



Department of Building Inspection
COST SCHEDULE

2022

Prepared by :

TECHNICAL SERVICES

2022 DBI COST SCHEDULE

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

2022 Cost Schedule

To All San Francisco Building Permit Applicants and Interested Parties:

Attached is the 2022 Cost Schedule of building valuation data for use in calculating a building's valuation for building permits in the City and County of San Francisco. This schedule is effective when issued by the Director. A valuation based on this table represents the valuation at the completion of all construction work authorized by a building permit. Permit fees are based on a percentage of this valuation. These valuations are not to be used as accurate guides to the actual cost of construction. For actual construction cost estimates for any project please consult a contractor, a design professional or a cost estimator.

This schedule will be updated by DBI's Technical Services on an annual basis or as otherwise directed by the Building Inspection Commission in accordance with the San Francisco Building Code Section 107A.2. The valuation data is based on information provided by a variety of sources, including without limitation, local contractors, design professionals, cost estimators or nationally published construction cost data books or websites.

For additional information on this schedule, please contact DBI Technical Services by phone: (628) 652-3720 or by email: techq@sfgov.org.

Sincerely yours,

Patrick O'Riordan, C.B.O.
Director

Date: 12/14/22

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TABLE OF CONTENTS

Letter from the Director i

Section I - General Notes 1

Section II - Tenant Improvement 2

Section III - Residential Remodel 3

Section IV - Seismic Retrofit 4

Section V - Fire Protection Systems 6

Section VI - General Items 10

Section VII - Base Costs of Various Occupancies (in New Buildings)..... 17

Section VIII - Additional Costs Items: 30
Applicable to Occupancies A, B, E, F, H, I, L, M, R and S

Section IX - Mechanical Equipment 31

Section X - Abbreviations 33

SECTION

I

GENERAL NOTES

1. This cost schedule is to be used for calculating a building's valuation for building permits and related fees posted in the City and County of San Francisco. A valuation based on this table represents the valuation at the completion of all construction work authorized by a building permit. Permit fees are based on a percentage of this valuation. These valuations are not to be used as accurate guides to the actual cost of construction. For actual construction cost estimates for any project please consult with a contractor, a design professional or a cost estimator.
2. Building permit, building plan review fees and other related fees shall be based on the date of permit application, adjusted based on subsequent revisions. Building floor area shall be calculated in accordance with the definitions contained in Chapter 2 of the San Francisco Building Code.
3. This schedule is updated each year, or as otherwise directed by the Building Inspection Commission. The valuation data is based on information provided by a variety of sources, including without limitation, local contractors, design professionals, cost estimators or nationally published construction cost data books or websites.
4. The costs used in computing the permit issuance fees shall be based on the final valuation upon completion of all construction work for which the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and all other permanently installed equipment and construction, even though other permits to perform such work may be required. (per SFBC 107A.2)
5. All unit prices are based on the gross floor area, unless noted otherwise.
6. All unit prices include all labor and materials required unless otherwise noted.
7. Where applicable, interpolate for intermediate values.

SECTION

II

TENANT IMPROVEMENT

		Amount
1.	The total estimated cost of a Tenant Improvement shall be calculated based on the total square foot area of work multiplied by cost per square foot of: (note: do not include sq. ft. area of kitchens and bathrooms)	\$218
Deduct the following costs items if not included or deferred:		
(i)	MEP (Mechanical, Electrical and Plumbing)	per sq. ft. \$72
	(a) Mechanical	per sq. ft. \$24
	(b) Electrical	per sq. ft. \$34
	(c) Plumbing	per sq. ft. \$15
(ii)	Fire Protection (Fire Sprinklers, Fire Alarm System)	per sq. ft. \$4
2.	Cost per sq. ft. for T.I. Restrooms or Kitchens (new or remodeled): (note: apply to sq. ft. area of restrooms and kitchens only)	per sq. ft. \$493
3.	Cost per sq. ft. for T.I. Non-structural demolition of finishes:	per sq. ft. \$9

SECTION

III

RESIDENTIAL REMODEL ^{1, 2}

	Unit	Amount
1. Residential Remodel without seismic retrofit:	per sq. ft.	\$191
2. Residential Remodel with seismic retrofit:	per sq. ft.	\$225
3. Additional cost for each new or remodeled Kitchen (note: apply in addition to sq. ft. cost from above #1. or #2.)	each	\$24,663
4. Additional cost for each new or remodeled Bathroom (note: apply in addition to sq. ft. cost from above #1. or #2.)	each	\$20,552
5. Residential Remodel, non-structural demolition of finishes	per sq. ft.	\$9

Footnotes:

1. The amounts listed here are for the repair, alteration and remodeling of existing residential buildings.
2. For new vertical or horizontal additions apply Section VII cost per sq. ft. to the floor area of the new addition to an existing residential buildings.

2022 DBI COST SCHEDULE

SECTION

IV

2022 SEISMIC RETROFIT ^{1, 2, 3, 4}

	Unit	Amount
1. For buildings originally constructed before 1917:	per sq. ft.	\$88
2. For buildings originally constructed between 1917 and May 31, 1973 and:		
(A) less than 1171 sq. ft. in total floor area:	per sq. ft.	\$73
(B) 1171 sq. ft. or more in total floor area:		
Unreinforced Masonry	per sq. ft.	\$40
Wood Light Frame	per sq. ft.	\$40
Precast Concrete Tilt Up Walls or Reinforced Masonry with Metal or Wood Diaphragm	per sq. ft.	\$40
Concrete Moment Frame or Concrete Frame with Infill Concrete Shear Walls	per sq. ft.	\$52
Steel Moment Frame	per sq. ft.	\$40
Steel Braced Frame or Steel Light Frame	per sq. ft.	\$25
Steel Frame with Infill Concrete Shear Walls	per sq. ft.	\$64
Concrete Shear Wall or Precast Concrete Frame with Concrete Shear Walls or Reinforced Masonry with Precast Concrete Diaphragm or Steel Frame with Concrete Shear Walls	per sq. ft.	\$40
3. For Bldg. originally constructed after May 31, 1973 and:		
(A) less than 1171 sq. ft. in total floor area:	per sq. ft.	\$73
(B) 1171 sq. ft. or more in total floor area:		
Unreinforced Masonry	per sq. ft.	\$17

