

<b>DPD</b>		<b>Director's Rule 24-2008</b>	
<b>Applicant:</b>  City of Seattle Department of Planning and Development		<b>Page</b>  1 of 2	<b>Supersedes:</b>  6-2006
		<b>Publication:</b>  9/15/08	<b>Effective:</b>  12/3/08
<b>Subject:</b>  <b>DETERMINING LEVEL OF REPAIR FOR DAMAGED BUILDINGS</b>		<b>Code and Section Reference:</b>  Seattle Building Code Chapter 34	
		<b>Type of Rule:</b>  Code Interpretation	
		<b>Ordinance Authority:</b>  SMC 3.06.040	
<b>Index:</b>  Seattle Building Code		<b>Approved</b>  (signature on file) Diane M. Sugimura, Director	<b>Date</b>  12/1/08

## 1. Background.

The Seattle Building Code categorizes repair of damage to buildings from fire, earthquake and other means into four levels, varying according to the ratio between the cost of the repairs and the replacement value of the building. This Rule clarifies the method for determining the cost of work and replacement value used to determine the repair level.

## 2. Determination of Cost of Work

Cost of work includes repair of damage to pre-event condition. Work encompassed in the cost includes repairs to structural and fire/life safety systems.

For the purpose of determining the damage ratio, the cost of work includes the estimated current value of all labor and materials whether actually paid or not, shoring, and hazardous materials removal. Design fees, permit fees, realtor fees and other costs not

listed need not be included. Damage to adjacent structures caused by the subject building also need not be included.

Cost may be established by bids or estimates prepared by a qualified cost estimator or general contractor, or may be established according to DPD's Fee Subtitle and associated Director's Rules. If bids or estimates are used to establish costs, the values shall either be:

- a. determined in the same year as the replacement value of the building is determined; or
- b. the local consumer price index shall be used to adjust the bid or estimate values to values appropriate for the year in which the replacement value is determined.

For the purpose of calculating damage ratio, the current value of labor and materials may be based on the value in effect on the day the damage occurred.

### **3. Determination of Replacement Value**

Replacement value is the value of construction to replace the building for the existing type of construction and occupancy. Replacement value shall be determined according to DPD's Fee Subtitle and associated Director's Rules. The valuation shall be based on the use specified on the building's Certificate of Occupancy at the time the damage occurs rather than the proposed use. If there is no Certificate of Occupancy for the building, the last documented use shall be used.