afforded in Chapter 30.76, an applicant for a minor remodeling project involving a [legal] structural non-conformity must provide verification that the project does indeed constitute a minor remodeling project. That verification involves filling out the attached Building Valuation Worksheet and providing accompanying plans for the project. The accompanying plans must be prepared in sufficient detail to demonstrate how the various component parts of the remodeling project are to be implemented. Inasmuch as the review often involves a determination of not only the areas of a structure to be modified but also those areas to remain intact (and in their existing state) the accompanying plans will generally include a detailed demolition/retention plan. Staff will review the submitted worksheet and plans for conformance with the applicable regulations. Additional information may be required.

Once a determination has been made that the remodeling project will comply with the applicable zoning regulations, the applicant may seek approval for the other City permits that are required. After receipt of those authorizations, the applicant or agent will prepare a set of “working drawings” for the purpose of obtaining a Building Permit. Building Permit applications are reviewed by the County of San Diego which serves under contract as the City’s Building Inspection department. City staff will do a concurrent review of the working drawings to be sure that those plans are consistent with the submitted Building Valuation documents and with the plans that may have been submitted for authorization by one of the City’s discretionary bodies such as the Design Review Board or Planning Commission.

In the event that the submitted documents create doubt as to their accuracy, the City may retain an expert in the field of design and structural analysis to perform a third-party review of the submitted documents. The cost for such third-party review shall be borne by the project applicant.

## **REQUIRED DOCUMENTS**

In addition to the Building Valuation worksheet and accompanying plans described above, the applicant will be required to provide various documents prior to issuance of building permits. These are specifically identified in the conditions of approval staff may attach to its approval of the Building Valuation Worksheet. The documents are intended to ensure that all parties involved with the remodeling project are aware of the requirements associated with the remodeling of a nonconforming structure. The documents include an acknowledgement that if, for any reason, the project is not implemented in accordance with those regulations and with the approved plans, the property owner may lose the right to retain the nonconformity. Another document that may be required is a statement from a structural engineer indicating that the methodology for retaining portions of the structure, as proposed in the building valuation worksheet and accompanying plans can be safely accomplished.

Applicants and agents for projects for which a Building Valuation Worksheet is required should be aware that the complexity and level of detail associated with processing such applications may result in a longer period for processing of project plans by City staff than might otherwise occur for a project. The additional requirements associated with such a proposal may also result in additional costs to the applicant and additional time and effort associated with the preparation of detailed documents and plans. There may also be additional time and fees associated with the implementation of the approved plans; including documentation and City inspections to ensure compliance with the approved plans and worksheet.

As a final note, the Building Valuation Worksheet has been developed for use in wide variety of projects and, as such, has some complexities. It may also be subject to change over the course of time. Please contact a member of the Planning Department to be sure that you are using the most up-to-date form.

# CITY OF DEL MAR

## BUILDING VALUATION WORKSHEET

(For use in determination of whether a remodeling project will involve less than vs. more than 50% valuation of the existing structure and, therefore, constitutes a “minor” vs. a “major” remodeling project. Please also refer to the corresponding “Applicant’s Guide to the Process.”)

### **I. VALUATION ESTIMATE OF EXISTING STRUCTURE:**

**(See Section A of attached of Building Valuation Form)**

- (1) Existing “habitable” area: [insert \$ figure from building valuation form]  
\$ \_\_\_\_\_ x \_\_\_\_\_ sq ft = \$ \_\_\_\_\_
- (2) Existing “non habitable” area: [insert \$ figure from building valuation form]  
\$ \_\_\_\_\_ x \_\_\_\_\_ sq ft = \$ \_\_\_\_\_
- (3) Total replacement valuation estimate of existing structure: Lines (1) + (2) = \$ \_\_\_\_\_

### **II. VALUATION ESTIMATE OF NEW FLOOR AREA:**

**(See Section A of attached of Building Valuation Form)**

- (4) New “habitable” area: [insert \$ figure from building valuation form]  
\$ \_\_\_\_\_ x \_\_\_\_\_ sq ft = \$ \_\_\_\_\_
- (5) New “non habitable” area: [insert \$ figure from building valuation form]  
\$ \_\_\_\_\_ x \_\_\_\_\_ sq ft = \$ \_\_\_\_\_
- (6) Total valuation estimate of new floor area: (Lines) (4) + (5) = \$ \_\_\_\_\_