2022 DBI COST SCHEDULE

IV (Continued)

Seismic Retrofit, continued	Unit	Amount
Wood Light Frame	per sq. ft.	\$17
Precast Concrete Tilt Up Walls or Reinforced Masonry with Metal or Wood Diaphragm	per sq. ft.	\$17
Concrete Moment Frame or Concrete Frame with Infill Concrete Shear Walls	per sq. ft.	\$52
Steel Moment Frame	per sq. ft.	\$17
Steel Braced Frame or Steel Light Frame	per sq. ft.	\$17
Steel Frame with Infill Concrete Shear Walls	per sq. ft.	\$64
Concrete Shear Wall or Precast Concrete Frame with Concrete Shear Walls or Reinforced Masonry with Precast Concrete Diaphragm or Steel Frame with Concrete Shear Walls	per sq. ft.	\$17

Footnotes:

1. Seismic retrofits in this section include both foundation and superstructure and do not include architectural remodeling, disabled access improvements, hazardous material disposal, or historical building factors.
2. Unit prices are based on the gross floor area unless otherwise noted.
3. Multiply the above unit cost by 1.5 for floor at the ground level.
4. For foundation retrofit only, use unit cost for excavation, reinforced concrete and drilled dowels with epoxy in Section VI.

2022 DBI COST SCHEDULE

SECTION

V

FIRE PROTECTION SYSTEMS ¹

	Unit	Amount
Two-Way Emergency Communication System (ECS):		
Control Unit + Installation + Programming	each	\$27,963
Cost per one new Call Box installation + programming	each	\$1,122
Adding one Call Box to an existing backbone	each	\$6,004
Temporary System with one Call Box	each	\$14,302
Emergency Responder Radio Coverage System (ERRCS):		
BDA + Backbone +up to 32 antennas	each	\$120,082
Bi-Directional Amplifier (BDA)	each	\$51,932
Adding one Floor Antenna to an existing system	each	\$5,829
Adding or changing Donor Antenna to existing system	each	\$8,929
Emergency Evacuation Maps:		
One evacuation sign / map per SFFD AB# 2.11	each	\$479
Fire Alarm Systems:		
Fire Alarm Systems (New)		
Addressable Fire Alarm System with Horn (New)	per sq. ft.	\$7
Addressable Fire Alarm System with Speaker (New)	per sq. ft.	\$8
Conventional (Zoned) Fire Alarm System (New)	per sq. ft.	\$6
Fire Alarm System Components for new construction (including wiring and conduit):		
FACU Installation + Programming (Conventional)	each	\$3,395
FACU Installation + Programming (Addressable up to 256 Points)	each	\$4,068
FACU Installation + Programming (Addressable up to 512 Points)	each	\$10,856

2022 DBI COST SCHEDULE

V (Continued)

Fire Protection Systems, continued	Unit	Amount
Addressable System Node or Transponder Installation + Programming	each	\$10,206
Wireless FACU Installation + Programming	each	\$14,391
Wireless FA system initiating device or notification appliance Installation + Programming	each	\$670
Remote/Booster power supply Installation + Programming	each	\$6,178
FA system Wireless Communicator (Cellular or RF) Installation + Programming	each	\$7,318
Remote LCD Annunciator Installation + Programming	each	\$1,529
Remote LED Annunciator Installation + Programming up to 50 LEDs	each	\$2,666
Remote LED Annunciator Installation + Programming up to 100 LEDs	each	\$6,226
Graphic Annunciator (Custom made) Installation + Programming	each	\$14,265
Smoke/Heat Detector	each	\$720
Combination Smoke / CO Detector	each	\$744
Combination Smoke Detector with Low Frequency Sounder Base	each	\$1,019
Duct Detector	each	\$2,679
Monitor/Control Module	each	\$600
Manual pull station	each	\$617
Horn or Low Frequency Sounder	each	\$722
Strobe	each	\$621
Horn/Strobe	each	\$794
Speaker	each	\$795
Speaker/Strobe	each	\$961
Remote test switch for duct detector	each	\$600
Remote indicator for duct detector	each	\$600
Door Holder	each	\$621
Exterior low voltage sprinkler bell	each	\$636

2022 DBI COST SCHEDULE

V (Continued)

Fire Protection Systems, continued	Unit	Amount
Fire Alarm Retrofit (including wiring and conduit) :		
Initiating device	each	\$720
Notification appliance	each	\$897
Control unit or power supply (including programming)	each	\$7,730
Fire Extinguisher Systems:		
Clean Agent Suppression System - Installation + Programing	each	\$51,936
Preaction Sprinkler System (Add cost of sprinkler per Section II)	each	\$42,818
Fire Pump:		
500 gallons per minute	each	\$91,034
750 gallons per minute	each	\$97,182
1000 gallons per minute	each	\$113,887
1500 gallons per minute	each	\$136,098
2000 gallons per minute	each	\$147,840
3000 gallons per minute	each	\$255,721
Fire Sprinkler Systems:		
Sprinkler System		
10,000 s.f. or less	per sq. ft. of floor area	\$8
20,000 s.f.	per sq. ft. of floor area	\$7
50,000 s.f. or more	per sq. ft. of floor area	\$5
New sprinkler system including installation and new pipes:		
New sprinkler system including new pipes	per head	\$621
Sprinkler head replacement only without new pipe	per head	\$240
New Standpipe System installation + components	per lin. ft.	\$1,441

