

## GUIDE FOR EVALUATING AND CALCULATING THE 80% THRESHOLD RULE ON RESIDENTIAL CONSTRUCTION

This Worksheet was created to assist building permit applicants calculate the 80% residential threshold rule established by the Town of Danville to determine when a residential remodel is treated as a new residence for the purpose of triggering the requirement for installation of a residential fire sprinkler system.

### **Background**

The California Fire Code and California Residential Code require installation of automatic fire sprinklers in new Single Family and Duplex-Residential buildings. When the entire existing residence gets demolished and a new residence is constructed, it is determined that sprinklers are required for the newly constructed building. However, when a substantial portion of an existing residence is demolished or altered, there is a point at which the demolition/alteration level and reconstruction for all practical purposes should be treated as a newly constructed building. The Town of Danville determined this threshold to be when 80% of the building is altered or replaced. The 80% threshold is determined by calculating the valuation of alterations compared to the existing valuation of the building. The methodology for calculating the 80% rule, is described below.

### **Description of Methodology**

The Town of Danville utilizes a methodology that is based on comparison of the valuations (V) of the proposed construction (associated only with the existing residence) and the valuation (V) of the existing residence, as determined by the ICC Valuation Table located in the current edition of the Town of Danville Fee Schedule.

When the valuation of alteration / addition / remodel / replacement is 80% or more than the valuation of the existing building, the building is determined to be a newly constructed building.

Note: This rule does not apply to ADU's added onto an existing property if the existing building is not equipped with an automatic fire sprinkler system.

### **Calculation Table:**

When calculating the per square foot valuation amount identified in the Town of Danville Master Fee Schedule - ICC Valuation Table the (Good) values for New shall be used. (see <https://www.danville.ca.gov/DocumentCenter/View/836/Master-Fee-Schedule-PDF>)

# TOWN OF DANVILLE

## Guideline for Evaluation of 80% Rule on Residential Construction

This handout was created to help aid the Applicant in the implementation of the Policy to Evaluation 80% Rule on Residential Construction. Please have the licensed professional or designer of your project complete this form. For questions, please contact the Town of Danville's Building Division at (925) 314-3330.

Notes:

\* **Value (per ft<sup>2</sup>)** are per the Town of Danville's Master Fee Schedule.

<b>Remodel Valuation</b>			
	Area (ft <sup>2</sup> )	Value (per ft <sup>2</sup> )*	Area x Value =
<b>Residence</b>		\$ 91.78	\$
<b>Garage</b>		\$ 36.06	\$
<b>Addition</b>		\$ 195.19	\$
<b>Remodel Total Valuation (V<sub>REMODEL</sub>)=</b>			<b>\$</b>

<b>Existing Residence Valuation</b>			
	Area (ft <sup>2</sup> )	Value (per ft <sup>2</sup> )*	Area x Value =
<b>Residence</b>		\$ 195.19	\$
<b>Garage</b>		\$ 126.01	\$
<b>Existing Total Valuation (V<sub>EXISTING</sub>) =</b>			<b>\$</b>
<b>80% of Existing Total Valuation (V<sub>80</sub>) =</b>			<b>\$</b>

<b>Conclusion</b> <i>(Mark which applies based on evaluation above)</i>	
<input type="checkbox"/>	If <b>V<sub>REMODEL</sub></b> is less than <b>V<sub>80</sub></b> , <u>then Fire Sprinklers are NOT Required.</u>
<input type="checkbox"/>	If <b>V<sub>REMODEL</sub></b> is equal or greater than <b>V<sub>80</sub></b> , <u>then Fire Sprinklers ARE Required.</u>

Preparer's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_