### **III. VALUATION ESTIMATE OF ALTERATIONS TO OR REMODELLING OF EXISTING STRUCTURE [EXCLUSIVE OF ADDITIONAL FLOOR AREA:**

**(See Section B of attached Building Valuation form)**

- (7) Total valuation estimate of alterations: \$ \_\_\_\_\_

### **IV. VALUATION ESTIMATE OF ALL IMPROVEMENTS (NEW FLOOR AREA AND ALTERATIONS):**

- (8) Total valuation estimates of all improvements: (Lines) (6) + (7) = \$ \_\_\_\_\_

### **V. IMPROVEMENT RATIO:**

- (9) Total valuation estimate of all improvements/total valuation estimate of existing structure:  
[(8)/(3)] x 100 = \_\_\_\_\_ %

**APPLICANT'S/OWNER'S DECLARATION:**

I hereby affirm that the calculations indicating an improvement of \_\_\_\_\_ % are true and correct to the best of my knowledge. I have read and understand the conditions of the building Valuation Worksheet and agree to abide by those conditions (See attached conditions).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's/Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's/Owner's Signature

**VI. CITY STAFF DETERMINATION:**

\_\_\_\_ Project constitutes a minor remodeling project because Line (9) is less than 50%.

\_\_\_\_ Project constitutes a major remodeling project because Line (9) is greater than 50%.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

### **Conditions of the Building Valuation Worksheet approval:**

1. Prior to the issuance of building permits for the project, the applicant shall submit detailed drawings indicating, in an easily identifiable format: the component parts of the project to be retained; (in their existing location and state); the components to be replaced in kind; the components to be altered; and the components to be removed or demolished. The plans shall be reviewed for their conformance with the approved Building Valuation Worksheet.
2. The applicant, owner, architect and builder are hereby advised of the requirement that project implementation must be carried out in accordance with the approved Building Valuation Worksheet and accompanying plans. Deviation from the approved documents will require a (re)calculation to determine if the project still constitutes a minor remodeling project. Deviations from approved plans, regardless of their cause, may result in a determination that the project constitutes a major remodeling project (in excess of the 50% valuation stipulated in the DMMC) with the resulting forfeiture by the property owner of the ability to retain the project's structural nonconformities.
3. The applicant or designated agent shall be responsible for providing evidence that the construction authorized by the City is being implemented in strict compliance with the approved drawings. Such evidence shall include photographic records of the construction and demolition activities that occur during project implementation, as well as documentation verifying the retention of construction materials - as called out in submitted plans. The applicant shall also be responsible for arranging for periodic inspections by City staff for the purpose of field confirmation that the project is being implemented in strict compliance with approved plans. The cost of such inspections and of other staff review shall be fully borne by the applicant.
4. As deemed necessary by the Planning Director, based on the extent of work proposed, the applicant shall submit a report from a qualified structural engineer. The report shall include an indication of whether the project, as proposed in the Building Valuation Worksheet and accompanying plans and documents, can be implemented without a threat of danger to the persons who will be implementing the project. The report shall be subject to the review and approval of the Planning Director, prior to the issuance of building permits for the project,
5. Prior to the issuance of building permits, the applicant(s), architect and general contractor for the project shall each sign the attached affidavit with the following language:
  - A. I understand that the project **[insert project #'s and address]** includes a proposal to remodel a structure containing one or more structural non-conformities. The City's approval, including the authorization for retention of the non-conformities, has been granted based on a provision of the DMMC that allows the retention of a non-conformity associated with the project in cases where the project constitutes a minor remodeling project by virtue of the fact that the value of the project will be less than 50% of the value of the structure to be remodeled.

B. I understand that the City's approval is contingent upon strict compliance with the detailed Building Valuation Worksheet and associated documents and plans submitted to and approved by the City. I also understand that departure from the approved documents and plans, whether major or minor, may invalidate the project approval and may also result in the forfeiture by the applicant/owner of the ability to retain the non-conformities associated with the project.

C. I further understand that the approved documents call for a detailed process for demolition and construction. It is understood that a minor change in one aspect of development, even if required due to circumstances beyond the control of applicant/owner architect and/or contractor, may result in a change to another component part. Such changes shall require prior authorization by City staff and may result in a requirement for abatement of the structural non-conformities associated with the project.

6. Prior to commencement of project implementation, the applicant shall schedule a pre-construction meeting with City staff, the building contractor and the project architect/draftsperson. The purpose of the meeting shall be to review the terms and conditions of the Building Valuation worksheet and to discuss the inspection schedule that will be employed to ensure that construction will be in conformance with approved plans.