2022 DBI COST SCHEDULE

V (Continued)

Fire Protection Systems, continued	Unit	Amount
Underground Sprinkler System Service:		
2" diameter pipe	per lin. ft.	\$480
4" diameter pipe	per lin. ft.	\$600
6" diameter pipe	per lin. ft.	\$720
8" diameter pipe	per lin. ft.	\$961
Firefighter Air Replenishment System (FARS)		
Base cost for FARS	each	\$360,245
Add cost for each story	per floor	\$12,008
Smoke/Carbon Monoxide Alarm, hard wired in series with battery back up	each	\$447
Smoke/Carbon Monoxide Detector (battery only)	each	\$224
UL 300 Hood and Duct Suppression System:		
New system with one tank up to 12 Nozzles	each	\$5,670
Additional tank	each	\$3,904
Additional Nozzle	each	\$667

Footnotes:

1. Section V - Fire Protection Systems' cost schedule provided by San Francisco Fire Department.

**SECTION
VI**

GENERAL ITEMS

Site Work:	Unit	Amount
Asphalt Paving	per sq. ft.	\$7
Back Fill (Hand)	per c.y.	\$57
Demolition of buildings: (not including removal of foundations or basements)		
Concrete/Masonry Buildings:	per c.y. of building volume	\$21
Steel Frame Buildings:	per c.y. of building volume	\$22
Wood Frame Buildings:	per c.y. of building volume	\$15
Demolition, residential interior finishes	per sq. ft. floor area	\$9
Demolition, commercial TI interior finishes	per sq. ft. floor area	\$9
Excavation (Hand)	per c.y.	\$100
Grout, epoxy or urethane	per sq. ft. of surface	\$25
Landscaping	per sq. ft.	\$12
Moving Structures	per sq. ft.	\$32
Soil nails (each)	per lin. ft.	\$503
Soil stabilization	per lin. ft.	\$48
Tiebacks	each	\$5,123
Underground work for pipe	per lin. ft.	\$755
Wood lagging (including tiebacks)	per sq. ft. of wall	\$84
Wood lagging (not including tiebacks)	per sq. ft. of wall	\$28
6' Wood Fence (interpolate for > 6 foot height)	per lin. ft.	\$49

VI (Continued)

Piles and Caissons:		Unit	Amount
Barrette Piles:			
12"		per lin. ft.	\$57
24"		per lin. ft.	\$115
48"		per lin. ft.	\$229
Caissons:			
Setup cost for Caissons		each	\$14,338
12" dia.	Concrete	per lin. ft.	\$75
16" dia.	Concrete	per lin. ft.	\$101
24" dia.	Concrete	per lin. ft.	\$151
36" dia.	Concrete	per lin. ft.	\$226
12" dia.	w/ Steel Casing	per lin. ft.	\$88
16" dia.	w/ Steel Casing	per lin. ft.	\$117
24" dia.	w/ Steel Casing	per lin. ft.	\$175
36" dia.	w/ Steel Casing	per lin. ft.	\$263
Concrete Piles:			
Setup cost for Concrete precast		each	\$38,100
12" square	Concrete precast	per lin. ft.	\$116
14" square	Concrete precast	per lin. ft.	\$121
24" square	Concrete precast	per lin. ft.	\$231
Setup cost for Steel casings		each	\$25,400
HP 8	w/ Steel Casing	per lin. ft.	\$114
HP 10	w/ Steel Casing	per lin. ft.	\$153
HP 12	w/ Steel Casing	per lin. ft.	\$176
HP 14	w/ Steel Casing	per lin. ft.	\$171

2022 DBI COST SCHEDULE

VI (Continued)

Concrete:	Unit	Amount
Concrete Paving (incl. residential garage floors)	per sq. ft.	\$13
Concrete Retaining Wall	per c.y.	\$1,375
Concrete Foundation - Replacement or Underpinning (including excavation, concrete and shoring)	per c.y.	\$4,020
Concrete - Reinforced Concrete	per c.y.	\$1,220
Shotcrete with soil nails, up to 20 feet in length	per sq. ft. of wall	\$192
Shotcrete with soil nails, up to 50 feet in length (interpolate for intermediate values)	per sq. ft. of wall	\$334
Masonry:		
Concrete Block / CMU Walls	per sq. ft. of wall	\$21
Drilled dowels with epoxy in masonry	each	\$62
Metals:		
Steel spiral stairway or steel stairway	per story or flight	\$16,026
Structural steel (note: for soldier beam / pile, use cost for "H" pile)	per pound	\$4
Metal Guardrail	per lin. ft.	\$84

2022 DBI COST SCHEDULE

VI (Continued)

Wood:	Unit	Amount
Wood - Decks or Porches (incl. decking and railings)	per sq. ft.	\$53
Wood - Guardrail (for stairways, porch, decks, roof deck)	per lin. ft.	\$48
Wood - Roof Deck (wood framing and decking over roofing)	per sq. ft.	\$42
Wood - Siding or Cladding (new or replace in-kind)	per sq. ft. of wall	\$13
Wood - Stairway / Staircase (new or replace in-kind)	per story or flight	\$7,467
Termite repair work	Use estimate from termite inspection report or contractor's proposal	
Thermal and Moisture Protection:		
Thermal insulation for Walls	per sq. ft. of wall area	\$2
Thermal insulation for Floors, Ceilings or Roof	per sq. ft. of floor, etc. area	\$2
Reroofing	per sq. ft. roof area	\$10
Waterproofing	per sq. ft. surface area	\$6
Doors and Windows:		
Entry door, fully accessible w/ power operator, 3/0 x 6/8	each	\$6,304
Entry door, non-rated or 20 minute rated, 3/0 x 6/8	each	\$421
Entry door, wood or metal, 90 minute rated, 3/0 x 6/8	each	\$1,366
Entry gate, ornamental or security gate	each	\$2,019
Garage door, standard sectional residential	each	\$1,695
Power door operator (for existing entrance door)	each	\$3,500

