



COMPARISON MATRIX FOR EXISTING AND NEW CONSTRUCTION

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DEFINITIONS:

Demolition: The complete removal, including the entire foundation, of a building or structure. The site is cleared of all debris prior to final inspection of the demolition permit.

Partial Demolition: The partial, permanent removal of a portion of a structure. The portion removed is not intended to be re-built.

Remodel: At least 50% of the existing exterior walls (linear measurement) and its associated footing and roof framing remain as exterior walls/footings and <=75% remodel of conditioned floor area.

Rebuild: More than 50% percent and up to 75% of the existing exterior walls (linear measurement) and its associated footing and roof framing are no longer used as exterior walls/footings/roof in the new design or >75% remodel of conditioned floor area.

New Construction: More than 75% percent of the existing exterior walls (linear measurement) and its footing and roof framing are no longer used as exterior walls/footings/roof in the new design.

| | PROJECT SCOPE | | | | |
|---|---|---|---|--|---|
| | Demolition | Partial Demolition | Remodel | Rebuild | New |
| Permit Type (in Fee Estimator) | Demolition Permit | Demolition Permit | Building Permit | Building Permit | Building Permit |
| Plan Check Type (in Fee Estimator) | Not Applicable | Not Applicable | Alteration / Repair | Addition | New Construction |
| Permit Fees | Calculated as a demolition permit per the fee schedule. Use floor area of entire building to be demolished. | Calculated as a demolition permit per the fee schedule. Use floor area of partial demolition area only. | Residential – Remodel Area is calculated as “Residential Remodel” per the fee schedule. Commercial – Remodel Area shall be calculated as a “Tenant Improvement”. | Residential – Rebuild Area shall be combined with any new additions as floor area for “R-3 Custom”. Commercial – Rebuild Area shall be calculated as new floor area based on occupancy. | Residential – New Area shall stated as “R-3 Custom”. Commercial – New Area shall be calculated as new floor area based on occup. |
| School Fees | | | Remodel Area is NOT considered added floor area. | Rebuild Area is NOT considered added floor area. | New Area is considered added floor area. |
| Construction Tax | | | Not Applicable | Not Applicable | Applies |
| CalGreen | | | (See Note below)* | CalGreen applies | CalGreen applies |
| Fire Sprinklers (CMC 16.06.050 & CMC 16.40.210) | | | Not Applicable | Required as for New Construction. | Required for New Buildings |
| Wildland Urban Interface | | | Not Applicable | Applies | Applies |
| Street Dedication (CMC 14.04.230) | | | Remodel Area is NOT considered an increase in “Floor Area” | Rebuild Area is considered an increase in “Floor Area” | Applies |

*NOTE: Not applicable for residential alterations that does not increase the building’s conditioned area, volume, or size. Not applicable for non-residential alterations (including tenant improvements) when the construction valuation is less than \$200,000 per CalGreen Section 301. Otherwise, the requirements of CalGreen applies.