Additional conditions:

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**SECTION A**

**VALUE FIGURES FOR EXISTING STRUCTURES OR ADDITIONAL [NEW] FLOOR AREA**

Occupancy and type of structure	Value per Sq. Ft.	Square Feet of structure	Value
<b>RESIDENTIAL STRUCTURES</b>			
<b>Dwellings:</b>			
Wood Frame	\$ 78.00		
Adobe	\$ 94.00		
Masonry	\$ 80.00		
Basements (finished)	\$ 78.00		
Basements (unfinished*)	\$ 20.00		
***unfinished basement = basement area without bedrooms(s), bathroom(s) or cabinetry			
<b>Residential Garages/Carports:</b>			
Wood Frame	\$ 42.00		
Masonry	\$ 42.00		
Open Carports	\$ 27.00		
<b>COMMERCIAL / INDUSTRIAL / INSTITUTIONAL STRUCTURES</b>			
<b>Banks:</b>			
	\$ 121.00		
<b>Churches:</b>			
	\$ 81.00		
<b>Fire Stations:</b>			
	\$ 93.00		
<b>Hotels &amp; Motels:</b>			
	\$ 82.00		
<b>Medical Offices:</b>			
	\$ 97.00		
<b>Offices &amp; Fitness Center</b>			
	\$ 87.00		
<b>Public Garages:</b>			
	\$ 40.00		
<b>Restaurants:</b>			
	\$ 79.00		
<b>Schools</b>			
	\$ 91.00		
<b>Service Stations &amp; Car Washes:</b>			
	\$ 54.00		
<b>Retail Stores</b>			
	\$ 67.00		
<b>Warehouses:</b>			
	\$ 40.00		

**SECTION B**

**VALUATION MULTIPLIERS - COST FIGURES FOR REMODELING OF EXISTING STRUCTURAL SQUARE FOOTAGE (VERSUS ADDITION OF NEW FLOOR AREA)**

<b>AIR CONDITIONING/COOLING SYSTEMS</b>			
Commercial	\$ 3.50 per sq. ft. of bldg		
Residential	\$ 2.90 per sq. ft. of bldg		
<b>AWNINGS &amp; CANOPIES</b>			
Aluminum	\$ 16.00		
Canvas	\$ 6.75		
<b>BATHROOM AND KITCHEN FIXTURES (Built in)</b>			
Toilet, shower, tub, sink, etc. (installed)	\$300 per fixture		
<b>CABINETRY</b>			
	\$40 (per sq ft. of cabinet "footprint")		
<b>DEMOLITION</b>			
	\$ 0.50		
<b>ELECTRICAL</b>			
Rewiring and installation of wall receptacles, cover plates and light fixtures	\$3.50 per sq. ft. of room serviced by new wiring, plus \$10 per linear foot of installation of new upgraded lines through other portions of structure		
<b>FIREPLACE</b>			
Concrete (installed)	2,700 each		
Prefabricated (installed)	1,850 each		
<b>FIRE SPRINKLER SYSTEM</b>			
	1.00 per sq ft. of structure		
<b>FLOOR COVERING</b>			
Carpet	\$ 2.50		
Tile	\$ 4.00		
Wood	\$ 6.00		
Vinyl	\$ 1.00		
<b>FLOOR SUPPORT AND SUBFLOOR MATERIAL</b>			
Joists and sheathing	\$ 5.73		

<b>FOUNDATIONS and SLABS</b>			
Continuous linear concrete footing	\$30 linear foot		
Cast in Place Concrete Slab	\$ 3.25		
Steel & PreCast Concrete	\$40 per linear foot		
Intermittent Piers/Columns	\$40 per sq. ft. of piers or support columns		
<b>HEATING (calculate per sq ft of room served by heating equipment)</b>			
Forced air furnace	\$ 2.68		
Floor or wall furnace	\$ 1.24		
Baseboard	\$ 4.10		
Radiant	\$ 4.34		
Warmed and cooled air zone system	\$ 4.23		
<b>INSULATION (R-19 ceiling or wall)</b>			
	0.50 (per sq. ft. of surface area)		
<b>PATIOS (COVERED)</b>			
Open Frame w/cover or trellis (no walls)	\$ 6.75		
With Cover and Walls	\$ 9.75		
Converted from previously enclosed habitable area	\$ 9.75		
<b>PAINTING/PANELING AND WALL COVERING</b>			
Interior paint or wallpaper	\$0.75 per sq. ft of surface area or \$2.10 sq. ft. of room		
Wood paneling	\$ 2.00 (per sq. ft. of surface area)		
Stone or brick veneer (interior or exterior)	6.75 (per sq. ft. of surface area)		
<b>PLASTERING</b>			
Inside plaster or dry wall	\$2.15 (per sq. ft. of surface area)		
<b>PLUMBING</b>			
Installation of new water supply lines, waste water lines (does not include costs of new fixtures such as: new baths or wash basins)	\$4.39 per sq. ft. of room serviced by new plumbing, plus \$10 per linear foot of (each) new/upgraded line through other portions of the structure		
<b>RETAINING WALLS</b>			