VI (Continued)

Doors and Windows, continued	Unit	Amount
Replacement Skylight	per sq. ft. of skylight area	\$108
Replacement Windows (same size and location):		
Wood, Clad, or Fiberglass	per sq. ft. of window	\$85
Aluminum or Vinyl	per sq. ft. of window	\$55
Fire-rated 45 minute for property line wall	per sq. ft. of window	\$341

Storefront and Curtain Wall Systems:

Curtain wall system	per sq. ft. of wall	\$102
Storefront system	per sq. ft. of wall	\$74

Finishes:

Gypsum Drywall:

Gypsum drywall 1/2" or 5/8" over wall or ceiling framing (Install 1 layer drywall including hanging, taping, finishing)	per sq. ft. wall or ceiling	\$5
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Interior Partition Walls:

1 hour rated, wood framed partition wall (1 layer drywall applied on each side)	per sq. ft. of wall	\$16
1 hour rated, metal framed partition wall (1 layer drywall applied on each side)	per sq. ft. of wall	\$24
2 hour rated, wood framed partition wall (2 layers drywall applied on each side)	per sq. ft. of wall	\$29
2 hour rated, metal framed partition wall (2 layers drywall applied on each side)	per sq. ft. of wall	\$33

Note: The above partition wall assemblies include framing, hanging, taping, finishing and painting.

VI (Continued)

Finishes, continued	Unit	Amount
Wall finishes:		
Fabric wall covering	per sq. ft. of wall, per side	\$5
Laminated plastic	per sq. ft. of wall, per side	\$9
Marble, granite or other stone veneer	per sq. ft. of wall, per side	\$80
Plaster veneer	per sq. ft. of wall, per side	\$9
Plywood veneer	per sq. ft. of wall, per side	\$8
Stucco, exterior	per sq. ft. of wall, per side	\$10
Tile veneer	per sq. ft. of wall, per side	\$31
Vinyl wall covering	per sq. ft. of wall, per side	\$6
Wood Siding		See Wood
Specialties:		
Awnings	per sq. ft. area of awning	\$43
Equipment:		
Automatic Teller Machines (ATM's)	each	\$40,558

VI (Continued)

Conveying Equipment:	Unit	Amount
Vertical wheelchair access lift	each (up to 5 foot rise)	\$17,411
Residential stairway chairlift	per story or flight of stairs	\$9,839
 Cranes:		
Boom Crane	Setup and rental per month	\$34,036
 Tower Crane (including installation, removal, site preparation and foundation):		
Size of crane in metric tons:		
100 or less	metric tons	each \$50,700
200	metric tons	each \$118,300
300	metric tons	each \$202,800
400 or more	metric tons	each \$304,200
Note: Interpolate for intermediate values		

**SECTION
VII**

BASE COSTS OF VARIOUS OCCUPANCIES IN NEW BUILDINGS ^{1,2}

OCCUPANCY A	Type of Construction	Cost per SF
A-1 Assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to: <i>Motion picture and television production studio sound stages, approved production facilities and production locations. (with live audiences).</i> Motion picture theaters; Symphony and concert halls; Television and radio studios admitting an audience; Theaters (for live performances)	I	\$481
	II	\$378
	I / II	\$181
Basement (Utilities, Storage, Dressing Rooms)		
A-2 Assembly uses intended for food and/or drink consumption including, but not limited to: Banquet halls; Casinos (gaming areas); Nightclubs; Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens); Taverns and bars	I	\$477
	II	\$407
	III	\$335
	IV	\$335
	V	\$322
	I / II	\$181
Basement (Incl. Utilities, Storage, Dressing Rooms)	III / IV / V	\$174
A-3 Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: Amusement arcades; Art galleries; Bowling alleys; Community halls, Courtrooms; Dance halls (not including food or drink consumption); Exhibition halls; Funeral parlors; Gymnasiums (without spectator seating); Indoor swimming pools (without spectator seating); Indoor tennis courts (without spectator seating); Lecture halls; Libraries; Museums; Places of religious worship; Pool and billiard parlors; Waiting areas in transportation terminals	I	\$418
	II	\$400
	III	\$375
	IV	\$375
	V	\$303
	I / II	\$181
Basement (Incl. Utilities, Storage, Dressing Rooms)	III / IV / V	\$126

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY A		Type of Construction	Cost per SF
A-4	Assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to: Arenas; Skating rinks; Swimming pools; Tennis courts	I	\$409
		II	\$404
		III	\$359
		IV	\$359
		V	\$254
A-5	Assembly uses intended for participation in or viewing outdoor activities including, but not limited to: Amusement park structures; Bleachers; Grandstands; Stadiums	I	\$661
		II	\$661
		III	NA
		IV	NA
		V	NA
OCCUPANCY B		Type of Construction	Cost per SF
B Banks		I	\$660
		II	\$539
		III	\$479
		IV	\$479
		V	\$371
Basements (Incl. Utilities, Storage)		I	\$181
		II	\$181
		III	\$126
		IV	\$126
		V	\$126
B Office buildings, barber and beauty shops, car wash; dry cleaning and laundries, pick-up and delivery stations and self-service, food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 sf in area, print shops, professional services (architects, attorneys, engineers, etc.)		I	\$369
		II	\$369
		III	\$272
		IV	\$272
		V	\$222
Basements (incl. Utilities and Storage)		I	\$181
		II	\$181
		III	\$126
		IV	\$126
		V	\$126

