



Reconstruction Worksheet

ADDRESS: _____

BUILDING REVIEW #: _____

Reconstruction is defined in the VMC section 16.08.020. If the value of the reconstruction (or renovation) of a building is equal to or exceeds 75% of the value of the existing building, the entire building (existing & proposed) shall comply with the latest adopted code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction related permits within the last two years.

STEP 1: Determine the total value of the existing building including all attached accessory buildings.

(Add additional items as needed)

Existing Construction Valuation:

(Area sq.ft. x Valuation/sq.ft. = Valuation \$)

Existing Living Space: _____ x _____ = \$ _____

Existing Garage: _____ x _____ = \$ _____

_____ : _____ x _____ = \$ _____

_____ : _____ x _____ = \$ _____

_____ : _____ x _____ = \$ _____

STEP 2: Multiply the total existing value by .75:

TOTAL VALUE \$ _____ x .75 = \$ _____

STEP 3: Determine the value of the new proposed construction. Include all work on the existing building such as interior remodeling, conversions, new exterior wall coverings, new or replacement windows, new roof framing and reroofing.

New Construction Valuation:

(Area sq.ft. x Valuation/sq.ft. = Valuation \$)

New Living Space: _____ x 101.95 = \$ _____

New Att. Garage: _____ x 39.61 = \$ _____

_____ : _____ x _____ = \$ _____

_____ : _____ x _____ = \$ _____

(Attach additional sheets as necessary)

TOTAL NEW WORK VALUE \$ _____

VALUATION TABLE

<i>(Proposed work)</i>	<i>(Valuation/sq.ft.)</i>
Existing Living Space	101.95
Existing Att. Garage	39.61
Existing Patio	18.00 <i>(wood frame)</i>
Existing Deck	30.00
Remodel w/in Existing	70.00
Existing roof area reroofed: <i>(Per roofing square/100sq.ft.)</i>	
-Comp Shingles	333 sq
-Clay Tile	542 sq
-Built Up	542 sq
-Concrete Tile	488 sq
New Roof Framing	31.00/sq.ft.
Replace Windows:	
-Per Window	32.00/sq.ft.
-Per Sliding Glass Door	32.00/sq.ft.
Plastering (ext. wall covering)	6.00
Aluminum Siding	12.00
Balcony	30.00
Close Existing Wall Opening	30.00
Stairs	30.00
Stone & Brick Veneer	14.00
Gar. Conv. to Room Add'n.	62.34
Patio Conv. to Room Add'n.	83.95
Carport Conv. to Room Add'n.	83.95
Basement	15.00
Basement to Habitable	86.95
Solariums	212.00
Cabana, Pool House	101.95