Note: All figures per square foot unless otherwise noted

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Concrete or Masonry	\$25 per linear foot		
<b>ROOFING</b>			
Support Joists or Rafters	\$5.73 per linear ft of rafter		
Built-up sheathing	\$ 1.03		
Composition Shingles/Fiberglass	\$ 0.96		
Aluminum Shingles	\$ 3.43		
Clay Tile	\$ 2.87		
Concrete Tile	\$ 2.43		
Metal seam	\$ 3.13		
Copper	\$ 6.50		
<b>SAUNA (Steam) ROOM</b>			
	\$6,750 ea		
<b>SIDING / STUCCO [Exterior]</b>			
Stucco	\$3.00 per sq. ft. of surface area		
Wood	\$6.00 per sq. ft of surface area		
Brick or Stone Veneer	\$6.75 per sq. ft. of surface area		
<b>STAIRS</b>			
Stairs	\$ 25.00		
<b>SPA OR JACUZZI</b>			
	\$5,525 ea		
<b>STUCTURAL STEEL</b>			
Steel for support, moment frames, etc.	\$200 per linear ft (horizontal and vertical)		
<b>WALLS*</b>			
Exterior wall frame (without finish)	\$14.00 linear ft		
Interior partitions	\$12.00 linear ft		
**An interior or exterior wall or section thereof, will be deemed to be new for purposes of the Building Valuation Worksheet unless it meets all of the following criteria:			
<p>A. At least 90% of the existing supporting members or studs and the top and bottom plate of the wall, or section thereof, will be retained in their pre-construction state without removal or added support; and</p> <p>B. The wall will continue to be used in the structure as an exterior or interior wall respectively and will not be combined with new construction of form a "double" or reinforced wall; and</p> <p>C. The wall, or section threof, which is designated as existing and "to remain" will not be increased in height, relocated, or removed for any reason, including reasons of structural integrity (dry rot, termites or increased structural load).</p>			
<b>WINDOW/DOOR/SKYLIGHT INSTALLATION</b>			
	\$15 per sq. ft. of window, door or skylight when using existing rough opening (through external wall/roof)		

	\$25 per sq. ft. of window, door or skylight when creating new or modified rough opening (through external wall/roof)		
	\$10 per sq. ft. of (internal wall) door or other room-to-room opening		

**\*\*NOTE:** This Building Valuation Worksheet and figures listed are subject to change. Please contact a member of the City of Del Mar Planning Department to be sure you are using the current form.

**CITY OF DEL MAR  
BUILDING VALUATION  
STATEMENT OF UNDERSTANDING**

A. I understand that the project, # \_\_\_\_\_, located at \_\_\_\_\_ includes a proposal to remodel a structure containing one or more structural non-conformities. The City's approval, including the authorization for retention of the non-conformities, has been granted based on a provision of the DMMC that allows the retention of a non-conformity associated with the project in cases where the project constitutes a minor remodeling project by virtue of the fact that the value of the project will be less than 50% of the value of the structure to be remodeled.

B. I understand that the City's approval is contingent upon strict compliance with the detailed Building Valuation Worksheet and associated documents and plans submitted to and approved by the City. I also understand that departure from the approved documents and plans, whether major or minor, may invalidate the project approval and may also result in the forfeiture by the applicant/owner of the ability to retain the non-conformities associated with the project.

C. I further understand that the approved documents call for a detailed process for demolition and construction. It is understood that a minor change in one aspect of development, even if required due to circumstances beyond the control of applicant/owner architect and/or contractor, may result in a change to another component part. Such changes shall require prior authorization by City staff and may result in a requirement for abatement of the structural non-conformities associated with the project.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Architect

\_\_\_\_\_  
Date

\_\_\_\_\_  
General Contractor

\_\_\_\_\_  
Date