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY B	Type of Construction	Cost per SF
B	I	\$522
Ambulatory care facilities <i>servicing five or fewer patients</i> ;	II	\$522
Animal hospitals, kennels and pounds;	III	\$339
Clinic, outpatient [SFM] (<i>not classified as Group I-2.1</i>);	IV	\$339
Educational occupancies for students above the 12th grade; Motor vehicle showrooms; Professional services of dentists or physicians; Training and skill development not within a school or academic program (shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics, etc.)	V	\$298
Basements (incl. Utilities and Storage)	I	\$181
	II	\$181
	III	\$126
	IV	\$126
	V	\$126
B	I	\$462
Airport traffic control towers; Civic administration;	II	\$462
Electronic data processing; Post offices; Radio and television stations; Telephone exchanges	III	\$446
	IV	\$446
	V	\$263
(Note: for laboratories, use same cost as Occupancy L)		
Basements (incl. Utilities and Storage)	I	\$181
	II	\$181
	III	\$126
	IV	\$126
	V	\$126
OCCUPANCY E	Type of Construction	Cost per SF
Educational	I	\$502
Use of a building or structure, or a portion thereof, by more than six persons at any one time for educational purposes through the 12th grade.	II	\$421
	III	\$317
	IV	\$317
	V	\$299
Basements (incl. Utilities and Storage)	I	\$181
	II	\$181
	III	\$126
	IV	\$126
	V	\$126

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY E	Type of Construction	Cost per SF
Day care facilities	I	\$379
Buildings and structures or portions thereof occupied by more than six children 2 years of age and older who receive educational, supervision or personal care services for fewer than 24 hours per day.	II	\$379
	III	\$379
	IV	\$379
	V	\$274
Basements (incl. Utilities and Storage)	I	\$181
	II	\$181
	III	\$126
	IV	\$126
	V	\$126

OCCUPANCY F	Type of Construction	Cost per SF
F-1		
Moderate-hazard factory industrial	I	\$288
Aircraft (manufacturing, not to include repair); Appliances; Athletic equipment; Automobiles and other motor vehicles; Bakeries; Beverages: over 16-percent alcohol content; Bicycles; Boats; Brooms or brushes; Business machines; Cameras and photo equipment; Canvas or similar fabric; Carpets and rugs (including cleaning); Clothing; Construction and agricultural machinery; Disinfectants; Dry cleaning and dyeing; Electric generation plants; Electronics; Engines (including rebuilding); Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 sf in area; Furniture; Hemp products; Jut products; Laundries; Leather products; Machinery; Metals; Millwork (sash and door); <i>[SFM] Motion picture and television production studio Sound Stages, Approved Production Facilities and production locations (without live audiences)</i> ; Musical instruments; Optical goods; Paper mills or products; Photographic film; Plastic products; Printing or publishing; Recreational vehicles; Refuse incineration; Shoes; Soaps and detergents; Textiles; Tobacco; Trailers; Upholstering; Wood: distillation; Woodworking (cabinet)	II	\$197
	III	\$180
	IV	\$180
	V	\$170

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY F	Type of Construction	Cost per SF
F-2		
Low-hazard factory industrial	I	\$114
Beverages: up to and including 16-percent alcohol content; Brick and masonry; Ceramic products;	II	\$114
Foundries; Glass products; Gypsum; Ice; Metal products (fabrication and assembly)	III	\$96
	IV	\$96
	V	\$96
OCCUPANCY H	Type of Construction	Cost per SF
H-1		
Buildings and structures containing materials that pose a detonation hazard shall include, but not limited to:	I	\$449
Detonable pyrophoric materials; Explosives (Divisions 1.1 thru 1.6); Organic peroxides, unclassified	II	\$449
detonable; Oxidizers, Class 4; Unstable (reactive) materials, Class 3 detonable and Class 4	III	\$331
	IV	\$331
	V	NA
H-2		
Buildings and structures containing materials that pose a deflagration hazard or a hazard from accelerated burning shall include, but not limited to:	I	\$331
Class I, II or IIIA flammable or combustible liquids that are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 psi gauge (103.4 kPa);	II	\$331
Combustible dusts where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard; Cryogenic fluids, flammable; Flammable gases; Organic peroxides, Class I; Oxidizers, Class 3, that are used or stored in normally open containers or systems, or in closed containers or system pressurized at more than 15 psi gauge (103 kPa); Pyrophoric liquids, solids and gases, non-detonable; Unstable (reactive) materials, Class 3, non-detonable; Water-reactive materials, Class 3	III	\$318
	IV	\$318
	V	\$280

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY H	Type of Construction	Cost per SF
H-3		
Buildings and structures containing materials that readily support combustion or that pose a physical hazard shall include, but not limited to: Class I, II or IIIA flammable or combustible liquids that are used or stored in normally closed containers or systems pressurized at 15 psi gauge (103.4 kPa) or less; Combustible fibers, other than densely packed baled cotton, where manufactured, generated or used in such a manner that the concentration and conditions created a fire or explosion hazard; Consumer fireworks, 1.4G (Class C, Common); Cryogenic fluids oxidizing; Flammable solids; Organic peroxides, Class II and III; Oxidizers, Class 2; Oxidizers, Class 3, that are used or stored in normally closed containers or systems pressurized at 15 psi gauge (103 kPa) or less; Oxidizing gases; Unstable (reactive) materials, Class 2; Water-reactive materials, Class 2	I	\$331
	II	\$331
	III	\$318
	IV	\$318
	V	\$280
H-4		
Buildings and structures containing materials that are health hazards shall include, but not limited to: Corrosives; Highly toxic materials; Toxic materials	I	\$331
	II	\$331
	III	\$318
	IV	\$318
	V	\$280
H-5		
Semiconductor fabrication facilities and comparable research and development areas in which hazardous production materials (HPM) are used and the aggregate quantity of materials is in excess	I	\$365
	II	\$365
	III	\$207
	IV	\$207
	V	\$203
OCCUPANCY I	Type of Construction	Cost per SF

