

INFORMATIONAL BULLETIN

Bulletin No.: 307 Page 1 of 1 Effective: 2/10/05

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VALUATION THRESHOLD FOR DETERMINING "UNREASONABLE HARDSHIP" FOR ALTERATIONS, STRUCTURAL REPAIRS, OR ADDITIONS

Section 1134B.2,1 of Part 2 of Title 24 of the California Code of Regulations specifies a valuation threshold of \$50,000, based on the January 1981 "ENR US2O Cities" average construction cost index of 3372.01 (Engineering News Record, McGraw Hill Publishing Company), for use in making an "Unreasonable Hardship" determination for construction projects consisting of alterations, structural repairs, or additions. Section 1 134B.2. 1 further requires the enforcing agency to annually update the valuation threshold to a current amount based on the increase in the index since the last figure used.

Average Construction		
Cost Index	Valuation Threshold	Effective
5253.13	\$82,000	3/07/1996
5751.41	85,000	1/14/1997
5851.80	87,000	1/29/1998
5867.30	89,000	1/25/1999
6126.79	91,000	1/10/2000
6280.85	94,000	2/01/2001
6461.81	96,000	1/15/2002
6640.06	99,000	2/05/2003
6861.10	102,000	2/02/2004
7297.24	\$108,000	1/05/2005

Website location for cost index:

http://enr.construction.com/features/coneco/sub/mostRecentIndexes.asp

Attachment: Unreasonable Hardship Form