I-1 Not used. (See Group R-2.1)

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY I	Type of Construction	Cost per SF
I-2		
Buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation or classified as non-ambulatory or bedridden. Include, but not limited to: Foster care facilities; Detoxification facilities; Hospitals; Nursing homes; Psychiatric hospitals	I	\$357
	II	\$357
	III	\$324
	IV	\$324
	V	\$324
I-2.1 Ambulatory health care facility		
A healthcare facility that receives persons for outpatient medical care that may render the patient incapable of unassisted self-preservation and where each tenant space accommodates more than five such patients.		
Basements (incl. Utilities and Storage)	I	\$186
<hr/>		
I-3		
Buildings or portions of buildings and structures that are inhabited by one or more persons who are under restraint or security. Persons who are generally incapable of self-preservation due to security measures not under the occupants' control, which includes persons restrained. Include, but not be limited to: Correctional centers; Courthouse holding facility; Detention centers; Detention treatment room; Jails; Juvenile Halls; Prerelease centers; Prisons; Reformatories; Secure interview rooms; Temporary holding facility	I	\$438
	II	NP
Basements (incl. Utilities and Storage)	I	\$186
	II	NP
<hr/>		
I-4, Day Care Facilities		
Buildings and structures occupied by more than six clients of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the clients cared for. Include, but not limited to: Adult day care; Child day care	I	\$357
	II	\$357
	III	\$324
	IV	\$324
	V	\$324
Basements (incl. Utilities and Storage)	I	\$186

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY L	Type of Construction	Cost per SF
L Building or structure, or a portion thereof, containing one or more laboratory suites as defined in SFBC Section 453.	I	\$934
	II	\$807
	III	\$423
	IV	\$423
	V	\$283

OCCUPANCY M	Type of Construction	Cost per SF
M Drug stores; Markets; Retail or wholesale stores	I	\$276
	II	\$276
	III	\$191
	IV	\$191
	V	\$192
Basement	I	\$136
	II	\$136
	III	\$90
	IV	\$90
	V	\$90

M Department stores	I	\$276
	II	\$276
	III	\$191
	IV	\$191
	V	\$192
Basement	I	\$154
	II	\$154
	III	\$90
	IV	\$90
	V	\$90

M Motor fuel-dispensing facilities; Sales rooms	I	\$289
	II	\$289
	III	\$221
	IV	\$221
	V	\$158

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY R	Type of Construction	Cost per SF
R-1		
Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including: Boarding houses (transient) with more than 10 occupants; Congregate residents (transient) with more than 10 occupants; Hotels (transient); Motels (transient)	I	\$452
	II	\$452
	III	\$255
	IV	\$255
	V	\$255
Basement (Unfinished, for utilities and storage. For finished basement, use sq. ft. cost for upper floors.)	I	\$154
	II	\$154
	III	\$110
	IV	\$110
	V	\$110
R-2		
Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primary permanent in nature, including: Apartment houses; Boarding houses (non-transient) with more than 16 occupants; Congregate residences (non-transient) with more than 16 occupants; Convents; Dormitories; Fraternities and sororities; Hotels (non-transient); Live/work units; Monasteries; Motels (non-transient); Vacation timeshare properties	I	\$302
	II	\$302
	III	\$268
	IV	\$268
	V	\$244
Basement (Unfinished, for utilities and storage. For finished basement, use sq. ft. cost for upper floors.)	I	\$154
	II	\$154
	III	\$110
	IV	\$110
	V	\$110

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY R	Type of Construction	Cost per SF
<p>R-2.1 Buildings, structures or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. May contain more than six non-ambulatory and/or bedridden clients, include, but not limited to: Assisted living facilities; Residential care facilities; Residential care facilities for the elderly (RCFEs); Adult residential facilities; Congregate living health facilities; Group homes; Residential care facilities for the chronically ill; Congregate living health facilities for the terminally ill. Social rehabilitation facilities: Halfway houses; Community correctional centers; Community correction reentry centers; Community treatment programs; Work furlough programs; Alcoholism or drug abuse recovery or treatment facilities.</p>	<p>I II III IV V</p>	<p>\$302 \$302 \$268 \$268 \$244</p>
<p>Basement</p>	<p>I</p>	<p>\$186</p>
<p>R-3 Residential occupancies where occupants are primary permanent in nature and not classified as Group R-1, R-2, R-2.1, R-3.1, R-4 or I, including: Buildings that do not contain more than two dwelling units; Boarding houses (non-transient) with 16 or fewer occupants; Boarding houses (transient) with 10 or fewer occupants; Congregate residences (non-transient) with 16 or fewer occupants; Congregate residences (transient) with 10 or fewer occupants; Adult care facilities that provide accommodations for six or fewer clients of any age for less than 24 hours; Licensing categories that may use this classification include Adult Day Programs. Alcoholism or drug abuse recovery homes (ambulatory only); Child care facilities that provide accommodations for six or fewer clients of any age for less than 24 hours. Licensing categories that may use this classification include, but not limited to: Day-Care Center for Mildly Ill Children; Infant Care Center; School Age Child Day-Care Center; Family Day-Care Homes that provide accommodations for 14 or fewer children, in the provider's own home for less than 24-hours; Foster family homes (ambulatory only); Adult care and child care facilities that are within a single family home are permitted to comply with the California Residential Code. Lodging houses with five or fewer guest rooms.</p>	<p>V</p>	<p>\$272</p>

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY R	Type of Construction	Cost per SF
R-3.1		
Facilities licensed by a governmental agency for a residentially based 24-hour care facility providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, non-ambulatory or bedridden, may include: Adult residential facilities; Congregated living health facilities; Foster family homes; Group homes; Intermediate care facilities for the developmentally disabled habilitative; Intermediate care facilities for the developmentally disabled nursing; Nurseries for the full-time care of children under the age of six, but not including "infants"; Residential care facilities for the elderly; Small family homes and residential care facilities for the chronically ill	V	\$272
Basement (Unfinished, for utilities and storage. For finished basement, use sq. ft. cost for upper floors.)	V	\$81
R-4		
Buildings, structures or portions thereof for more than six ambulatory clients, but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self preservation. May include a maximum six non-ambulatory or bedridden clients. Include, but not limited to: Assisted living facilities; Residential care facilities; Residential care facilities for the elderly (RCFEs); Adult residential facilities; Congregate living health facilities; Group homes. Social rehabilitation facilities; Halfway houses; Community correctional centers; Community correction reentry centers; Community treatment programs; Work furlough programs; Alcoholism or drug abuse recovery or treatment facilities.	I	\$385
	II	\$346
	III	\$287
	IV	\$287
	V	\$287
Basement (Unfinished, for utilities and storage. For finished basement, use sq. ft. cost for upper floors.)	I	\$154
	II	\$154
	III	\$110
	IV	\$110
	V	\$110

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY S	Type of Construction	Cost per SF
S-1		
Moderate-hazard storage	I	\$127
Aerosols, Levels 2 and 3; Aircraft hangar (storage and repair); Bags: cloth, burlap and paper; Bamboos and rattan; Baskets; Belting: canvas and leather; Books and paper in rolls or packs; Boots and shoes; Buttons, including cloth covered, pearl or bone; Cardboard and cardboard boxes; Clothing, woolen wearing apparel; Cordage; Dry boat storage (indoor); Furniture; Furs; Glues, mucilage, pastes and size; Grains; Horns and combs, other than celluloid; Leather; Linoleum; Lumber; Motor vehicle repair garages; Photo engravings; Resilient flooring; Silks; Soaps; Sugar; Tires, bulk storage of; Tobacco, cigars, cigarettes and snuff; Upholstery and mattresses; Wax candles	II III IV V	\$127 \$114 \$114 \$96
S-2		
Low-hazard storage	I	\$168
Buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Include, but not be limited to, storage of: Asbestos; Beverages up to and including 16-percent alcohol in metal, glass, or ceramic containers; Cement in bags; Chalk and crayons; Dairy products in non-waxed coated paper containers; Dry cell batteries; Electrical coils; Electrical motors; Empty cans; Food products; Foods in noncombustible containers; Fresh fruits and vegetables in non-plastic trays or containers; Frozen foods; Glass; Glass bottles, empty or filled with noncombustible liquids; Gypsum board; Inert pigments; Ivory; Meats; Metal cabinets; Metal desks with plastic tops and trim; Metal parts; Metals; Mirrors; Oil-filled and other types of distribution transformers; Porcelain and pottery; Stoves; Talc and soapstones; Washers and dryers	II III IV V	\$131 \$111 \$111 \$89

2022 DBI COST SCHEDULE

VII (Continued)

OCCUPANCY S	Type of Construction	Cost per SF
S-2 Parking garages, open or enclosed	I	\$131
	II	\$131
	III	\$120
	IV	\$120
	V	\$112

S-2 Underground Parking Garages	I	\$131
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OCCUPANCY U	Type of Construction	Cost per SF	
U Private Garages	At grade	I	\$131
	Free standing Only	V	\$69

U Agricultural buildings; Aircraft hangars, accessory to a one- or two-family residence; Barns; Carports; Fences more than 6 feet in height; Grain silos, accessory to a residential occupancy; Greenhouses; Livestock shelters; Retaining walls; Sheds; Stables; Tanks; Towers	VB	\$71
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Footnotes:

1. All types of construction listed are assumed to be A-fire rated unless noted otherwise.
2. For estimated cost of B-fire rated construction reduce the listed cost per SF by 2.5%.

**SECTION
VIII**

**ADDITIONAL COSTS ITEMS:
APPLICABLE TO OCCUPANCIES A, B, E, F, H, I, L, M, R AND S**

(1) For floors above the fourth story, increase the base cost in Section VII by 0.5% for each story.

(2) For added cost of fire sprinkler system, when required, see Section V - Fire Protection Systems.

(3) Elevators:	Occupancy	Amount
(A) Cost for each elevator per shaft:	A, B, E & I	\$136,448
	H, L, M, F, & S	\$96,742
	R-1, R-2 & R-4	\$104,629
	R-3	\$68,402
(B) Add for each elevator stop or floor opening:	A, B, E & I	\$16,499
	H, L, M, F, & S	\$16,499
	R-1, R-2 & R-4	\$16,499
	R-3	\$9,370

- Notes:**
- (i) For Machine Room-less (MRL) elevator, increase all elevator costs by 25%.
 - (ii) For Fire Service Access Elevators(FSAE), increase elevator stop cost by 40%.
 - (iii) For Occupant Evacuation Elevator(OEE), increase elevator stop cost by 70%.
 - (iv) For Destination-oriented Elevator, increase each elevator stop cost by \$1,000.00

(4) Kitchen Hood (Commercial):

Type-I Hood System including hood, fan, make-up air and controls (note: fire suppression system not included)	See Section IX - Mechanical
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Type-I Hood System grease duct	See Section IX - Mechanical
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(5) Add for Fire Escape per story	each	\$7,379
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(6) Add for each Fireplace (wood or gas burning)	Brick or Masonry	each	\$8,059
	Prefabricated	each	\$4,573

(7) Add for additional Balconies or Deck (Type I or II construction)	per s.f.	\$153
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2022 DBI COST SCHEDULE

**SECTION
IX**

2022 MECHANICAL EQUIPMENT ¹

		Unit	Amount
Air Conditioner:	2 tons	each	\$5,431
	3 tons	each	\$7,478
	4 tons	each	\$9,395
	5 tons	each	\$11,587
Boiler:	100,000 BTU	each	\$6,674
	200,000 BTU	each	\$7,923
	600,000 BTU	each	\$24,043
	3,000,000 BTU	each	\$70,270
	22,500,000 BTU	each	\$279,173
Chiller, air-cooled:		per ton of capacity	\$1,623
Chiller, water-cooled:		per ton of capacity	\$1,398
Coil (Heating or Cooling):		each	\$1,362
Cooling Tower:		per ton of capacity	\$227
Ductwork:	4" dia.	per lin. ft.	\$17
	6" dia.	per lin. ft.	\$18
	12" dia.	per lin. ft.	\$38
	20" dia.	per lin. ft.	\$67
Fan - Commercial Exhaust Fan:	24" dia. / 600 CFM	each	\$2,206
	36" dia. / 1000 CFM	each	\$3,708
	48" dia. / 2000 CFM	each	\$4,841
Fan - Bathroom Exhaust Fan:	60 - 90 CFM	each	\$310
	130 - 200 CFM	each	\$462
Fire or Smoke Damper:		each	\$1,797
Furnace - Gas Floor Furnace:	32,000 BTU	each	\$4,168
	45,000 BTU	each	\$4,456
	65,000 BTU	each	\$5,344
Furnace - Gas Forced Air:	40,000 BTU	each	\$1,950
	60,000 BTU	each	\$2,046
	80,000 BTU	each	\$2,102
	100,000 BTU	each	\$2,983
	120,000 BTU	each	\$3,822

2022 DBI COST SCHEDULE

IX (Continued)

Mechanical Equipment, continued		Unit	Amount	
Emergency Backup Generator:	30 KW	per KW	\$2,026	
	100 KW	per KW	\$1,064	
	600 KW	per KW	\$717	
Note: Add 10% to the cost of a generator 30 KW or more to include the costs for day tank, pipe and flue.				
Heat Pump (Split System):	1 ton	each	\$3,523	
	2 tons	each	\$4,377	
	3 tons	each	\$5,456	
	4 tons	each	\$7,104	
	5 tons	each	\$8,176	
Hydronic Radiant Heating System:	per sq. ft. of conditioned space		\$16	
Kitchen Hood (Commercial):				
Type - I Hood System incl. hood, fan, make-up air, and controls (Fire suppression system not included)	per lin. ft.		\$2,310	
Type - I Hood System grease duct	per lin. ft.		\$179	
UL300 Hood and Duct Suppression System	See Section V - Fire Protection			
Solar Water Heating System:	per sq. ft. of collector panels		\$135	
Suspended Space Heater (gas):	35,000 BTU	each	\$2,163	
	100,000 BTU	each	\$2,716	
	400,000 BTU	each	\$6,453	
Water Heater (gas):	Residential	50 gallons	each	\$1,732
	Residential	tankless	each	\$3,308
	Commercial	100 gallons	each	\$10,088
Water Heater (electric):	Residential	40 or 50 gallons	each	\$1,559
	Residential	80 gallons	each	\$2,511
	Commercial	120 gallons	each	\$10,268
Water Heater (electric):	Heat pump	40 gallons	each	\$3,009
	Heat pump	50 gallons	each	\$3,796

Footnote: 1. Interpolate amounts for intermediate values.

SECTION

X

ABBREVIATIONS:

A, A-1, A-2, A-3, A-4, A-5	Assembly occupancies per San Francisco Building Code
Amt.	Amount
Avg.	Average
B	Business occupancies per San Francisco Building Code
Bldg.	Building
BTU	British Thermal Unit
c.y.	cubic yard
Constr.	Construction
DBI	Department of Building Inspection
dia.	diameter
E	Educational occupancies per San Francisco Building Code
ea.	each
F, F-1, F-2	Factory and Industrial occupancies per SFBC
ft.	foot
FA	Fire Alarm
FACP	Fire Alarm Control Panel
Gal.	Gallon
GPH	Gallon per Hour
GPM	Gallon per minute
Gym	Gymnasium
H, H-1, H-2, H-3, H-4, H-5	Hazardous occupancies per San Francisco Building Code
HT	Heavy Timber
I, I-1, I-2, I-3, I-4	Institutional occupancies per San Francisco Building Code
incl.	including
KW	Kilowatts
L	Laboratory occupancies per San Francisco Building Code
LCD	Liquid crystal display
LED	Light-emitting diode
lin. ft.	lineal foot
M	Mercantile occupancies per San Francisco Building Code
NA	Not applicable
NP	Not permitted / not allowed
NR	Nonrated (not fire rated or unprotected construction)
PV	Photovoltaic
R, R-1, R-2, R-3, R-4	Residential occupancies per San Francisco Building Code
S, S-1, S-2	Storage occupancies per San Francisco Building Code
sq. ft.	square foot
U	Utility occupancies per San Francisco Building Code
I, IA, IB, II, IIA, IIB, III, IIIA, IIIB, IV,	Types of Construction per San Francisco Building Code
IV(HT), V, VA, VB	Types of Construction per San Francisco Building Code